



Planning Division  
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*AuroraGov.org*

June 16, 2025

David Berton  
Springhill QOZ Property, LLC  
2899 N Speer Boulevard, Suite 102  
Denver, CO 80211

**Re: Technical Submission Review:** Springhill Suites at Painted Prairie – Site Plan  
**Application Number:** DA-1556-38  
**Case Number:** 2024-6008-00

Dear David Berton:

Thank you for your second technical corrections submission, which we received on June 6, 2025. We have reviewed your plans and attached our comments along with this cover letter.

Because there are still some outstanding comments remaining, another technical submittal is required. Please resubmit the Site Plan at your convenience.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Rachel Fox, RealArchitecture  
Jazmine Marte, ODA  
Filed: K:\\$DA\1556-38tech2.docx



## *Technical Submission Review*

### **1. Planning (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)**

- 1A. Remove the standards related to build-to standards and ground floor transparency from the Data Block since they are already noted on Sheet 10 and are applicable to the Painted Prairie Town Center Design Standards as opposed to the UDO.
- 1B. In the Data Block, add a row for signage and note: "PER SECTION 146-4.10.10.A, TABLE 4.10-3" so the Permit Center has guidance on the applicable regulations when sign permits are submitted. The current signs depicted on the elevations do not meet the standards in this section (see Item 1C).
- 1C. It appears that five high wall signs are proposed on the building with this submittal. The applicable sign code ([Section 146-4.10.10.A, Table 4.10-3](#)) states that only one high wall sign is permitted on each building of five stories or greater. This building is not five stories, but staff is willing to permit one. Although the signs do not get reviewed until sign permits are submitted, showing them on the building elevations as is makes it seem like these are permitted. Please change some of the signs to normal wall signs (lower on the building), or other types of signs permitted in this table.
- 1D. Please note that a maximum of 200 square feet of total sign area is permitted for the one high wall sign that is allowed per building, so the current references on the building elevation sheets are incorrect.
- 1E. Clarify if the building elevations in the Site Plan for the area just west of the patio along Jericho Street is depicting a different building material or if this is an error. It does not appear different on the renderings, but does within in the Site Plan.
- 1F. If there is any possibility of a mural / public art still being provided along 63<sup>rd</sup> Drive, please label it as "POTENTIAL MURAL LOCATION (NO ADVERTISING PERMITTED)" on the building elevation. As noted in previous discussions, this is still very much desired to help add more visual interest to the building, especially since it is right across from Town Center Park.
- 1G. Change the building material in the Site Plan from "aluminum composite panel" to "metal panel" to be consistent with the language in the UDO, the supplementary building material document, and the previous submittal.
- 1H. Do the lines on the building elevations represent the top of where the rooftop equipment will be? Or is it showing the roof line and the equipment will be higher than this? Please clarify. With the next submittal, please dash in where the equipment is located to verify that it meets screening requirements in the UDO and in the Painted Prairie Design Standards.
- 1I. Please continue working with the DRC to address any comments they have regarding the changes. A DRC approval letter is required prior to submittal of the recorded Site Plan.

### **2. Landscaping (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 2A. The label on Sheet 7 is not pointing to any plant material. Please update.