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July 11, 2024

City of Aurora
Planning and Development Services
ATTN.: Sarah Wile
15151 E. Alameda Pkwy. #2300
Aurora, Colorado 80012

Dear Sarah Wile,

The following letter responds to your Initial Submission Review comments for the SpringHill Suites at Painted Prairie (DA-1556-38) project. Responses are listed below in red. Please call or email if you have any questions or require additional information.

Planning Department Comments

1. Community Questions, Comments, and Concerns

- A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.

Response:

Noted, thank you.

2. General Planning Comments

- A. There is an outstanding balance of \$16,770.75 for this application submittal. This payment must be made prior to making a second submittal.

Response:

These fees have been paid.

- B. Make minor revisions to the Letter of Introduction per redline comments.

Response:

The Letter of Introduction has been updated per the redline comment.

- C. Add "Site Plan" to the title on all sheets ("Springhill Suites at Painted Prairie Site Plan").

Response:

"Site Plan" has been added to all sheets.

- D. Number the notes on the Cover Sheet.

Response:

Notes have been numbered on the cover sheet.

- E. Revise the Vicinity Map to provide a closer view of where the site is relative to surrounding streets. The current map is too zoomed out and doesn't accurately depict the location. Label all adjacent street.

Response:

The scale of the Vicinity Map has been revised to provide a closer view. All adjacent street names are labeled.

- F. Make minor updates to the Data Block per redline comments.

Response:

The Data Block has been updated per the redlines.

- G. Coordinate with Phil Turner to receive an address and note it on the cover Sheet.

Response:

Address received from Phil Turner. This has been noted on the Cover Sheet.

- H. Gray back all off-site improvements more so it is clear what is proposed with this development versus what will be constructed.

Response:

All off-site improvements have been grayed back. The only proposed development is within our property boundary.

- I. Note the name and case numbers for adjacent Infrastructure Site Plans (64th Avenue ISP and Painted Prairie Town Center ISP).

Response:

The name and case numbers for the adjacent infrastructure site plans have been noted on the site plan.

- J. Remove the internal building layout from all sheets. The additional floor plan sheets can also be removed from the Site Plan.

Response:

Internal building layout and the floor plan sheets have been removed.

3. Zoning and Land Use Comments

- A. Per the use-specific standards for hotels in Section 146-3.3.5.E, please verify that all air vents mounted on the building façade will be integrated into the building design and will be flush with the façade or inserted inconspicuously into a wall recess. It appears this way based on the renderings, but it is difficult to tell from the elevations.

Response:

The PTAC vents and the windows above will be in plane with each other, and the color of the vents will match the color of the windows.

- B. Include the number of signs and sign square footage (permitted and proposed) in the Data Block. Also clarify if any monument signs are proposed. If so, a detail of the monument sign base should be added to the next submittal.

Response:

Number of signs and square footage information (permitted and proposed) has been added to the Data Block. Information on monument signs has also been provided and details have been added to the streetscape sheet.

4. Streets and Pedestrian Comments

- A. The Infrastructure Site Plan for 64th Avenue does not appear to show the connection from 64th Avenue sidewalk to the internal sidewalk. Please coordinate with the master developer to submit a mylar change to the ISP to reflect this. Staff is supportive of creating this pedestrian connection.

Response:

The sidewalk connection was added by the master developer and is shown on sheet 5 of the E. 64th Avenue Improvements (Case No. 2020-6035-00).

5. Parking Comments

- A. Please reduce the applicable drive aisles to a minimum of 23' wide so that all parking spaces have 19' of paved area. Overhangs are not preferred, especially since the drive aisles are wider than required by the UDO.

Response:

All drive aisles have been adjusted to be a minimum of 23' wide and all parking spaces are at least 19' long.

6. Architecture and Urban Design Comments

- A. If a mural is proposed on the building elevations, please call this out. Note that no advertising is permitted on the mural or it would be considered a sign.

Response:

The proposed murals have been notated on the elevations.

- B. Note the color and material of the canopies.

Response:

Canopy materials (listed as port-cochere and low roofs) have been listed under the Exterior Material Legend Notes on the Elevations sheets as well as on the provided digital Materials Board.

- C. Provide a digital material board that identifies the materials and colors as a separate document with the next submittal.

Response:

A digital Materials Board has been submitted as a separate document.

- D. Include a detail for the patio fencing within the Site Plan.

Response:

A detail for the patio fencing has been provided on the Site Details sheet.

- E. Remove specific signage from the building elevations as this is reviewed through a separate sign permit.

Response:

Specific signage has been removed.

7. Landscape Comments

- A. Clarify what the bubbled areas are on Sheet 6.

Response:

A callout has been added to the legend to clarify the bubbles.

- B. Label the hotel.

Response:

The hotel has been labeled.

- C. The sidewalk connection shown to 64th Avenue is not built yet and is not identified on the 64th Avenue ISP. Please coordinate with the master developer to show this connection on the ISP and adjust any landscaping as needed.

Response:

The sidewalk connection was added by the master developer and is shown on sheet 5 of the E. 64th Avenue Improvements (Case No. 2020-6035-00).

- D. Provide a taller species of shrub in the corner of the parking lot for screening purposes.

Response:

The planting design has been updated in this location to specify taller shrubs.

- E. Turn off the identified dashed line on Sheet 6.

Response:

The dashed line has been turned off.

- F. Because there are deciduous canopy trees already proposed in the curbside landscape in close proximity to the required parking lot screening, a columnar species might work better.

Response:

These tree types have been revised to a columnar species.

- G. Update the note on Sheet 6 per redline comments.

Response:

The note has been updated per the redline.

- H. Add the north side of the building to the Building Perimeter Landscape table.

Response:

The north side of the building has been added to the table.

8. Addressing

- A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

Response:

This file has been provided to Phil Turner and a new address has been received.

Referral Comments from Other Departments and Agencies

9. Civil Engineering

- A. EDN #221088 shows pavers all the way through between the sidewalk and curb. This change may need a revision to the license agreement requested with EDN #221088. EDN #221088 also does not show this riprap/rock hatch, only pavers.

Response:

Pavers and gravel shown are per the landscape plans provided by the master developer and recorded in the Painted Prairie Town Center ISP document (2020-6049-00)

- B. Label all tracts.

Response:

All tracts have been labeled.

- C. Gray back existing features to show that they are existing.

Response:

Existing features not part of this Site Plan have been grayed back.

- D. Show private roadway linework.

Response:

Private roadway linework is shown.

- E. Label and dimension all existing and proposed sidewalks.

Response:

Existing and proposed sidewalks have been dimensioned and labeled.

- F. Label proposed curb return radius at all curb returns, including access driveways.

Response:

The proposed and existing curb radii have been labeled.

- G. Clarify who will be building intersection approaches.

Response:

Intersection approaches will be built by the master developer.

- H. Ensure license agreements are executed prior to Civil Plan approval.

Response:

Noted, thank you.

- I. Add or remove requested notes per redline comments.

Response:

Requested notes have been added or removed. Please note the build-to notes requested to be removed pertain to the building and not the roadway and are required by the Master Plan Design Standards. These notes have remained.

- J. Show lightpole locations on the Grading Plan to ensure that there are no conflicts with any proposed work.

Response:

Light pole locations have been shown on the grading plan.

- K. Label driveway slopes.

Response:

Driveway slopes have been labeled.

- L. Address other redline comments on all sheets.

Response:

All redline comments have been addressed. Please note that all infrastructure outside the property boundary is not within the scope of this Site Plan and any outstanding easement dedications or construction pertaining to the recorded ISPs (Case No. 2020-6049-00 or Case No. 2020-6035-00) or EDN# 221088 will be the responsibility of the master developer.

10. Traffic Engineering

- A. The proposed use exceeds a 20% increase of trips during the PM peak. A detailed Traffic Impact Study will be required. The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. See redlines comments for additional information.

Response:

Per correspondence with Jacob Cox from May 3, 2024, the conformance letter has been updated to include an analysis section using the approved traffic model for the Town Center for 64th and Jericho. The additional trips require no further mitigation.

- B. Install stop signs where requested.

Response:

Stop signs have been added to plans where requested.

- C. Call out all proposed and existing signs.

Response:

All signs have been labeled.

- D. Show ADA parking signs.

Response:

ADA parking signs have been added.

- E. Show all sight triangles for intersections.

Response:

Sight triangles have been shown for intersections onto 64th Ave.

- F. All parking spaces are required to be 19' long.

Response:

All parking space have been revised to be at least 19' long.

- G. Identify the width of all parking spaces.

Response:

The widths of all parking spaces have been identified.

- H. Provide 3" conduit for future fiber with pull boxes at a minimum 750' spacing along all arterial intersections. Locate pull boxes at proposed conduit ends and at one corner of each intersection.

Response:

3" conduit for future fiber and pull boxes have been identified on the site plan.

- I. Label all intersection movements.

Response:

Intersection movements have been labeled.

- J. Call out pavement markings and provide detail.

Response:

A detail has been provided for the ADA pavement marking.

- K. Add requested note regarding construction vehicles.

Response:

The construction vehicle note has been added to the grading plan.

- L. Trees are required to be 50' from stop signs.

Response:

The trees located within 50' of a stop sign have been removed.

11. Fire / Life Safety

- A. Show the number of van accessible parking spaces in the Data Block.

Response:

The number of van accessible spaces has been shown in the Data Block.

- B. Include the occupancy classification in the Data Block.

Response:

The occupancy classification has been added to the data block.

- C. Add the fire easement note.

Response:

A fire lane easement note has been provided on the Site Plan.

- D. Clarify if there is any emergency generator or EV parking proposed on the site.

Response:

There is no emergency generator or EV parking proposed at this time.

- E. Show the locations of all existing and proposed fire hydrants within or abutting the site.

Response:

There are no new proposed hydrants for this site. All existing hydrants abutting the site have been shown.

- F. Extend the fire lane easement to include the north/south drive that enters the lot from 63rd Drive, including the island and entrance turning radius being modified to meet the 29' inside.

Response:

The fire lane easement has been extended to include the north/south drive connection to 63rd. The islands have been modified to comply with 29' inside turning radius.

- G. Show on the Site Plan where the aerial apparatus access road will be located.

Response:

Aerial apparatus will be provided along Jericho Street. Notes and dimensions have been provided on the Site Plan.

- H. The FDC must be within 100' of a fire hydrant.

Response:

100' travel distance has been shown on the Site Plan.

- I. Show the locations of all fire lane signs on the Site Plan and include the symbol in the legend.

Response:

All fire lane signs have been identified on the Site Plan and the symbol has been included in the legend. Sign details are provided on the Site Details sheet.

- J. Install a Knox Box within 6' of the main entrance on either side.
Response:
The Knox Box has been relocated to be within 6' of the main entrance door.
- K. Revise labels where requested.
Response:
Labels have been revised where requested.
- L. Add the fire hydrant location note to the Landscape Plan.
Response:
We were unable to locate the verbiage for this note. Please provide and we can add it to the landscape plan.
- M. Indicate the locations of the FDC, Knox Boxes, and Fire Sprinkler Riser Room on the building elevations.
Response:
Locations of the FDC, Knox Box, and Fire Sprinkler Riser Room has been indicated on the elevations.
- N. Show the height and width of the port-cochere on the building elevations.
Response:
Height and width of port-cochere has been shown on elevations.
- O. Delineate the exterior accessible route with a heavy dashed line on the Photometric Plan. Ensure the entire accessible route has a minimum 1-foot candle illumination level.
Response:
The accessible route has been delineated with a heavy dashed line on the Photometric Plan. The entire route has a minimum of 1 foot-candle.

12. Aurora Water

- A. Provide calculations in the utility conformance letter proving that the site conforms to the Master Utility Study.
Response:
Calculations have been provided.
- B. The Site Plan cannot be accepted until the Preliminary Drainage Study is complete and the access/drainage easement vacation process has begun.
Response:
Note, thank you.
- C. Include the exact length and width of the utility easement. See Aurora Water specification 5.04 for size requirements. Also change the name of it to "proposed pocket water utility easement."
Response:
The exact length and width of the "proposed pocket water utility easement" has been identified on the Site Plan.
- D. Records indicate that there is a drainage and access easement on the north side of the property. It must be vacated or you will not be able to build on it. The vacation process must be started before the Site Plan can be approved. The easement is no longer necessary since the pond is now accessible from 64th Avenue and Himalaya Road.

Response:

There is a recorded document under Reception# 2023000060240 for the vacation of this drainage and access easement.

- E. Fire lines cannot be within the water meter easement.

Response:

The fire line has been moved out of the water meter easement.

- F. Show the service line with two 45-degree bends with a cleanout at each bend.

Response:

The sanitary service line has been revised.

- G. The center of the tree must be 10' from any public utility or public utility easement.

Response:

Trees have been spaced 10 feet from all underground utilities.

13. Land Development

- A. Address all redline comments on the Site Plan.

Response:

All redline comments have been addressed. Please note the building was confirmed to not encroach into the utility easement and that the pavers specified for Jericho Street are not within the scope of this Site Plan and have been grayed back.

14. Xcel Energy

- A. No comments were received with this submittal.

Response:

Noted, thank you.

Please accept this response letter along with the Site Plan submittal documents for review.

Respectfully,

Realarchitecture Ltd.
David L. Berton AIA, President

