

April 1, 2022

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

Re: 1450 S. Abilene Site Plan Submission– Comment Response
Application Number: **DA 2292-00**

Dear Ms. Muca:

Thank you for the comments on the MAA Abilene Multi-Family Site Plan Submission which we received on March 8, 2022. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

- 1A. No further comments.
Response: Noted, thank you.

2.Introduction Letter

- 2A. No further comments.
Response: Noted, thank you.

3. Completeness and Clarity of the Application

- 3A. Repeat Comment: Confirmed there will be no monument signage. If monument signage wants to be pursued, minor amendment application will be necessary. Monument signage is not affixed to building elevations but a freestanding sign on the ground plane. If there will be monument signage of this nature, please get in touch with your case manager, as this information needs to be part of the planning and zoning commission hearing.
Response: Noted, thank you.
- 3B. Add Monument Signage 0 to Data Block.
Response: Added, per comment.

4.Architectural and Urban Design Issues

- 4A. No further comments.
Response: Noted, thank you.

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright red)

- 5A. Landscape Comments that were sent over during the second review were not addressed before Planning Commission. These items must be finalized or an adjustment before Planning Commission must be asked.
Response: These comments were addressed prior to Planning Commission hearing.

Sheet 8 of 19

- 5B. See comment on landscape plan Sheet 10 of 19. There are only 6 trees being provided. An adjustment should be requested or an additional tree provided. Given the encumbrance of the above and below ground utilities in this area, staff would be in support of an adjustment request.
Response: There are 7 existing trees along Abilene per the tree survey. This was clarified during our conversation on 3/28.
- 5C. There aren't 13 trees being provided along Abilene due to the existing utilities above and below grade. Only 6 existing. Please see additional comment on this sheet.
Response: There are 7 existing trees along Abilene per the tree survey. Additionally, there are 6 upright evergreen trees proposed in the landscape area between the detention pond and building. The upright evergreens are coded "PI FA" on the plans. This was clarified during our conversation on 3/28.

- 5D. There aren't 26 trees being provided along E. Florida Avenue, only 13.
Response: There are 13 deciduous canopy trees, and 13 upright evergreen trees proposed along E. Florida Ave. The upright evergreens are coded "PI CG" and "TH GR" on the plans. This was clarified during our conversation on 3/28.

Sheet 10 of 19

- 5E. Do not include the match line type unless it is representing a match line and there does not appear to be a match line along the north and south in these instances.

Response: Matchline linework at north and south of plans have been removed.

- 5F. The tree indicated in the photo is not functioning as a tree. These trees are supposed to be meeting the street tree requirement and this is not a single stem tree but appears to be stray or arbitrary growth of vegetation.

Response: Specimen depicted in picture is not included in tree counts for Abilene. This was clarified during our conversation on 3/28.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6.Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 6A. Repeat Comment: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved. Advisory: the PDR review was returned on 12/15/21 and no subsequent submittal has been received. Please resubmit the PDR prior to site plan resubmittal.

Response: Noted, PDR has been resubmitted

5 of 19

- 6B. Advisory: There are still issues remaining on the drainage plan/report. Advise working through the issues associated with the drainage plan/report and reflecting all changes on the site plan prior to resubmittal to avoid further comments on the site plan.

Response: PDR has been resubmitted and issues have been worked through with reviewer to show more detail and address concerns

- 6C. From the drainage review: Advisory Note - initial discussions with Aurora traffic have indicated that a traffic barrier along S. Abilene may be required due to the distance from the street to the vertical walls. The pond cross sections requested (extended to street) will help evaluate this requirement. Be aware that a traffic barrier may be required in subsequent reviews.

Response: Noted

- 6D. Access easement required for pond maintenance access. If the fire lane/utility easement can also be an access easement, please label as such.

Response: Noted, has been labeled as such

- 6E. Add FFE to site plan.

Response: FFE's have been added to the garage entrances

- 6F. Minimum 2% slope in unpaved areas.

Response: Grading revised in this area to provide minimum slope

- 6G. Please ensure the location of the storm sewer has been coordinated with landscaping. This line of storm which

was proposed with the third submittal appears to be in conflict with proposed trees.

Response: Noted and revised.

- 6H. Repeat Comment: ensure trees are a minimum of 10' from storm sewer, typical everywhere. The landscaping should not interfere with the function of the proposed inlets.

Response: Line in question is landscape drain and not an active part of site storm sewer facilities. Trees are located a minimum of 10' from any storm or sanitary sewer utilities across the site. Landscape plans have been adjusted to ensure flow into landscape drain inlets is not obstructed.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 7A. No further comments.

Response: Noted, thank you.

8. Utilities (cstephen@auroragov.org/ 303-653-6846/ cstephen@auroragov.org / Comments in red)

- 8A. No further comments.

Response: Noted, thank you.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)
3 of 19

- 9A. No further comments.

Response: Noted, thank you.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 10A. There are several easements listed to be dedicated or released (vacated) by separate document. Please begin this process and submit the documents to dedicationproperty@auroragov.org and releaseseasements@auroragov.org. The site plan cannot be approved until the documents are ready to record. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

Response: Noted, easement dedication and relinquishment packages have been submitted and under review. Currently working with Andy on relinquishments and dedications of easements.

11. Addressing (Phil Turner / pturner@auroragov.org)

- 11A. Repeat Comment: 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: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

Response: Digital addressing DWG has been submitted and directly sent to Phil.

12. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

12A. No further comments.

Response: Noted, thank you.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

13A. Aurora Forestry cannot approve plan until tree mitigation has been paid.

Response: Understood, the tree mitigation fee will be paid after landscape has approved the plan.

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

14A. Please note that there is no approved public art plan. Anything done prior to the approval of the public art plan cannot be counted toward the public art requirement. Public art plans must be approved by the Director of Library and Cultural Services.

Response: Noted, thank you.

14B. Preliminary theme is really talking about orientation and location not them in your paragraph. Theme has more to do with content and concept. Spend time developing a theme that relates to the surrounding area, building and materials.

Response: Comments on the need for theme explanation are understood. MAA is hiring an art consultant to advise on and run this process. Once that consulting team has had time to present and receive an approval on concept from MAA the Public Art Plan will be updated and submitted to Aurora for review. Accordingly, no public Art Plan is proposed with this submittal.

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

15A. See below for comments.

Response: An invoice has been coordinated with Aurora Public Schools.