

February 6, 2022

City of Aurora
Ariana Muca
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: City Center 7 Second Submission Review (DA-1489-26)

Dear Ms. Muca:

Thank you for taking the time to review the second submittal for City Center 7. We received comments and valuable feedback on January 17, 2023. We met with numerous members of staff to revise our plans and refine the design. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, EMather@Norris-Design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Eva Mather
Principal

SUMMARY OF KEY ISSUES

- Landscape adjustment potentially being requested for landscape buffer along chambers (Landscape).
Response: An adjustment for the landscape buffer along Chambers has been included with this submittal.
- PROS land dedication fees due prior to Site Plan approval.
Response: Noted, thank you.
- The grading plan needs to show how the courtyards are going to drain away from the building (Public Works).
Response: Courtyard drainage is to be routed through the proposed buildings, please refer to the Landscape plans for drain locations and information.
- Water service lines are not allowed underneath driveways, revisions to be made (Utilities).
Response: Service line location revised.
- Updates to be made for both the site plan and traffic letter (Traffic).
Response: Comment acknowledged.
- Start the easement and licensing process (Real Property).
Response: Acknowledged.
- Minor comments remain (Fire and Life Safety).
Response: Noted.
- Xcel and Aurora school comments are attached.
Response: Comment noted, thank you.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Standards and Issues:

1. Community Questions, Comments, & Concerns

1A. One comment has been received by Mike Viarener 720-563-7450 email: mike@starskidcare.com he has concerns regarding building height, density, and traffic. Planning recommends reaching out to Mike Viarener directly.

Response: Mr. Varnar was contacted on 1/26 and responded on 1/27.

2. Completeness & Clarity of Application

2A. The Minor Amendment Application to Case number 2001-4018-00 Village at City Center will need to be amended. The amendment is being done by staff concurrent with the site plan application.

Response: Noted, thank you for processing this application.

2B. PROS land dedication fees are due prior to Site Plan approval. Contact Curt Bish for further information cbish@auroragov.org..

Response: Noted.

2C. Update the Introduction letter; if an adjustment is requested for the landscape.

Response: An adjustment is included in the revised letter of introduction.

2D. The Sheet Index can simply be labeled 1, 2, 3, 4. Do not include "of 27".

Response: Sheet index revised.

2E. In the Data Table please add signage. There are specific square footage and amount to wall signage. It has been confirmed there will be no monument signage.

Response: Signage added to site data table.

2F. Include abutting properties zone districts. Example would be MU-TOD, MU-C etc.

Response: Zone districts shown and labeled on site plan.

2G. Repeat: Please include the parking lot typical dimension on the site plan. I do see it as part of the overall package. The street spaces do need to be delineated and dimensioned as well. The call-out says "Typ. see detail this sheet" – very confusing.

Response: Callout refers to detail shown at bottom right corner of sheet.

2H. Add a north arrow to the lighting site plan.

Response: SL Response 2-1-23: North arrow added to lighting site plan.

3. Neighborhood Protection Standards

3A. Repeat Comment: Section 4.4.3 Building Height states that a primary structure shall not exceed 38 feet within 50 feet of a protected lot in subarea A. Please give a dimension for the R-1 to the south of the site's property line to the building on the site plan to ensure code compliance. Add to site plan page 2.

Response: Additional dimension added to R-1 zone to the south.

4. Architectural & Urban Design Issues

4A. As per the site plan manual on the building elevation, light fixtures, and wall signs need to be included. In addition, further screening of rooftop equipment should be labeled. I do see the wall signs but still missing lighting and rooftop equipment.

Response: Lights have been added to the elevations at the location necessary to the building. Dashed lines on the elevations near the parapet have been added and called out to show the proposed location of the Condenser units. A section has been provided within the color set to show the view angle from the single-family homes. The section shows a view plane and the units are setback on the roof which provides additional screening.

5. Landscaping Issues

Sheet L-1

5A. Add "NOT FOR CONSTRUCTION" to all landscape sheets

Response: Notation has been added.

5B. Add "In height" to the note shown.

Response: Notation has been added.

5C. Update note numbers.

Response: Note numbers have been updated.

Sheet L-2

5D. Fix the text window.

Response: Text window has been fixed.

5E. Need more information on the Native Seed. Update site plan labels to Native Seed. Remove Sod labels if not applicable.

Response: Native Seed Mix has been added.

Sheet L-4

5F. Change "Sod" to "Native Seed" if applicable.

Response: Label/Note has been changed.

5G. Since this is only a multi-family residential building with first-floor residential units, paving all the way to the building edge shall not be acceptable. A landscaped area between the sidewalk and the building shall be required as a buffer for the residents. If there was a first-floor commercial development proposed, the full urban street cross-section with paving all the way to the building edge would be appropriate to accommodate a public frontage zone. Please modify your plan on all sheets or an adjustment shall be required.

Response: Concrete has been removed from the building edge. However, because geotech reports do not allow irrigation within 5' of the building face, these are now shown as rock mulch beds with no planting.

5H. Add lights to the legend.

Response: Lights have been added to the legend.

Sheet L-5

5I. Fix the legend label to add the full word.

Response: Legend has been adjusted.

5J. Check all plan labels for accuracy.

Response: All labels have been checked for accuracy/.

5K. Remove the duplicate buffer label and relocate it off of the hatch.

Response: Duplicate label has been removed.

5L. Previous comments were not addressed. Include a detail of the proposed retaining walls that shows wall materials and describes finishes.

Response: Retaining walls finishes are called out on landscape material schedules. Details are shown in civil plans.

5M. Relocate the fence label.

Response: Label has been relocated.

5N. Please relocate labels off the hatch.

Response: Label has been relocated.

5O. Please make sure all the legend items are correct and line up with each label on all sheets.

Response: Legends have been adjusted to be consistent across all sheets. Legends provide callout codes, so that labels can easily be referenced on each sheet.

5P. Please be consistent with the use of parallel parking lines on all sheets.

Response: Parallel parking line are consistent on all sheets

Sheet L-6

5Q. Relocate sidewalk dimensions to the sidewalk.

Response: Dimensions have been relocated.

Sheet L-7

5R. Add missing building edge linework.

Response: Missing linework has been turned on.

5S. In my previous conversation with Norris staff, I acknowledged that a 20' street frontage landscape buffer is not applicable along Center Ave. & Exposition Ave. However, it is still applicable along the full length of Chambers Rd. because it is a major arterial street. That includes the north block and the south block. This requirement is consistent with the initial review comments from Kelly Bish. The buffer is measured from the back of the walk and should be free of any hardscape. Please update your site plan or an adjustment request shall be required.

Response: Landscape adjustment has been included with this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. PROS

6A. Since this project will likely not include a plat, PROS cash-in-lieu land dedication fees based on 400 units (credit given for 192 units of the proposed 592 units as discussed in previous comments) shall be due prior to Site Plan approval and recordation. Please contact the PROS Department to request an invoice for PROS fees as approval nears.

Response: Our records and past communication indicate that the cash in lieu and development fees were paid in 2007 based on 344 units. We are happy to meet and discuss further as necessary.

7. Addressing

7A. No further comments.

Response: Comment noted, thank you.

8. Public Art

8A. Public Art comments to be followed shortly.

Response: Per Roberta Bloom on 1/25, the revised public art plan addresses concerns discussed previously, and it has been forwarded for approval.

9. Civil Engineering

Site Plan | 2 of 27

9A. Revise to RSN. Please review the site plan for comment.

Response: Revised.

9B. In notes include the RSN or CN for this project.

Response: Information added.

9C. Is this to be vacated? It looks like it is necessary for the public sidewalk. Please review the site plan for comment.

Response: The existing sidewalk easement in this area is to be vacated, however there is a new sidewalk easement proposed per the proposed sidewalk geometry.

9D. In retaining wall detail - show the railing for the proposed wall. Advisory: structural calcs are required with the civil plans for all CIP walls and all other walls over 4'.

Response: Railing added to detail; acknowledged.

Grading Plan | 4 of 27

9E. Minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.

Response: Proposed grading adheres to requirements.

9F. The grading plan needs to show how the courtyards are going to drain away from the building. The comment response indicates that the information is provided on the landscape sheets but there is not adequate grading information on those sheets or these sheets. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

Response: Courtyard drainage is to be routed through the proposed buildings, please refer to the Landscape plans for drain locations and information.

10. Traffic Engineering

Site Plan | 2 of 27

10A. 50' min spacing between flow line and first parking stall, typ.

Response: Parking revised, dimension added from first stall to flowline.

10B. Label as full movement access – see site plan for locations.

Response: Entrances labeled.

10C. Show the entire intersection and base striping.

Response: Intersection linework added.

Landscape Plan | 13 of 27

10D. Provide plant code for all plants, typ..

Response: Legends have been updated to include plant code.

10E. Verify all plants within heights sight triangles meet COA 4.04.2.10 requirements, typ.

Response: Plants within the sight triangles have been verified.

Traffic Letter

10F. Provide HCS results for signalized intersection operations.

Response: It is assumed the reviewer is requesting "HCM" results. As such, HCM results for signalized intersections will be provided.

10G. Check DRCOG 2040 and Metro Center PA-B ISP TIS forecasts for the development of background traffic volumes.

Response: DRCOG was previously reviewed but not used since adjacent data points do not provide multiple counts to allow for a growth rate to be calculated, and because other surrounding data points indicated growth decreases. The Metro Center PA-B ISP TIS (Aurora Metro Center TIS, FHU, November 2020) estimated similar growth rate.

10H. For future reference signal offset is the start of yellow.

Response: Comment acknowledged.

10G. See comments throughout the report.

Response: Comment acknowledged.

11. Utilities

Utility Plan | 3 of 27

11A. Extend these pocket utility easements to connections at the main

Response: Easements correct as shown on plans; they extend to 34' public access and utility easements located in South Fraser Street and East Gill Avenue.

11B. Confirm that all hydrant pocket utility easements will be 10ft wide and extend 5ft behind the hydrant.

Response: Correct, hydrant easements shown as 10' wide, extending 5' behind hydrant.

11C. Per AW standards, water meters must be in ROWs or pocket utility easements and in landscaped areas that are perpetually accessible to city operators. Water meters are owned and maintained by COA.

Response: Meters with easements shown on plans.

11D. Dedicate pocket utility easements for water service lines from the main up to 5ft behind the water meter (TYP).

Response: Easements shown on plans.

11E. Verify the age of this existing hydrant. Hydrants older than 5 years old must be replaced

Response: Hydrant revised to be called out as proposed instead of relocated.

11F. Water service lines are not allowed underneath driveways.

Response: Service line locations revised.

11G. Show the gate valves for all hydrants.

Response: Gate valves added.

11H. Our GIS data and as-builts do not show hydrant lateral in this configuration. Please re-verify.

Response: Hydrant lateral alignment revised.

12. Fire/Life Safety

Cover Sheet | 1 of 27

12A. Please provide a completed Implementation plan, see the example table template.

Response: Implementation plan added to cover sheet.

12B. Please include a code path showing how you arrived at the number of accessible units.

Response: Information added to Implementation plan on cover sheet.

Site Plan | 2 of 27

12C. See fire hydrant comments.

Response: All hydrant-related comments addressed.

12D. One Knox Box is required at the front main entrance to each building, and exterior fire riser room door. Please show all knox boxes.

Response: FDC's with knox box hardware labeled on site plan, and elevations.

12E. The fire hydrant will be obstructed by parked vehicles. This area needs to be stripped out "No Parking" Areas, Driveways, Curb Extensions or other unobstructed design features. Please refer to the COA Roadway design manual for additional requirements and revise the configuration to comply.

Response: Striped area and "No Parking" Sign added at this hydrant.

12F. Identify the main entrances to both buildings.

Response: Main entrances labeled on site plan.

Sheet 22

12G. Show and provide a knox box in the fire riser room.

Response: Knox box note has been added to the elevations.

13. Real Property

13A. Please site plan for redlines and specifics.

Response: Comment noted, thank you.

Site Plan | 2 of 27

13B. Text needs to be updated – see callouts on the site plan.

Response: Label revised.

13C. Retaining walls within sidewalk easement may require a license agreement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.

Response: Proposed walls are located within a sidewalk easement to be vacated. Walls are not located within the proposed sidewalk easement.

13D. Contact Andy Niquette at releaseeasements@auroragov.org for all of the easement concerns being vacated.

Response: Acknowledged.

14. Xcel Energy

14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for City Center 7. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities around the perimeter of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal 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 contact the Designer and request that they connect with 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.

Response: Acknowledged.

15. Aurora Public Schools

15A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 592 proposed residential units is 1.9373 acres. In 2007, Aurora Public Schools received cash-in-lieu of school land for 344 multi-family units that were approved as part of the Aurora City Center (Parcel E and F) site plan which is located on the same parcel as the current development application. Developers constructed 76 of the 344 residential units that were previously approved. The difference between the school land requirement for the current application and the school land obligation for the 268 units that were previously paid but not built is 1.0603 acres. Aurora Public School will accept cash-in-lieu of school land for the additional 1.0603-acre requirement. Cash-in-lieu is due prior to site plan recording.

Response: As indicated by APS, this spreadsheet is incorrect. The communication from APS and the revised spreadsheet is included as an attachment to this letter.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
 11/21/2022

Proposed Development

City Center 7 (DA-1489-26)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	592	0.145	86
TOTAL	592		86

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	44	0.04	24	68	0.03	18	86
TOTAL		44		24	68		18	86

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7770
MIDDLE	24	0.025	0.5920
HIGH	18	0.032	0.5683
TOTAL	86		1.9373

Aurora City Center (Parcel E and F) 344 MFH units less 76 previously constructed

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	268	0.145	39
TOTAL	268		39

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	20	0.04	11	31	0.03	8	39
TOTAL		20		11	31		8	39

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	20	0.0175	0.3518
MIDDLE	11	0.025	0.2680
HIGH	8	0.032	0.2573
TOTAL	39		0.8770

School Dedication Requirement Difference = 1.0603

AURORA PUBLIC SCHOOLS - STUDENT YIELD
 12/1/2022

Proposed Development

City Center 7 (DA-1489-26)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	592	0.145	86
TOTAL	592		86

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL STUDENTS	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS		RATIO	STUDENTS	
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	44	0.04	24	68	0.03	18	86
TOTAL		44		24	68		18	86

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7770
MIDDLE	24	0.025	0.5920
HIGH	18	0.032	0.5663
TOTAL	86		1.9373

Aurora City Center (Parcel E and F) 344 MFH units less 76 previously constructed

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	344	0.145	50
TOTAL	344		50

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL STUDENTS	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS		RATIO	STUDENTS	
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	26	0.04	14	40	0.03	10	50
TOTAL		26		14	40		10	50

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	26	0.0175	0.4515
MIDDLE	14	0.025	0.3440
HIGH	10	0.032	0.3302
TOTAL	50		1.1257

School Dedication Requirement Difference = **0.8116**

CityCenter7_1stSubmittCORRECTED_Dec2022
 12/1/2022

End of Response to Comments