

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



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May 16, 2025

Walter Armer
Wood Partners
4600 S Syracuse St, Suite 210
Denver, CO 80237

Re: Second Submission Review – Metro Center PA B3, B4 & B6 - Site Plan
Application Number: DA-1489-28
Case Number: 2024-6005-00

Dear Walter Armer:

Please note the revisions made to Planning's review based on meetings held on Wednesday, May 14, 2024, and Friday, May 16, 2025. Thank you for your second submission, which we started to process on Wednesday, April 23, 2025. 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 Friday, June 13, 2024. Please email your case manager following the upload. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, July 23, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Note: 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 let me know. I may be reached at 303.739.7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA
Planner III

cc: Jen Hippisley Wood Partners 4600 S Syracuse Street, Suite 210, Denver, CO 80237
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\DA-1489-28rev2.rtf



Second 2.b Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the building entries internal to the parking lot to have main architectural features (Planning).
- Provide further material details such as a sample and warranty (Planning).
- Parking lot island planting is not meeting code width requirements (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Justify not meeting EV charging standards in the response to comment (Fire and Life Safety)
- Water lines need to be 8' from other utility lines (Utilities).
- Several easements need to be completed ahead of any building permits (Utilities and Land Development Services).
- Public Art, Xcel, and School comments are attached at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments.

2. Completeness and Clarity of the Application

- 2A. The city staff has the application listed as Metro Center PA-B3, B4, & B6, per the pre-submittal meeting, while the site plan is labeled Wood Partners at Metro Center. Please update the site plan to read Metro Center PA-B3, B4, & B6, to ensure consistency, as abutting property owners and neighboring HOAs have been notified under this name.
- 2B. Please update the title on the cover sheet to read: "Site Plan with Adjustments". Staff requires that all requested adjustments be clearly listed on the front cover sheet rather than in a separate document and outlined within the Letter of Introduction. Currently, the adjustments are not accompanied by their required justifications or design mitigations, which should only be found in the letter of introduction. Please clarify this information (the adjustment code section requests) on the cover sheet.
- 2C. The resubmittal is incomplete. As noted in the pre-application comments and the City's Site Plan Manual, a letter of introduction is required with each submittal. This letter must clearly identify:
- All requested adjustments
 - Justifications for each adjustment
 - Design mitigation
- Currently, the letter does not include design mitigation for compact parking, which is required.
- 2D. The application references a proposed gabion wall as design mitigation for the parking lot frontage along Chambers Road, citing public art. Please note that a gabion wall alone does not meet the definition of public art under the UDO. Public art must be distinct from standard site features and designed to enhance visual interest along pedestrian corridors. Additional design mitigation must be provided or an appropriate art installation must be integrated to support the adjustment request.
- 2E. Repeat comment: please label buildings A, B, C, and D on all site plan pages. The building labels on the site plan do not match the building elevations.
- 2F. Repeat comment: Please include signage details and trash enclosure elevations with the third submittal.
- 2G. The current square footage totals for hardscape, landscape, and building coverage in the data block appear inaccurate. Staff conducted a rough calculation and identified discrepancies. Please verify and revise these figures for accuracy in the next submittal.



3. Parking

- 3A. A parking adjustment has been added as part of the second submission. Staff remains neutral on the request. The use of compact and tandem parking spaces has been presented to the Planning Commission in prior applications and typically requires additional discussion and consideration between applicants and commissioners. Please note that all required guest and resident parking spaces must meet the dimensional standards outlined in Table 4.6-4 of the UDO.
- 3B. The applicant has increased the unit count from 360 to 365. Per the UDO, this change results in a requirement of 306 resident spaces and 73 guest spaces, for a total of 379 parking spaces. Of these, 40% (152 spaces) must be covered, and only 144 are provided. Unless an adjustment is approved by the Planning Commission.
- 3C. Please simplify the data block and remove the breakdown of parking by individual buildings. Instead, clearly list required vs. provided counts for the following parking types:
- Street parking
 - Surface parking
 - Garage parking
 - Tuck under parking
 - Carport parking
 - Accessible parking
- 3D. The applicant proposes 70 parking spaces within the surrounding street network. Please provide a parking diagram clearly identifying the location of these spaces to ensure they do not interfere with site triangles or visibility standards. As a reminder, per UDO Section 146-4.6.4.H, on-street parking may not be used to reduce the required number of resident spaces for multifamily developments. However, it may be applied toward guest parking requirements.
- 3E. To assist with a comprehensive review, staff requests a parking analysis and updated data block with the third submission. This will help determine whether a parking adjustment is necessary. If the proposed 379 spaces meet the dimensional standards per UDO Table 4.6-4, any additional spaces beyond this total may be compact without requiring an adjustment.

4. Urban Design Issues

- 4A. The overall property size is 355,602 SF. Per code, multi-family developments are required to provide 20% of amenitized outdoor space. This application requires roughly 71,120 square feet of outdoor space. Utilizing code section 146-3.3.2.H.7, the site can reduce the requirement by half with a neighboring park or open space, which would still require 35,560 square feet of outdoor space. Staff have some concerns regarding the areas outlined in red. Staff wants to ensure that the precedent is set for programmed areas being included for amenitized outdoor space.
- 4B. Both urban parks should be part of phase 1 for the application to have an open space reduction.
- 4C. Thank you for including the electric utility locations. These locations require specific screening and are not permitted to have street frontage. Please include landscape or a screen wall around these above-ground utilities with the next submittal.
- 4D. In general, the application has a large amount of hardscape and vehicular drives from the parking lots. There are very few main entrances located internally to the site, and no pedestrian crossings throughout the parking lot. Staff would like to see traffic calming measures and pedestrian striping delineating the primary entries for residents.



5. Architectural

- 5A. Staff does not feel the need for a four-sided building material adjustment for the carports, as they are internal to the site and do not front the street. An adjustment request is no longer required.
- 5B. If the multi-family buildings include elevators, please incorporate rooftop equipment details in the third submittal. All rooftop equipment should be shown and screened.



- 5C. Staff observed multiple external roof drains extending visibly from roof to base on all three buildings. These are typically placed internally in similar developments. At a minimum, staff recommends removing all visible roof drains along the urban park frontage, as this will be a high-traffic pedestrian zone and must avoid water pooling or winter icing hazards.
- 5D. Currently, it is difficult to distinguish between main, secondary, and unit entries, as all appear similarly detailed. Per Table 4.8-9, all building entries must be enhanced through at least one of the following design elements:
- A projected mass
 - Recessed mass
 - Corner entry
 - Roof form variation
 - An awning or sun shade device (12-18")
- Please revise the elevations to ensure each building includes a distinct main entry, with appropriate architectural emphasis.
- 5E. Please provide physical material to staff and warranty for the cementitious panels being used as a primary material.
- 5F. The application must ask for an adjustment for a minimum percentage of masonry as outlined in Table 4.8-6. A detailed material percentage breakdown by elevation must be provided. While an alternative material may be proposed under Section 146-4.8.6.D, the masonry percentage breakdown remains a requirement. or example, a material similar to siding cannot be used to fulfill the masonry requirement as it is not similar to durability and visual quality

Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none">• 50 percent shall be clad in brick or stone; or• 75 percent shall be clad in stucco; or• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.
Multifamily (excluding two-family)	Either: <ul style="list-style-type: none">• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.

6. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

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- 6A. Please add space between the different legend item labels on all sheets.
- 6B. Add labels with max heights (TOW/BOW) to retaining walls.
- 6C. Since the adjacent sidewalk was removed in front of the covered parking, consider modifying the path in this area. Otherwise there may be shortcutting through the landscape bed.



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- 6D. Add labels with max heights (TOW/BOW) to retaining walls.
- 6E. Movable tables inside the fenced pool area is fine. Movable tables outside in an open public area may become an issue. Consider tables that can be secured to the ground in the public areas.
- 6F. Please consider having a clear and convenient path for residences to get to this building entry without having to walk between cars.
- 6G. Is there any specific purpose to these small crusher fines areas? Please clarify.

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- 6H. Provide details of the Storage Facility enclosure.
- 6I. Add labels with max heights (TOW/BOW) to retaining walls.

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- 6J. Provide details of the Trash Compactor enclosure.
- 6K. This issue should have been addressed on the first submittal: Please provide a direct sidewalk connection from the front building entry to the sidewalk on Virginia Ave. People will be walking to Sprouts and other locations north of the building, so please provide a safe and convenient pedestrian walking route.
- 6L. If this entry serves as the primary entrance to Building D, it should feature a more formal and architecturally enhanced design. Once the design and layout are improved, consider replicating this entryway to the adjacent Building C to ensure visual consistency and cohesion across the site.

6M. Sheet 27 of 54

- 6N. Ornamental grasses may be used in parking lot islands but cannot exceed 30% of the plants per island. Please revise all parking lot islands to comply with this code requirement.
- 6O. Per previous comment, there must be a double row of shrubs adjacent to all parking lots and each shrub type must be a minimum of 3' tall at maturity. I noticed a few shrubs being proposed do not meet the height requirement:
 - - Kelsey's Dwarf Dogwood
 - - McKay's White Potentilla
- 6P. Only specify shrubs that have a mature height of 3'-4' tall. Please revise this area and the others adjacent to parking lots to make sure both rows of shrubs meet the height requirement without any gaps.

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- 6Q. Per code, ground mounted mechanical equipment shall be screened from public view by landscaping or by a decorative wall, or fence that is similar in appearance to the primary building. Provide screen wall with details with next submittal. Add labels with the heights to these transformers.
- 6R. This narrow landscaping does not comply with end of row parking landscape requirements. Covered parking does not eliminate the need for shrubs and a tree at the end of parking rows. Consider removing one parking stall and cover, shifting the transformer pad south about 4'. Then you would have room for a decorative screen wall on the north side of the transformer, and an adequately sized landscape bed on the north side of the covered parking row.

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- 6S. Per code, ground mounted mechanical equipment shall be screened from public view by landscaping or by a decorative wall, or fence that is similar in appearance to the primary building. The landscaping shown in the narrow space available is insufficient for screening. Provide screen wall with details with next submittal. Add labels with the heights to all the proposed transformers.
- 6T. A tree is required to comply with end of row parking landscape requirements. Covered parking does not eliminate the need for shrubs and a tree at the end of parking rows. Consider removing one parking stall and cover and shifting the transformer pad south. Then you would have room for a decorative wall and landscaping on the north side of the transformer, and an adequately sized landscape bed on the north side of the covered parking row.

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- 6U. Please move the Gabion walls to the west and relocate all the plant material in front per parking lot perimeter screening requirements.
- 6V. Add trees to the end of the parking rows.



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6W. What is the use or purpose of these small crusher fines areas?

6X. Per code, ground mounted mechanical equipment shall be screened from public view by landscaping or by a decorative wall, or fence that is similar in appearance to the primary building. Add more landscaping with appropriate screening mass and height in this area. Or provide a screen wall with details with next submittal. Add labels with the heights to all the proposed transformers.

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6Y. Add playground surfacing to legend.

Landscape Details

Sheet 35 of 54

6Z. The Gabion wall height needs to be a minimum of 3'.

7.Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

Grading Plan

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8A. Label all radii, minimum 29' inside, 52' outside.

Grading Plan

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8B. Repeat: No portion of the wall is permitted within the utility easement including foundations and tie backs. Walls with structural elements are not permitted to encroach in utility easements. While some steps and railings have been permitted in utility easements, walls historically have not.

Details Page

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8C. Pavement depths will be reviewed/approved on the civil plans. Please remove.

9.Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

9A. MTIS comment includes need to update Trip Gen numbers for B6 due to unit amount change.

Notes

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9B. Remove note, duplicate of Note #15 and 19 are the same.

9C. Add note:

(Applicant/owner name, address, phone) shall be responsible for the construction of the traffic signalization for the intersection of Chambers Road and Center Avenue, when intersection traffic operations deteriorates significantly and traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all



through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer.

Site Plan

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9D. Is this the proposed traffic signal easement location? Does not match the required 75' offsets shown.

10.Utilities (Casey Ballard / cballard@auroragov.org/ Comments in red)

10A. This Site Plan cannot be approved until the Preliminary Drainage Report has been approved.

Utility Plan

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10B. Have the various easements been started with Land Development Review Services?

Utility Plan

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10C. Show the existing watermain. If the plan is to remove it then include a call out specifying this.

10D. 90 degree bends are to be avoided. Use 45 degree bends in their place for all utilities.

10E. No structures within the utility easement. If the plan is to release this easement then it needs to be called out as such. Advisory: Easement cannot be released until the existing utility has been relocated.

10F. Water is to be 8-feet from storm infrastructure.

10G. Previous comment: Structures shall be a minimum of 8-feet from storm inlets, manholes, water lines, sanitary lines, and other public utilities. This applies to all structures.

Site Plan

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10H. No more than a single hydrant on a dead end main see Section 5.02.4.

10I. If a 3-inch meter is anticipated then please provide a wider easement. 3-inch meters require an 18-foot wide easement.

10J. Any unused stubs are to be capped and abandoned at the main.

Landscape Plan

10K. What is the function of the turf and is it necessary?

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

Site Plan

11A. Justify not providing the following:

11B. Where EV Charging Stations are provided, show the Accessible EV charging space that is provided and is ADA compliant.

11C. Key Considerations for Accessible EV Charging Spaces:

- Space Dimensions: EV charging spaces should be at least 132 inches wide and 240 inches long.
- Access Aisle: An access aisle should be provided, with a minimum width of 60 inches.
- Accessible Route: The charging space and access aisle should be located on an accessible route.
- Clear Floor Space: Clear floor space should be provided for easy access to the charger.
- Signage: Accessible EV charging spaces may require appropriate signage, but the exact requirements depend on the number and type of EV charging stations.
- ADA Compliance: Ensuring ADA compliance is crucial for both the charging space itself and the path of travel to and from the charging station.

12.PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / comments in purple)

Urban Park

12A. Include ADA specific play features in play area.

12B. Include bike racks on both sides of street.

**13. Public Art** (Roberta Bloom/ 303-739-6747 / rbloom@auroragov.org)*Public Art*

- 13A. Recommended approval of the public art plan and an invoice for the public art application fee of \$29,750 must be paid ahead of recordation.



15151 E Alameda Pkwy
Aurora CO 80012
303-739-7420

RSN: 1775488
08-May-2025

PERMIT#: 24 2408565 000 00
INVOICE DATE: 03/07/2025

INVOICE

People RSN: 289093

WALTER ARMER
WOOD PARTNERS

4600 S SYRACUSE ST, SUITE 210
DENVER, CO 80237
7204520350

Address: METRO CENTER PA-B3, B4, & B6 - SITE PLAN

Project Number:

SITE PLAN FOR 360 RESIDENTIAL UNITS ON 8.15 ACRES FOR A TOTAL OF 44.3 DWELLING UNITS PER ACRE.

<u>Fee Description</u>	<u>Invoice Number</u>	<u>Amount</u>
4448423861 Public Arts Fee	806102	29,750.00
	TOTAL DUE	\$29,750.00
	PAYMENT RECEIVED	0.00
	BALANCE	\$29,750.00

Pay these fees online at: https://www.auroragov.org/business_services/aurora4biz and search by address or invoice number.

14. RTD (Clayton Woodruff / clayton.woodruff@RTD-Denver.com)

- 14A. No further comments.



15.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 1, 2025

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

Attn: Ariana Muca

Re: Metro Center PA-B3, B4 and B5 - 2nd referral, Case # DA-1489-28

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Metro Center PA-B3, B4 and B5 - 2nd referral**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to any existing facilities via 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. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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



16. Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

- 16A. Please see below in accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 360 proposed multi-family units is 1.1781 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at site plan approval.:

AURORA PUBLIC SCHOOLS - STUDENT YIELD 5/7/2025

Metro Center PA-B3, B4 & B6 (DA-1489-28) - 2nd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	365	0.145	53
TOTAL	365		53

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	27	0.04	15	42	0.03	11	53
TOTAL		27		15	42		11	53

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	27	0.0175	0.4791
MIDDLE	15	0.025	0.3650
HIGH	11	0.032	0.3504
TOTAL	53		1.1945