

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



October 29, 2021

Gretchen Awalt
FDG Lona Associates, LLC
240 Saint Paul Street, Ste 400
Denver, CO 80206

Re: Initial Submission Review – Forum Vista Creek – Master Plan, Site Plan and Final Plat
Application Number: **DA-2248-01**
Case Numbers: **2021-7009-00; 2021-4025-00; 2021-3051-00**

Dear Ms. Awalt:

Thank you for your initial submission, which we started to review on September 20, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 17, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Diana Rael, Norris Design
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\2200-2299\2248-01rev1



Initial Submission Review

- **The outstanding development review fee of \$29,190.50 is due prior to your 2nd submission. An additional invoice will be sent for the public hearing fee as well.**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Comments were received from several outside agency groups. Please see their comments attached to the end of this letter. There were no neighborhood comments received with this submission.

2. Completeness and Clarity of the Application

Site Plan

Sheet 1

- 2A. Add percentages to the data block. The total must add up to 100%.
- 2B. As an adjustment is being requested, please add the Planning and Zoning Commission back to the approvals block.
- 2C. Note: due to the adjustment request, a public hearing fee will be added to the development fees in a separate invoice.

Sheet 3

- 2D. Label the structure shown on the redlines.

Land Use Map and Matrix

- 2E. Label E 6th Ave and E 5th Ave and the E-470 MUE.
- 2F. Also indicate the boundary road is a walkable main street (it's a continuation of the one from the south).

Open Space and Circulation

- 1A. Label E 6th Ave and E 5th Ave and the E-470 MUE.
- 1B. Also indicate the boundary road is a walkable main street (it's a continuation of the one from the south).
- 1C. The sidewalk should continue south (see Site Plan comments).

2. Zoning and Land Use Comments

Site Plan

Sheet 1

- 2A. Add mitigation measures taken for the adjustment request. These could include architectural design enhancements, improved landscaping, etc.

Sheet 3

- 2B. Dimension the minimum distance from the sidewalk to the building, typical for all buildings. Along the main street, it may not be greater than 15' at the closest point.
- 2C. Provide dimensions of the buildings on this sheet.
- 2D. Include dimensions for separation of buildings. The maximum is 180' along arterials and 45' along the main street.

3. Streets and Pedestrian Issues

Sheet 3

- 3A. Enhanced crosswalk striping should be included at the crossing shown.
- 3B. The walk must continue south and connect to the southern property or provide a crosswalk prior to the E 5th Ave alignment.

4. Parking Issues

Site Plan

Sheet 1



- 4A. Please include a breakdown of the parking required in carports/garages and the attached spaces to comply with code.

5. Architectural and Urban Design Issues

Site Plan

Sheet 12-16

- 5A. Typical for all elevations: provide vertical and horizontal dimensions for all buildings. Include dimension markers for areas that include vertical and/or horizontal articulation.
- 5B. Include building lighting on all elevations.
- 5C. Add “or shielded by a screen wall to be painted to match the field color”.
- 5D. Provide a masonry calculation for each building. Reference Table 4.8-6 in the UDO for specific standards, but be sure to comply with the Master Plan requirements.
- 5E. It appears that the elevation called-out needs an additional articulation method utilized (1 method is required every 50’). There are several locations called out on sheets 12-14; please see the redlines for details.
- 5F. It may be a printing error, but the C-1 colors do not match.
- 5G. Provide an elevation detail of the carports.

Architecture Standards

- 5H. Clarify the materials palette to indicate “Accent materials”.
- 5I. How will the buildings be environmentally sustainable? Are they designed to be solar ready? Do the materials and color trap or reflect heat? Please expand upon this idea and integrate any changes into the Site Plan elevations.

6. Open Space Issues

Site Plan

Sheet 1

- 6A. Revise the open space area based on the comments shown on the Open Space Exhibit.

Open Space Exhibit

- 6B. Landscaping buffers adjacent to parking lots do not meet the intent of the open space requirement of the space being “designed as usable green space or common gathering space.”
- 6C. Parking lot island areas shall not be counted in the open space calculation.
- 6D. Buffer spaces adjacent to trails and/or pedestrian walkways can count towards this requirement.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheet 6

- 7A. See the additional commentary provided by the Case manager on the actual Usable Open Space Exhibit, but parking lot islands cannot count toward that requirement.
- 7B. Add E. 6th Avenue.
- 7C. No buffer is required along the north. This is a local street.
- 7D. Make the edits and changes to the tables as shown in the redlines.
- 7E. A buffer reduction feature is not needed as it is meeting the minimum standards. There does not appear to be a wall provided.
- 7F. Make sure that 50% of the trees being provided are evergreen.
- 7G. No more than 20% of the buffer plant material may be ornamental grasses.
- 7H. See the comment on the landscape plan, but a sound attenuation wall is required along the entire buffer length.
- 7I. A buffer is not required for multifamily developments adjacent to local streets.
- 7J. Remove 5th Avenue from the table. This is considered a non-street buffer and has been listed elsewhere on this sheet in the non-street buffer table.

Sheet 7



- 7K. All street trees along arterial streets shall be 2.5" in diameter.
- 7L. Update to reflect the correct quantities.
- 7M. Relocated the quantity column as shown in the redlines.
- 7N. Must be 2".
- 7O. Remove the notes shown as only the ones on sheet 6 are necessary.

Sheet 8

- 7P. Add the street name to the locations shown.
- 7Q. Label E-470.
- 7R. In accordance with the UDO, a sound attenuation wall is required along the entire western boundary. Refer to ordinance section 146-4.7.9.B along E-470.
- 7S. Remove the notes.

Sheet 9

- 7T. Label all the plant material. A complete first review was not possible.
- 7U. Provide and show the locations of the proposed monuments.
- 7V. Add the street name.
- 7W. Tone back the property boundary line so that it reads like a normal line type and not as thick. It should stand out, but not this much.
- 7X. What is happening with the tree symbols called-out in the redlines? It appears as if there are two tree symbols on top of each other.
- 7Y. Include the sight distance triangles.
- 7Z. In accordance with the UDO, a sound attenuation wall is required along the entire western boundary. Refer to ordinance section 146-4.7.9.B along E-470.
- 7AA. Single islands require 6 shrubs.
- 7BB. Turn the inside of the buildings off.
- 7CC. Darken the parking spaces.
- 7DD. Label each building 1, 2, 3, 4 etc. to coincide with the building perimeter landscaping table that is provided.
- 7EE. Darken the edges of the roads.
- 7FF. Label E-470.
- 7GG. Dimension and label the buffer.
- 7HH. Dimension and label the street frontage buffer.
- 7II. Remove the notes.

Sheet 10

- 7JJ. Label the items called out in the redlines.
- 7KK. Darken and enlarge the label.
- 7LL. Don't just say utility easement. Dimension it and show the extents of the easement.
- 7MM. What is happening with the tree symbols called-out in the redlines? It appears as if there are two tree symbols on top of each other.
- 7NN. Add the 6 required shrubs.
- 7OO. Dimension and label the non-street buffer.
- 7PP. Turn off the accessible route as it is not needed on the landscape plan.
- 7QQ. Remove the notes.

Sheet 11

- 7RR. Provide a detail of the sound attenuation wall including the color, material, height, etc.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. 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 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. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 9A. No plat has been submitted for this project. Please submit the plat in the second submission.
- 9B. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.

Sheet 3

- 9C. The standard section for a 4-lane arterial is 114' ROW. I believe the difference is in the tree lawn (curbside landscaping). Also, the 14' raised median includes curb and is not a full 14' planting strip. Please review the COA standard section.
- 9D. Show and label the street lights on 6th Ave and Gun Club Rd. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis provided in the street lighting plan submitted with the civil plans.
- 9E. Provide a section for the "Main Street" private street.
- 9F. There should be a curb return on the side called out in the redlines with a transition after the return and turn around provided.
- 9G. Label the curb return radius. Show and label the curb ramps.
- 9H. The radius called out in the redlines does not meet the Fire Lane turning radius.
- 9I. Improvements to Gun Club are required along the frontage and need to include transitions to existing pavement.
- 9J. Add a note that the adjacent public improvements shall be completed and accepted prior to TCO/CO issuance.
- 9K. The underground detention call out is in the wrong location.
- 9L. Show and label the drainage easements. Drainage easements need to be a minimum of 4' from the outside wall of the underground facility. Access easements are required from the drainage easements to the public right-of-way.
- 9M. Label the radius on all fire lane easements, typical.

Sheet 4

- 9N. Provide the longitudinal slope. The cross slope for the street is shown in the typical section and is not 0.7%.
- 9O. The max slope is 4% for 65' at access.
- 9P. Label the slope at the access.
- 9Q. The max slope across fire lanes is 4%, typical.
- 9R. Improvements to Gun Club are required along the frontage and need to include transitions to existing pavement.
- 9S. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 9T. The minimum slope is 2% for all non-paved areas.
- 9U. Label the slopes in all tracts and landscape areas.
- 9V. The master drainage study for Lamar Landing identified surface detention.
- 9W. A letter from the adjacent property owner will be required to outfall off-site.
- 9X. Underground vaults need to be set a minimum of 4' away from garages or carports to allow for drainage easements.

Sheet 8

- 9Y. Trees must be a minimum of 10' away from storm sewer and facilities.

Sheet 17-18

- 9Z. Show/label street lights on 6th Avenue and Gun Club Road. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis provided in the street lighting plan submitted with the civil plans. Refer to the draft lighting standards for street light requirements.

*Sheet 19*

9AA. Include street light fixtures for the proposed street lights on 6th Ave and Gun Club Rd.

Land Use Map and Matrix Comments

9BB. Make the changes identified in the standard notes. Remove all instances of FDP and CSP and replace them with Master Plan and Site Plan. Also change waivers to adjustments.

Urban Design Standards

9CC. Is it Forum Vista Creek or just Vista Creek? The Site Plan submittal states Forum Vista Creek in the title block.

9DD. Provide standards that are applicable to this application. The standards that are provided were copied from some other development.

9EE. Provide drawings of what are anticipated to be the monuments and how they relate to the architecture, aesthetics, theming (high plains landscape) for this multifamily development.

9FF. Provide a map showing potential locations for monumentation.

9GG. Update the language so that it is applicable to this application.

9HH. If walls and fencing are proposed, show how they relate to the High Plains Landscape theming.

9II. No districts or neighborhoods are proposed.

9JJ. Add page numbers (10.2 etc.).

9KK. The section highlighted is repeated.

9LL. Identify more specifically with a graphic where the enhanced pavers are anticipated to be utilized.

9MM. Place the note shown on the bottom of the 1st sheet as well.

9NN. Specific models of furniture and sight lighting are to be included here to help express the High Plains theme. These are just examples. Provide the specific products being selected.

Landscape Standards Comments

9OO. The language highlighted in green is not applicable to this application.

9PP. The common open space and tract standards needs to be re-written. Most of it is not applicable to this application.

9QQ. The note should appear on the bottom of the 1st sheet as well.

9RR. Are the plazas, seating nodes, entry monuments, parks and gathering spaces all applicable to this application?

9SS. Make the grammatical corrections noted in the redlines.

10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)*Traffic Impact Study Comments*

10A. Comments 10.7.21:

- 1) The format of the report is appropriate and well organized.
- 2) The SB left-turn at Gun Club Road and 6th Avenue is discussed to be needed in the existing conditions, but then not included in the 2024 background and included in the 2024 with project. Please update.
- 3) Please move the site plan from the Appendix to the Report.
- 4) Did the background volumes include Aurora Crossroads to the north? Also, please provide methodology and percentages used to forecast future volumes.
- 5) Revisit the background volumes since they are significantly different than NEATS. Gun Club Road volumes are double NEATS and 6th Parkway is half of NEATS.
- 6) Provide clarification on trip distribution percentages since they are not similar to existing travel patterns at 5th or 6th Avenues. Update as appropriate.
- 7) Check balancing of trips between intersections.
- 8) For signalized intersections, add all movement delay/LOS to the tables in Section 5.0. Any LOS E/F needs to be discussed, including if mitigation is needed and if not, why.
- 9) Check if the recommended auxiliary lane lengths are consistent with those in the Aurora Crossroads TIS.
- 10) Provide a section on alternative mode access and connections for employees to/from the site.
- 11) See comments throughout.

**11. Fire / Life Safety** (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)*Site Plan Comments**Sheet 1*

- 11A. Add 2015 IBC.
- 11B. Provide Site Data Block information for the following:
- 2015 IBC Construction type of each building(s).
 - 2015 IBC occupancy type. (Each building)
 - Number of building(s). (Townhouse, Duplex, Condos)
 - Square footage of building(s).
 - Gross square footage of building(s).
 - Height of building(s).
 - Sprinklered or not sprinklered. (Each building)
 - Parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking. (Each building)
- 11C. Add the notes per the redlined comments on the cover sheet.

Sheet 3

- 11D. Please show the fire lane turning radii. 23' wide fire lane with inside turning radii of 29' and an outside turning radii of 52'; 26' fire lane with inside turning radii of 26' and outside turning radii of 49'.
- 11E. Provide fire lane signs per the fire lane sign notes.
- 11F. Provide accessible routes to connect to the accessible route.
- 11G. Show the accessible parking sign locations.
- 11H. Accessible parking shall be located on the most direct route to the main entrances, typical.
- 11I. Nothing can extend into the fire lane including building eaves and exterior lighting.
- 11J. Accessible parking shall be located on the most direct route to the main entrances, typical.
- 11K. Replace Handicap with "Accessible", typical.
- 11L. For each building:
- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
 - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
 - Identify the Fire Riser Room location. (Typical for Site, Utility, Landscaping and Photometric Plans.)
- 11M. Show the accessible parking sign locations.
- 11N. Provide accessible ramps in the accessible route and crosswalk striping, typical.
- 11O. Provide an equal distribution of accessible parking throughout the site to include surface parking, carports, and detached garages.
- 11P. Will there be a gating system here?
- 11Q. Provide an accessible route to connect to the accessible route.
- 11R. Bring the fire lane easement to the flow line.
- 11S. Show the accessible parking sign locations.
- 11T. Provide accessible ramps, typical.
- 11U. This appears to be the second point of access and needs to be constructed in the first phase of construction. This must include a looped water supply. See the redlines for details.
- 11V. Accessible parking shall be located on the most direct route to the main entrances, typical.

Sheet 4

- 11W. Update the signage and notes per the redlines.
- 11X. The maximum cross slope within a fire lane easement is 4%.

Fire Access Exhibit Comments

- 11Y. Show the turning for the corner called out in the redlines.
- 11Z. This does not appear to make the turn.



11AA. The turning temple has many very tight turning areas that are not going to work. The tightness of the turning is unrealistic and would require perfect driving.

Land Use Map and Matrix Comments

11BB. Add the note per the redlines.

12. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 5

- 12A. Please show and label the Fire Lines for buildings A, B and C1.
- 12B. The clubhouse will require its own meter.
- 12C. Is the line called out sanitary? Please confirm and label.
- 12D. This is a light pole. Please relocate the leader to the proposed meter.
- 12E. Adjust the leaders for the dimension to the proposed easement linetype.
- 12F. Relocate the text box as it covers the water service for building C2.
- 12G. Sanitary will be public. Please locate it within the proposed easement.
- 12H. Show and label the drainage easement for the underground detention. Access easements must also be provided for maintenance of this asset, typical.
- 12I. Verify this is not detaining flows a second time from the upstream detention area.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 1

- 13A. Insert the following note on the cover sheet:
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

Sheet 8

- 13B. An enlarged plan of this space is needed to assess compliance with Small Urban Park (SUP) standards, such as required programmatic elements, setbacks, etc. Once the boundaries of the SUP are properly defined, it shall be identified as a separate planning area on the maps for Tab 8 and Tab 9 of the Master Plan as well as plotted as a separate tract on the plat (missing from this submittal).

Land Use Map and Matrix Comments

- 13C. Map the Small Urban Park as a discrete Planning Area. It may be credited toward satisfying the overall land dedication requirement. The balance of the total land dedication acreage required shall be satisfied by a cash-in-lieu payment, which should be noted in the Land Use Matrix.
- 13D. Based on a new total count of 311 proposed multifamily units, the park and open space land dedication has been recalculated based on an updated projected population impact. Required land dedication for neighborhood park, community park, and open space purposes shall be 2.33-acres, 0.86-acres, and 6.06-acres, respectively. These shall be reflected in an updated version of this Land Use Matrix and in Form J.

Open Space and Circulation Plan

- 13E. The SUP should be mapped and labeled as a discrete Planning Area.
- 13F. Additional amenities/facilities are needed for this space to qualify as a SUP. Refer to the PROS Dedication and Development Criteria Manual.
- 13G. Assign the SUP a discrete Planning Area designation.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 1

- 14A. When the plat is submitted, add the lot, block, and subdivision name and filing number.
- 14B. Add "City of Aurora".



Sheet 3-4

- 14C. Fill in the reception numbers shown and dedicate ad state “to be dedicated by separate document” to any other easements, typical.
- 14D. Label the easements.
- 14E. No sidewalk is shown or labeled heron. Is the easement needed?
- 14F. Add the line of delineation between the two types of easements shown on the plan, typical.
- 14G. Add the lot, block, and subdivision name and filing number.

Sheet 5

- 14H. Label the easements shown on the redlines.
- 14I. Cover the meter with a labeled easement.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
9/30/2021

Forum Vista Creek Site Plan - DA-2248-01

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	311	0.145	45
TOTAL	311		45

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	23	0.04	12	36	0.03	9	45
TOTAL		23		12	36		9	45

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	23	0.0175	0.4082
MIDDLE	12	0.025	0.3110
HIGH	9	0.032	0.2986
TOTAL	45		1.0177



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

PUBLIC WORKS & DEVELOPMENT

6924 South Lima Street
Centennial, CO 80112-3853

Phone: 720-874-6500

Fax: 720-874-6611

www.arapahoegov.com

BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

September 22, 2021

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Daniel Osoba, Case Manager

RE: DA-2248-01 Forum Vista Creek – Master Plan, Site Plan and Final Plat
RSN 1574295

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Arapahoe County does not recommend the underground detention facility. However, it is up to the City of Aurora to determine if this facility is acceptable.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No, O21-210



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 29, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Forum Vista Creek, Case # DA-2248-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Forum Vista Creek**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

For future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements around the perimeter of the subject property to be dedicated on the plat.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com