



Planning Division
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July 9, 2021

Chris Phipps
MCRE
461 E 200 S Suite 102
Salt Lake, UT 84111

Re: Initial Submission Review: MCRE Apartments - Site Plan Amendment
Application: DA-2270-00
Case Number: 1982-6017-06

Dear Mr. Phipps:

Thank you for your initial submission, which we started to process on Wednesday, June 16, 2021. We reviewed it 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 many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, July 21, 2021. Your Planning Commission hearing date is tentatively set for Wednesday, September 1, 2021 if all submissions are made on time and all staff comments are sufficiently addressed with the next submittal.

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 give me a call. I may be reached at 303-739-7259.
Sincerely,

Ariana Muca
Planner I
City of Aurora, Planning Department

cc: Brandon Smith - Mountain Classic Real Estate 461 E 200 S Ste 102 Salt Lake City UT 84111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2270-00app.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Schedule a meeting with property owner Trevor Vernon to discuss the easement (see Planning)
- Update the Letter of Introduction (see Planning)
- Submit rehousing plan (see Planning)
- Review direction on the proposed adjustment and request an additional adjustment (see Item 4)
- Update or refine some of the building elevations prior to the next submittal (see Item 7)
- Update the Landscape Plan to resolve all landscape-related items (see Item 8)
- Submit a .DWG file for addressing to Phil Turner as soon as possible (see Item 9)
- Address all Fire / Life Safety comments on the Site Plan (see Life Safety)
- Provide a detailed plan showing the amenity spaces (see Planning)
- Review all Forestry comments and provide a Tree Mitigation Plan with the next submittal (see Forestry)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. The required referrals were made to registered HOA's and abutting property owners. One neighborhood referral comment was received, and it is recommended the applicant meet with property owner Trevor Vernon – see attachment.

2. Completeness and Clarity of the Application

2A. Please revise the Letter of Introduction to include and address the approval criteria for the infill site. With the adjustments, commissioner need an explanation of development restraints and additives to the project to compensative for the adjustment. Coming up with alternative design elements to help gain support for the adjustment requests.

Explaining how the project complies with the approval criteria is critical to convey to the Planning Commission for their review.

2B. In the response to pre-application there is a note to see rehousing plan. Please submit the rehousing plan for the next submittal.

2C. Add page for site details for furnishings such waste receptacles, furnishings, planters, lighting, signage, bike storage, fencing.

2D. Signage in this area is subject to the requirements in Section 146-4.10.10.A.1. Because of the flexibility and different types of signage permitted, staff recommends that you make note of this code section in the Data Block under "Number of Signs Permitted" and "Maximum Allowed Sign Area," but state "TBD" for the "Proposed Number of Signs" because this will likely change. All signs will be reviewed for conformance with this section when a sign permit is submitted through the Building Department in the future.

2E. Unless some form of agreement is reached regarding access over Trevor Vernon's property, there will not be enough access to the site. Two points of access are required.

Cover Sheet

1 of 8

2F. Revise the Signature Block as requested on the Cover Sheet to include page number such as 1 of 8, 2 of 8 etc..

2G. For the total building coverage area, hard surface area, and landscape area categories in the Data Block, please provide square footages for each of these calculations and include the percentage of the overall land area within the property lines. The total percentages between these categories should add up to 100% and the square footages should equal the net property area. Please add the exact number of parking space required vs. provided. Please add bike rack storage.



2H. Please note adjustment requests on the Cover Sheet and provide justification in the Letter of Introduction for this adjustment. Note the code section and the adjustment that is requested. For example, “a major adjustment is requested from Section 146-2.4.4.I.2.c to only have 20% of resident parking spaces in garages and no parking attached to the building.” Please also provide a table with the Adjustment, Code Section, and Justification on the Cover Sheet.

Site Plan

1 of 8

2I. Add page for site details for furnishings such waste receptacles, furnishings, planters, lighting, signage, bike storage, fencing.

2J. Is there enough bike storage? You are not requesting a bike parking reduction.

2K. The lot must contain at least 20 percent usable open space, with between 8% and 10% (roughly half of the required space) to be consolidated. Please identify proposed total open space areas on the site plan, and areas devoted to useable open space. Please delineate usable outdoor gathering spaces for residents on the site plan.

2L. Clarify whether any monument signs are proposed. If so, the location(s) must be identified on the Site Plan and you must provide a detail of the monument sign base and the size.

2M. Staff highly recommends that you develop a Colored Site Plan prior to the Planning Commission public hearing to help illustrate what you are proposing. It should show landscape areas, entrances, streets, parking, buildings, etc. as it is difficult to visualize this with the current Site Plan. Once produced, this should be uploaded as a separate document.

3. Architectural and Urban Design Issues

3A. As a general comment, the provided building elevations are a quality starting point. Some of the building elevations look good, while others need to be refined, clarified, or improved prior to Planning Commission. Please review the redlines on Elevation Sheets for specific comments and questions. Staff is happy to meet with the architect to discuss if that is desired.

3B. Please provide a table that includes the percentage breakdown of the existing vs. proposed materials used for each building to verify compliance with masonry requirements.

3C. Staff highly recommends that you create renderings of at least one of the buildings prior to the Planning Commission public hearing. This helps better demonstrate the articulation, depth, and materiality of the building compared to viewing a two-dimensional elevation. These should be uploaded as a separate document.

3D. Please be aware that you will need to prepare a materials board. It should be mounted on an 8.5” x 11” foam board and should have physical samples of the primary materials / colors. Please submit this to staff prior to the Planning Commission public hearing.

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

Landscape Plan

4 of 8

8A. This is not an acceptable planting design to comply with the parking lot screening requirement as described in the pre-application comments. The proposed screening does not necessarily need to be exactly a double row of shrubs per code, but there cannot be open voids in the planting plan that allows headlight glare onto 6th Ave. Please add additional plant material to the perimeter of the parking lot, including under existing trees wherever possible, to comply with the requirement.

8B. Add labels to:

- Streets
- Perimeter Fencing
- Monument Sign
- Retaining Walls
- Screen Walls
- Property Line
- Easements
- Bike Racks



- 8C. Add a note regarding the adjustment request for the parking lot islands as described in the pre-application notes.
- 8D. Remove the "Notice to Contractor" as it is not necessary for Site Plan approval.

Landscape Details

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- 8E. Modify the notes as shown.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 9A. 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

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Site Plan

2 of 8

- 6B. This parking space needs to be striped out. Access is required to the water quality device.
- 6C. Retaining wall not permitted in ROW.
- 6D. Dimension existing sidewalks.
- 6E. Show/label drainage easement. Access easement required from interior of the site out to public ROW for maintenance access.
- 6F. Existing curb ramps need to be updated to meet current standards.
- 6G. Indicate material and max height or height range. Railing is required on all walls greater than 30".

Site Plan

3 of 8

- 6H. Retaining wall not permitted in ROW.
- 6I. Show/label drainage easement. Access easement required from interior of the site out to public ROW for maintenance access.

Site Plan

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- 6J. Maintain 10' between trees and storm sewer, typical.
- 6K. Shrubs can't interfere with the function of the rain garden.

7. Fire / Life Safety (Mark Apodaca / 303-739-7371 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

1 of 8

- 7A. Remove note 3 duplicate.
- 7B. Replace note # 19 with:

“THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION.



THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.”

7C. Provide the 2015 IBC Occupancy.

7D. Remove note # 22 it is a duplicate.

7E. Add this note and implementation table.

“THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.”

Site Plan

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7F. See sheet E0.1 for updated sign details.

7G. Identify the locations of the Knox Boxes.

7H. Show location of Mail Kiosk with access from the street and interior sidewalk. A curb ramp will be needed from adjacent street and leading up to the mail kiosk. A detail of these elements shall be included. The illumination level shall not be less than 1-foot candle (11 Lux) at the mail kiosk. Show mail kiosk on photometric sheet.

7I. Remove note 2.

7J. Provide and label wheel stops for accessible parking spaces.

7K. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. (Typical for Site, Utility, Landscaping, and Photometric Plans.)

7L. Fire lane sign here.

7M. Identify the Fire Service Line using the following example: 6" Fire Line DIP (Private).

Site Plan

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7N. Updated signage details.

7O. Add these note to the fire lane sign details. Notes will assist with fire lane sign spacing.

7P. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities (Mail, Trash & similar). (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)

7Q. Show fire lane easement on photometric plan.

Elevations

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7R. Elevations Sheets

- Show symbol and label for the FDC.

- Show symbol and label for the Knox Box

- Show location of Riser Room exterior door.



8. Traffic Engineering (Steven Gomez / sgomez@auroragov.org / Comments in orange)

8A. Comments to come at a later date from City of Aurora Traffic Department.

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

9A. A couple trees will be impacted by this project. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.

Please show a tree mitigation chart provided below on the tree mitigation sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

9B. The caliper inches that will be lost are 24”, but only 8” would be required for planting back onto the site. The mitigation value is \$1,310.00.

9C.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Siberian Elm	9	\$0.00	Tree is dead no mitigation	0
2	Green Ash	15	\$1,305.65		8
Total		24	\$1,305.65		8

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

10A. See the red line comments on the SP. There is a property at the Southeastern corner of the site that belongs to another owner. The southern access lane will need to cross that property and will need to dedicate an Access easement to cross said property. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication process. The released easements should be started by releaseeasements@auroragov.org. Send in the documents shown on the site plan for references and review.

10B. See the red line comments on the SP. There is a property at the Southeastern corner of the site that belongs to another owner. The southern access lane will need to cross that property and will need to dedicate an Access easement to cross said property. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication process. The released easements should be started by releaseeasements@auroragov.org. Send in the documents shown on the site plan for references and review.

Site Plan – see notes

2 of 8

10C. what are these lines? Lot? Tract? easement?

10D. Add the Bearings, Distances and curve data for the boundary of the Lot (typ.)

10E. Add name of easement.

10C. Portion of the Drainage/Access easement is encroaching into existing stairs of the building - cover the stairs with a License Agreement. Contact Grace Gray for License Agreement info. 16D. Add the Bearings, Distances and curve data for the boundary of the Lot (typ.)

10E. add the Bearings, Distances and curve data for the boundary of the Lot (typ.).

10C. Portion of the Utility easement needs to be released/vacated for the encroachment into the building.

10D. This is the R.O.W. line for the Lot. Please label this line as the R.O.W. represented hereon.

16E. The retaining wall will need to be covered by a License Agreement for the encroachment into the Utility easement. Contact Grace Gray to start the License Agreement process.

10E. This easement should be connected to the R.O.W. - meaning you will need to go through the property to the east. dedicate an access easement here by separate document.

10E. Add the Bearings, Distances and curve data for the boundary of the Lot (typ.).



11. Aurora Utilities (Ryan Tigera / rtigera@auroragov.org / Comments in red)

Site Plan – see notes

2 of 8

11A. Light to be located outside of Aurora Water utility easement for hydrant.

Site Plan – see notes

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11B. Label private.

11C. An I&M plan will be required at time of civil plan submittal for the WQ BMPs.

11D. Confirm/show existing meter pit has an easement.

11E. Civil plans will require fixture unit table to ensure existing meter is adequate.

11F. Confirm tree is outside hydrant easement.

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

12A. See the attached comment letter.

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

13A. The school land dedication requirement for the project at 2201 Clinton Street is 1.1061 acres in accordance with Section 4.3.18 of the Unified Development Ordinance. 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 the time of recording of the Plat. Please let me know if you have any questions.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 30, 2021

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

Attn: Ariana Muca

Re: MCRE Apartments, Case # DA-2270-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **MCRE Apartments**. Please be aware PSCo owns and operates existing electric distribution and natural gas service facilities within the subject property.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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