

August 22, 2022

City of Aurora Planning Division
Attn: Rachid Rabbaa
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Eastridge Plaza – Site Plan Amendment – Initial Submittal Comment Response
Application Number: DA-2319-00
Case Numbers: 1979-6008-05

Dear Rachid,

Thank you for your review of the Eastridge Plaza site. This letter has been prepared to discuss the responses to comments provided by the City in the letter dated July 22, 2022.

Planning Department Comments

1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

Response: Noted.

1B. Comments were received from outside referral agencies, Arapahoe County and Xcel Energy. (Please see the attached pdf's).

Response: Noted.

2.Completeness and Clarity of the Application

Cover Sheet

2A. Update the sign area in the data block per Section 146-4.10.

Response: Site signage is not proposed to be modified under this permit. The owner is investigating signage improvements under a future permit.

3.Zoning and Subdivision Use Comments

Site Plan

3A. Please add abutting zone districts to the Site Plan.

Response: Zoning areas added to site plan.

3B. Please add the correct title block to each page. SP, LS Plan, Utility Plan, Grading Plan, Elevation and similar. Should match the Index on the cover sheet.

Response: Title block from cover sheet has been slightly rearranged top text and applied to all other pages.

4. Streets and Pedestrian Comments

No comments provided

5.Urban Design Comments

5A. Please include/identify site screening fence material on sheet 6.

Response: Note 9 of the Material Legend includes the metal wall panel description.



6. Signage & Lighting Comments

6A. Show the proposed light poles and proposed street lights on the site plan.

Response: Plans have been updated to show existing light poles. No street lights are proposed. Based on the existing placements with the recently redeveloped pads to the east of Peoria and the rules of thumb in the draft section 4.10 for Street and Pedestrian Lights we believe no midblock lights are necessary. Lights are provided on the signal poles on the west side of Peoria providing the necessary lighting for the street.

6B. Lighting locations should be shown on the overall site plan sheets as well.

Response: See response to item 6A for discussion of proposed lights. Existing lights have been turned on for the overall site plan.

6C. Please show signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any proposed monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: Existing monument sign on site is not proposed to be modified aside for replacement of existing business lettering.

7. Landscaping Issues

7A. Remove the stamp as the city does not review landscape construction drawings.

Response: Stamp removed.

7B. Consider selecting plants that will screen the parking lot. All this plant material is low growing and a sea of parking is not a pleasant view along the street especially with headlight glare onto the cars on South Peoria Street.

Response: The sight line has been adjusted allowing for taller plants to screen the parking on the revision.

7C. Label the building.

Response: Labeled on the revision

7D. Despite the fire department's comment, please keep this note, but add their required notes as well.

Response: Modified as such on the revision

7E. Is there a dumpster proposed? If so, include that on the landscape plan and provide a detail of the enclosure.

Response: Enclosure screen walls shown and labeled on the Landscape Plan revision. Detail is in the architectural drawings.

8. Civil Engineering

8A. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Response: See comment 6A response. No streetlights are proposed as part of this permit.

8B. Why does the sidewalk expansion stop here instead of the property line?

Response: Sidewalk has been updated to extend to property line.

8C. Dimension the accesses.

Response: Dimension labels added.

8D. Provide a sidewalk easement set back 0.5' behind the back of the walk.

Response: Easement added to plans.

8E. Show the location of required public streetlights along the frontage of the property along Peoria and Dartmouth.

Response: See response to item 6A regarding street lighting.

8F. Per the pre-app notes, the accesses shall be updated to curb returns with curb ramps, typical for all accesses.

Response: Per correspondence with the City, the project will provide a deviation letter to provide justification for not including curb returns. Including curb returns would require regrading of the site that would inundate the limited site stormwater system with water from the ROW. The main concern is providing ADA compliant sidewalks. The proposed driveways and sidewalk revisions will meet ADA requirements.

8G. Show connecting to existing, typical both sides.

Response: Contours have been revised to match existing at extents.

8H. Max 6% grade when sloping down from the intersection for 125' for arterial streets (Peoria). 95' for local streets (Dartmouth).

Response: The original plan for the site was to keep paving as-is. ADA compliance for driveway entries was required and thus added to the plans. With the addition of the ADA connections, slopes are pushed above the 6% minimum. Lowering grades at the ADA ramps would require extensive rework and would also open the private parking lot to receiving stormwater flow from the adjacent ROW. The total expected upstream volume from the ROW is unknown but it is highly likely that this would exceed the capacity of the private on site system.

8I. Revise to show connecting to existing.

Response: Contours have been revised to match existing at extents.

8J. Remove all copyrights, typical all sheets.

Response: Removed.

9. Traffic Engineering

9A. Please contact the reviewer directly for comments. No comments/redlines were provided to date.

Response: Noted.

10. Fire / Life Safety

10A. Add 2015 to beginning of this title.

Response: Added.

10B. Remove duplicate note.

Response: Removed.

10C. Check with your planning case manager if the code is accurate.

Response: Note Revised per coordination with Planner.

10D. The previously requested fire lane easement will not be attainable due to the inside turning radii needed for the overall site. In place of our previous request, please provide a fire lane easement in the yellow highlighted area instead of at full build-out.

Response: The project is proposing no changes to the site that impact existing fire lanes. The alley behind the building currently has an electrical transformer that prevents full access through the alley. The project proposes that the drives at the Peoria and Dartmouth frontages be utilized as hammerhead access and turnaround points for the fire department.

10E. Upon development of the site to the north, a fire lane easement will be required. You may choose to dedicate the full fire lane easement for both sites at this time, if preferred.

Response: Given uncertainty about development plans or timelines for the north site, the project will not pursue a fire lane easement for this area. Also as noted in 10D there is an existing electrical transformer in the alley that prevents full access through the alley which compromises full fire access.

10F. Within this area provide a 23' fire lane easement.

Response: Applicant has attempted to discuss with the reviewer. Applicant is proposing to install "No Parking Fire Lane" signs along the rear drive lane.

10G. Show all exterior exit doors and ensure signage is provided to indicate unit designation for address identification (2015 IFC 505.1)

Response: Doors have been added to the civil plans.

10H. Show all of the primary entry points on this structure.

Response: Doors have been added to the civil plans.

10I. Show and label location of existing Knox boxes. If there are no Knox boxes in this building, at least one Knox box will be required in this area. Show location of Knox box on elevation sheet.

Response: Knox box has been added to the plans.

10J. A crosswalk is required where an accessible route crosses the drive aisle.

Response: Crosswalk striping added to plan.

10K. Revise note to read as: "Proposed Standard Accessible Parking Sign"

Response: Updated.

10L. Remove accessible route being shown in sidewalk on E Dartmouth Ave. and S Peoria St.

Response: It is unclear why this ADA route should not be shown on plans. Line remains.

10M. Replace notes 9 & 10 with the following:

THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS

Response: Per other review comment, notes 9 and 10 will remain and the note requested in comment 10M has been added to the landscape plan.

11. Aurora Water

11A. Approved. No comments.

Response: Noted.

12. Real Property

12A. If easements are required contact Andy Niquette for easement dedication at dedicationproperty@auroragov.org.

Response: Noted.

12B. Confirm with engineering a sidewalk easement is not required.

Response: Easement has been requested for the sidewalk and added to the plans.

12C. Fire hydrant should be located within an easement.

Response: Proposed easement has been added to the plans for the existing fire hydrant.

13. City Forester

13A. Approved. No comments.

Response: Noted.

14. PROS

14A. Approved. No additional comments.

Response: Noted.

This concludes the responses provided by the City of Aurora. Arapahoe County and Xcel energy provided included letters noting that these groups had no comments and saw no apparent conflicts for public services respectively.

Please reach out for any clarification or additional information on any of the responses provided by the team.

Sincerely,
GALLOWAY

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cc: Matt Jarrett, Don Casper, Ricker Weller, Bryan Armstrong