



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

June 26, 2024

Jeff Martinez
Brothers Redevelopment
2250 Eaton Street
Denver, CO 80214

Re: Initial Submission Review: 1900 S Chambers Community – Site Plan Amendment w/ Adjustment and Replat
Application Number: DA-2105-02
Case Numbers: 2018-6020-04; 2024-3026-00

Dear Mr. Martinez:

Thank you for your initial submission, which we started to process on June 3, 2024. We have reviewed your plans 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 July 22, 2024.

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 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Cooper Fuselier, Planner II
City of Aurora Planning Department

cc: Alisha Hammett-Shopworks Architecture 301 W 45th Ave Denver CO 80216
Jacob Cox, ODA
Filed: K:\\$DA\DA-2105-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public Service Letter (External Agency) (Planning)
- Cover Sheet (Planning)
- Open Space Activation/Utilization (Planning)
- Elevations (Planning)
- Buffers (Landscaping)
- Planting Numbers and Varieties (Landscaping)
- Site Notes and Material Usage (Public Works)
- Site Access (Traffic)
- Volume Analysis (Traffic)
- Trip Generation (Traffic)
- Fire Hydrant Location (Fire/Life Safety)
- Accessible Route (Fire/Life Safety)
- Water Meter Easement (Aurora Water)
- Possible Tree Mitigation Plan (Forestry)
- Verification of Affordable Housing (PROS)
- Redline Comments (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. See attached letter from Public Service CO of Colorado. Please respond and provide documentation of any issues/discussion with next submittal.

2. Completeness and Clarity of the Application

- 2A. The city would now like to see pagination be single numbering and NOT X of Y.
- 2B. **Vicinity map:** Label some additional streets.
- 2C. **Sheet 3-**Please add adjacent street names and zone districts with the next submittal. Add additional adjacent streets for better context.
- 2D. Planning would like the signs to be located on a different sheet to allow the site plan to be expanded for better view.

3. Architectural and Urban Design Comments

- 3A. Please provide information on how these open space areas will be utilized. Is the cobble swale accessible to residents? Or is it more like a landscape feature? Please describe utilization within the Letter of Introduction.
- 3B. **Sheets 18-19:** The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features.
- 3C. The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features. This is the elevation seen from Chambers. Please add more visual interest.
- 3D. What is the material of the overhang awnings?
- 3E. Provide elevations of stairs.
- 3F. Label as an entrance.
- 3G. Trash-This will be visible from Chambers as a south facing elevation. Please consider shielding this from view.
- 3H. Roof-How will the mechanicals be shielded from view?
- 3I. **Colored Elevations:** The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features.



4. Signage & Lighting Comments

4A. Remove lettering and add a blank placeholder for the proposed signage.

5. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 1: Do not do 1 of X for sheet numbers. They should all just be consecutive i.e. 1, 2, 3, etc.

Sheet 5: Add this linetype, label and material for this line to the Legend.

Sheet 6: These general notes are essentially construction/contractor notes and should be removed.

Change note to City of Aurora. Omit these notes as they are repeated on Sheet 8.

Remove the construction notes as the city does not review construction documents.

Sheet 7: Label South Chambers Road on all landscape sheets.

Identify where the site dumpster will be located.

Show the property line with two dashes and a long line. (Typ.)

Sheet 8: In the Curbside Landscape Table, the Ornamental grasses may not account for more than 40 % of the total shrub count.

In the Non-Street Frontage Table, Include a North Buffer. Provide three additional trees as this is deficient. Provide additional shrubs as this is deficient.

Provide a further breakdown to demonstrate that the buffers include fifty percent of the tree species shall be evergreen. Plant material sizes shall be increased to 3" caliper for deciduous trees and eight foot tall for evergreen tree when residential and non-residential uses abut one another.

In the Water Use Table, provide the percentage of the overall site.

Sheet 9: On the north property line, show darker and note Sanitary Sewer in this buffer. Note the encumbrance which prevents trees in this buffer.

The underlined Abr. Are denoting the Ornamental grasses typ. The bubbled Abr. Are denoting the Perennials typ.

Show and label all existing and proposed easements.

Label and dimension the non-street frontage buffer.

The shrubs along these perimeters shall include plant material based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement.

Will there be fence provided around the perimeter of the site? If so, please show the fence and include the line type in the legend.

The hatches are not included in the legend, but please be advised that sod is not permitted in the curbside landscape. This can be native seed, however spray and rotor irrigation is no longer permitted.

All parking rows are to terminate with a tree.

In general, there are too many ornamental grasses in the curbside landscape area -max 40%. Note that these underlined ornamental grasses are required to be 5 gallon in the curbside landscape area.

While under a separate permit, signage and entries should have enhanced landscaping. Please show signs and update and include landscaping around them.

On the south property line, show and label 16' water easement and 8" water line.

Include the Legend for the hatch patterns shown on this sheet.

Label and dimension water easement.

Show the dumpster on site and provide evergreen planting around it.

On the Planting Schedule, The HAC adjacent to the commercial site shall be 3" caliper.

The AUS adjacent to the commercial site shall be 8' height.

These underlined ornamental grasses are required to be 5 gallon in the curbside landscape area, change these labels in the plant list. If these ornamental grasses are used as 1 gallon in other areas, a different abbr. & symbol should be shown for those.

Sheet 16: Note that Sheet 14 does not have tree numbers.



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

- 6A. 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

7. Civil Engineering (Farhad Sarwari / 303-739-7306 / FSarwari@auroragov.org / Comments in green)

- 7A. Sheet 2- Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."
- 7B. Sheet 3- Text overlap. Please add street classification and show ROW width. Please call out curb return radii. Please include Detectable Warnings (Truncated Domes) for these ramps. Please avoid overlap and adjust the leader for one of the call outs. Please specify what this dimension refers to. Per Pre-App notes, please provide sidewalks at the north side past the property line connecting to existing sidewalk. Fire Easement should connect to ROW. Please specify why you are proposing a bump out in the Fire Easement. Please label the sidewalk easement.
- 7C. Sheet 4- Please define material types and include them on the legend. Please add grade arrows and make sure the resultant grade in any direction within accessible parking areas is not exceeding two percent. Please specify why there are minus signs in slope grades? Based on the contours and flow direction arrows, the City would expect these slopes without a minus sign. Please label the height and material of the walls. Please also include the sections with railing (if the wall is over 30"). Is this sidewalk going to be graded?
- 7D. Sheet 20-Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 7E. Sheet 21- Lighting fixtures will be approved in Civil Plans for public streets. Please remove from here.

8. Traffic Engineering (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in orange)

Site Plan

- 8A. **Sheet 3**-There are two call outs on top of each other. Width of parking spaces needs to be 9' Call out dimensions for parallel parking spots. Aurora prefers R3-5R sign. The city ask for less than 24" based on 4.04.2.10.1.01
- 8B. **Sheet 4**-Add Note:all construction vehicles (including construction workers' vehicles) shall access the site from designated truck routes, via Chambers Rd and not through the adjacent residential neighborhood(s).
- 8C. **Sheet 7**-Show access for property to the north and the sight triangle to verify that plants in sight triangle are under 24".Need note that states all landscape boulders need to be out of clear zone. A minimum of 25' from Roadway. In case tress are added. Tree should not block the sight of a stop sign and be placed at least 50' from stop sign.

**Traffic Impact Study**

- 8D. Look at comment for trip Generation. Adjust analysis based on comment.
- 8E. **Sheet 6**-Need a paragraph or add these to the volume figures.
A brief description of a PHF needs to be included a reason why .92 is being used in the future. The way this is written it makes it sound like 0.92 is more conservative than what is out there and that is not the case. This is actually less conservative. The .67 PHF for EB on Mexico street is likely due to the school just west of this site which would make the LOS and delay worse for this intersection. This sentence is backwards. LOS is based of delay and this makes it sounds like the other way around.
- 8F. **Sheet 7-8**: review redline minor comments.
- 8G. **Sheet 10**: Give version used for calculation of growth rate.
- 8H. **Sheet 20**: We should not be using Special Needs category. Reasons for this is because that category only has Dense Multi Use urban which this location on Chambers is not that. It also only has residents. There is 60 DU and there could be multiple people in a dwelling unit. This reduces the amount of trip generation significantly. If you apply the same categories to Income restricted it goes from a daily trip generation of 289 trips using General Urban/Suburban 60 dwelling units. If you use 60 residents and dense multi use urban it is goes down to 93 daily trips. This is a significant impact.

Two ways that the trip generation should be done.

One is to just do the income sub category and explain the issues associated with just going with a special needs sub category.

Second is to figure out the reduction factor for the income subcategory and apply that growth factor to the Special Needs sub category to account for those reductions that are not exactly applied to this location.

- 8I. **Sheet 55**: Provide Queue analysis worksheets with the capacity analysis.
- 8J. See additional minor redline comments throughout report.

9. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 9A. **Sheet 4 of 21 / Grading Plan**
Show the curb stops at the ADA Parking spaces (graphic included).
- 9B. **Sheet 5 of 21 / Utility Plan**
Should relocate this new proposed fire hydrant to a location at the driveway entrance to meet the spacing requirement for hydrants along S Chambers while still providing coverage to the new building. The proposed location is also too close to the hydrant to the north within the site by the FDC.
- 9C. **Sheet 20 of 21 / Site Photometric**
Using a heavy dashed line to delineate the accessible route from all exit doors along an illuminated path to the public way, the path must also terminate into the ADA parking loading area.
The Photometric Plan must show the accessible route throughout the site. Please ensure that a minimum of 1-foot candle of lighting is provided within the accessible route.

10. Aurora Water (Jenny Wynn / 303-739-7490 / JWynn@auroragov.org / Comments in red)

- 10A. Sheet 3-A 3" water meter needs an easement that is 18' wide and 5' behind the meter pit. A hydrant need a 10' wide and 5' behind the hydrant. Please allow enough space for both id they are to share an easement.
- 10B. Sheet 5-There can only be 90-degrees of bend in a fireline before it enters the building. Please revise.
- 10C. Sheet 5-A 3" water meter needs an easement that is 18' wide and 5' behind the meter pit. A hydrant need a 10' wide and 5' behind the hydrant. Please allow enough space for both id they are to share an easement.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 11A. Comment: Will there be a tree mitigation plan? Please provide information with the next submittal.

12. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

- 12A. In order to be exempt from land dedication requirements we will need documentation from the housing authority showing that this is an affordable housing project.



13. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)
(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit.

Please check these items before sending the plat in for recording.

13A. Send in monument record for the SW corner of section that matches the described monument.

Plat:

Turn off AutoCAD with next submittal.

Sheet 1: Add purpose statement for Amendment.

Sheet 1 Property description does not need to be a metes and bounds description.

Sheet 1: Match dedicatory language exactly as shown in the 2024 City of Aurora Subdivision Plat Checklist.

Sheet 1: Match covenant language exactly as shown in the 2024 City of Aurora Subdivision Plat Checklist. Add new covenants per the updated checklist.

Sheet 1: Match the text exactly for prescribed notes.

Sheet 1: Fully describe the monuments within the basis of bearing statement.

Sheet 1: Add notes for ability to build fences, document new and existing monuments, and aerial easement.

Sheet 1: Remove the Clerk & Recorder's certificate and leave a 7" x 3" space in the upper right hand corner for the Clerk & Recorder to stamp the recording information.

Sheet 1: Reduce the title block running along the entire right hand side of the sheet to the lower right hand corner of the sheet (Typical)

Sheet 1: City of Aurora Approvals – match the checklist language exactly.

Sheet 1: Surveyors Certificate - match the checklist language exactly.

Sheet 1: Vicinity Map – Show ½ mile each direction from the site exterior and label all publicly dedicated streets.

Sheet 2: Show and label bearing and distance to controlling monuments for boundary determination.

Sheet 2: Label bearing and distance to found monuments.

Sheet 2: Add the recording information for Chambers U-Store Subdivision Filing No. 1.

Sheet 2: Fully describe the cap stamping on all found aliquot section monuments.

Sheet 2: Show the opposing ROW line for South Chambers Road.

Sheet 2: Show existing easements or begin the release process to abolish those easements.

Sheet 2: Make clear where Tract A is located along the easterly boundary (add labels for clarity).

Sheet 2: Add second tie to subdivision boundary from aliquot section monument.

Sheet 2: Extend Fire Lane, Public Access, and Water Easement to the westerly lot line.

Sheet 2: Revise legend text as indicated.

Site Plan:

SP Sheet 1: Remove dedicatory language from property description.

SP Sheet 2: Revise note to match the site plan checklist verbiage.

SP Sheet 3: Show and label all existing easements and indicate if they are being released (Typical)

SP Sheet 3: Add the line type to the legend as indicated.

SP Sheet 3: Label S Chambers Road ROW Width and recording information.

SP Sheet 3: Label the sidewalk easement.

SP Sheet 3: Match the easement language on the subdivision plat exactly.

SP Sheet 3: Label all new easements.

SP Sheet 3: Match the subdivision plat exterior bearings and distances/curve data exactly.