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March 8, 2024

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

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

Dear Mr. Armer:

Thank you for your initial submission, which we started to process on Monday, February 12, 2024. 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, April 19, 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, May 8, 2024. 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.

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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Jen Hippisley Wood Partners 4600 S Syracuse Street, Suite 210, Denver, CO 80237  
Ariana Muca, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\DA 1489 28rev1.rtf



## *First Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please pay a fee of \$30,073.05, which is due ahead of the second submission.
- Concerns over 20% outdoor space requirement, parking frontage along Chambers Rd, and masonry standards for multi-families (Planning).
- Landscape street buffers are not meeting code width requirements (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Parking curbs, stairs, and railing are not permitted within utility easements (Public Works) (Water).
- Detailed TIS not provided with first submittal. Additional/revised comments will be made when the TIS is reviewed (Traffic).
- Parks fees need to be updated with 2024 numbers (PROS).
- Public Art, RTD, Xcel, and School comments are attached at the end of this letter.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Please pay a fee of \$30,073.05, which is due ahead of the second submission.

#### **2. Completeness and Clarity of the Application**

- 2A. The data block has all the necessary items. The next submittal should include a minor comment to add the percentage of the building coverage, hardscape, and landscape.
- 2B. Please label buildings A, B, and C on all site plan pages.
- 2C. Please include signage details and trash enclosure elevations with the second submittal.

#### **3. Urban Design Issues**

- 3A. 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. This outdoor amenity cannot be the same as what is required for SUP, parks, and open space without a major adjustment. The site has roughly 7,000 square feet of amenitized outdoor space (measuring just the pool area), excluding the urban park space. Staff would like to request a diagram as part of the site plan package that outlines the required urban park area, any excess area that can be counted to amenity space, and all outdoor amenity space including balconies.
- 3B. South Chambers Road is a designated arterial that has parking frontage restrictions. The code requires that no more than 25 percent of the lot frontage on arterial or collector streets be occupied by surface parking to a depth of 60 feet. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between that building and the street. A design alteration or major adjustment will be required with one of the parcels having entirely parking along South Chambers Road. If pursuing an adjustment design, mitigation and justification are required. The design mitigation and justification can be part of the introduction letter. The site plan will be labeled with adjustments, and the cover sheet will include the adjustment code section as requested. Staff is supportive of the building along Chambers Rd but design mitigation such as a masonry wall should be provided.
- 3C. Please include electric utility locations. These locations require specific screening requirements and to not have street frontage.

#### **4. Architectural**

- 4A. Thank you for including the architectural elevations as part of the submittal. While reviewing the plan, some areas clearly delineate changes space, but when reviewing the elevations, everything is reading as one mass with little articulation. The staff would appreciate some 3D drawings (uploaded as a separate pdf) for the next submittal if possible. Staff is concerned with sections 4.8-5, which include the horizontal and vertical articulation requirements.



- 4B. In the case of multi-family development, ground floor access to units on the first floor is required at least every 150 feet to activate the space and provide architectural interest. On the site plan set, the elevations along Virginia and Chambers Rd do not meet code standards and will need to include building entrances along the street to avoid an adjustment. Staff does understand that the grade along chambers is high along Chambers and these connections do not need to be accessible entrances.
- 4C. Reading the elevation, it was difficult to differentiate between a main or secondary entry and a unit entry. Please label the main and secondary entries. All entry points (Table 4.8-9) must have one of the following entry options:
  - A projected mass
  - Recessed mass
  - Corner entry
  - Roof form variation
  - An awning or sun shade device
- 4D. The areas outlined in a teal square are on the site plan set, are areas of concern as they read as one large mass that is not broken up. Our code requires architectural details to give a pedestrian scale and a level of interest to all elevations. Staff recommend adding further changes in material and a stronger wall notch throughout the elevation. The wall notches should be a minimum of 3 ft. deep and 8 ft. wide.
- 4E. 146-4.8.5.C requires a base material at least 24 inches tall, but taller buildings could be as tall as the first two stories.
- 4F. Include carport elevations and include building materials. Both the carports and garages need to include massing variations, and 4 sided architecture.
- 4G. Per table 4.8-6, you must provide a material breakdown of each elevation in your second submittal. Staff considers most of the architecture to be fiber cement siding, which would not be considered brick, stone, or stucco. Fiber cement siding is a permitted material but without meeting the masonry standards below, the architecture would need to request an adjustment to Table 4.8-6 Masonry Standards for Multi-Family.

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

**5. Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

*Sheet 16*

- 5A. Add a note below the table to explain why the tree requirement is not being met.
- 5B. Increase the font size of the table titles.
- 5C. The buffer wide provided distances are not acceptable. See notes on sheets 23 & 25.

*Sheet 17*

- 5D. I have recently had some internal discussions with city planning landscape review staff on our building perimeter landscaping requirements with multi-family housing.
- 5E. To simplify the landscape tables and provide more leniency in landscape design, it has been agreed upon by staff that the building perimeter landscape requirements for multi-family housing projects can be measured as



one linear foot total of ALL SIDES. It no longer needs to be broken down by each side separately as shown in your tables. The tables can be displayed as one per building, and each landscape requirement (trees, tall shrubs, regular shrubs, the mix of evergreen and deciduous species, etc.) can be met as a total of the entire building perimeter. You may keep the tables as they currently are, or change them for the next submittal.

- 5F. The required landscaping can be more freely designed and spaced to have the greatest impact for people looking toward the building from the public ROW, and the visual benefit of the future residents. However, please keep in mind that you will still need to have plant beds that average six feet wide and there should not be long expanses of the building without any landscaping when viewed from prominent locations from the public ROW.
- 5G. This simplification of the building perimeter landscape requirement and table only applies to multi-family housing projects. All other proposed building types shall still show each building side separately as before unless otherwise noted by city staff.
- 5H. Please feel free to contact me if you have any questions regarding this comment prior to your next submittal.
- 5I. Add north arrow and scale information to Key Map.

*Sheet 18*

- 5J. The Hydrozone Map on Sheet 23 calls these areas 'Sod'. Please confirm if these areas are synthetic turf or natural irrigated sod. Use labels that are consistent and clear.
- 5K. Add details to next submittal where highlighted.
- 5L. Are the ping pong table and cornhole boards permanent, fixed in place outdoor weatherproof amenities?

*Sheet 19*

- 5M. Add all street names.

*Sheet 20*

- 5N. Please add Case # 2022-6010-00 to each ISP note on all sheets with this label.
- 5O. Add contour labels to hardscape and landscape sheets.

*Sheet 21*

- 5P. Please add the bike rack note to every page for clarification or add the bike symbol and note to the legend.
- 5Q. Please ensure that these swing structures have the recommended clearance and protection to not be a hazard to people (kids especially) walking in front or behind them.
- 5R. Consider using the enhanced paving 'B' or at least a creative scoring pattern around the art feature on both corners.

*Sheet 22*

- 5S. Please provide a clear and unobstructed 5' pathway from the street to the building mid-block. There should also be around 5' of additional clear playable space at the ends of the ping pong tables that should not overlap with the pathway.

*Sheet 23*

- 5T. Per code and pre-app notes, a 20' wide street frontage buffer shall be required as measured from the back of the detached sidewalk along Chambers Rd. A reduction of this buffer may be considered because this is in a Transit Oriented Development and because it's a parking lot.
- 5U. However, it may only be reduced a maximum of 10' if a low masonry wall is also constructed adjacent of the parking lot stalls with the required landscaping on the outside facing Chambers Rd. Any proposed reductions to the buffer must be explained in a note under the Street Frontage Landscape Table on page 16.
- 5V. Add the 20' street frontage buffer line, dimensions and label to all hardscape and landscape sheets adjacent to Chambers Rd.

*Sheet 25*

- 5W. Per code and pre-app notes, a 20' wide street frontage buffer shall be required as measured from the back of the detached sidewalk along Chambers Rd. A reduction of this buffer may be considered because this is in a Transit Oriented Development. However, since this is a residential building adjacent to an arterial road, it may only be reduced a maximum of 15' from back of sidewalk to building face.
- 5X. Add the 20' street frontage buffer line, dimensions and label to all hardscape and landscape sheets adjacent to Chambers Rd.

*Sheet 26*

- 5Y. Per code, parking lot screening shall be a low continuous hedge between three and four feet high consisting of a



- double row of shrubs planted 3 feet on center in a triangular pattern.
- 5Z. While there is some flexibility on the actual design layout and pattern, there still must be a double row of shrubs that achieve required opacity within three years of planting. Therefore, no perennials, ornamental grasses, or low growing plant material shall be planted as parking lot screening unless a 3' decorative masonry wall is also used, or if there is still space available after the double row of shrubs requirement is fulfilled.
- 5AA. I have only reviewed this one area of this sheet for parking lot landscape requirements and noticed it was not compliant. I have not reviewed any other parking lot screening areas. Please modify all sheets as necessary to fulfill the requirement for the next submittal.
- 5BB. FYI: This specific planting requirement is not necessary behind the detached parking garages. That area must comply with building perimeter landscaping. See next comment.
- 5CC. Detached parking garages shall have a minimum of 5' width along the back and both sides. The landscape requirement shall conform with the non-residential building perimeter landscape requirement of 1 tree and 10 shrubs per 40 LF. Add this planting area and landscaping to all garages on all sheets. You do not need to add landscape tables to demonstrate compliance with this requirement.

*Sheet 27*

- 5DD. Please provide a distinctive and more cohesive landscape feature at each site entrance for all buildings in this submittal.

*Sheet 29*

- 5EE. Please see the comment on sheet 23 regarding the required Street Frontage Landscaping.

**6. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 6A. 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](mailto:CADGIS@auroragov.org)

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))**

*Cover Shet*

*1 of 42*

- 7A. Provide all of the required site plan notes.
- 7B. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

*Site Plan*

*3 of 42*

- 7C. Stairs and railing are not permitted within utility easements, typical.
- 7D. Pavement thickness will be reviewed/approved on the civil plans.

*Grading Plan*

*6 of 42*



- 7E. Please add the following note:  
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 7F. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 7G. Please add the following note: "The minimum slope on asphalt is 1%, the minimum slope concrete is 0.5%, and the minimum slope on unpaved surfaces is 2%."

*Grading Plan*

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- 7H. No portion of the wall is permitted within the utility easement including foundations and tie backs.

*Grading Plan*

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- 7I. Max 3:1 slopes, typical.

*Grading Plan*

8 of 42

- 7J. Max 4% cross slope in the fire lane easement, typical.

- 7K. Max 3:1 slopes, typical.

*Details Page*

14 of 42

- 7L. Railing is required for walls over 30". Please show railing on the section and on the plan sheets.
- 7M. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

**8. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Cover Page*

1 of 42

- 8A. Add note:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

- 8B. Detailed TIS not provided with first submittal. Additional/revised comments will be made when the TIS is reviewed.

*Overall Site Plan*

2 of 42

- 8C.
  1. Add base and callout ALL base signing/striping on Site Plan sheets
  2. Label all site access locations as right in/right out, full movement etc.
  3. Show the entire adjacent roadways, including entire adjacent intersections, adjacent and opposing accesses, base signing/striping
  4. Add sight triangles per COA TE-13 at ALL adjacent intersections
  5. Add roadway lane and drive aisle widths

*Site Plan*

3, 4 and 5 of 42

- 8D. Move bike racks out of intersection sight triangles, typ.
- 8E. Verify all fire lane easements do not cross into the parking stalls or median curb.



*Landscape Plan*

16 of 42

- 8F. Replace note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10
- 8G. Move bike racks out of intersection sight triangles, typ.
- 8H. Site access was not shown in Metro Center Parcel B ISP.

*Landscape Plan*

21 of 42

- 8I. Need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

*Landscape Plan*

22 of 42

- 8J. Site access was not shown in Metro Center Parcel B ISP. need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

*Landscape Plan*

23 of 42

- 8K. Site access was not shown in Metro Center Parcel B ISP. need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

*Landscape Plan*

25 of 42

- 8L. Move bike racks out of intersection sight triangles, typ.
- 8M. Site access was not shown in Metro Center Parcel B ISP.
- 8N. Need to verify landscaping within sight triangle along Virginia Ave meets COA 4.04.2.10 requirements.

*Landscape Plan*

26 of 42

- 8O. Add sight triangles per COA TE-13, typ.

*Landscape Plan*

27 of 42

- 8P. Move bike racks out of intersection sight triangles, typ.
- 8Q. Site access was not shown in Metro Center Parcel B ISP.
- 8R. Need to verify landscaping within sight triangle along Virginia Ave meets COA 4.04.2.10 requirements.

*Landscape Plan*

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- 8S. Site access was not shown in Metro Center Parcel B ISP. need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

*Landscape Plan*

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- 8T. Site access was not shown in Metro Center Parcel B ISP. need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

*Landscape Plan*

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- 8U. Site access was not shown in Metro Center Parcel B ISP. need to verify landscaping within sight triangle along Dakota Street meets COA 4.04.2.10 requirements.

**9.Utilities** (Alicia Caton / [acaton@auroragov.org](mailto:acaton@auroragov.org)/ Comments in red)

*Cover Sheet*

1 of 42

- 9A. Provide a utility conformance letter to ensure sanitary mains will have capacity for the new development.
- 9B. This site plan will not be approved until the preliminary drainage report is approved.

*Overall Site Plan*

2 of 42

- 9C. Show utilities on overall site plan.



*Site Plan*

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9D. No structures are permitted within the water easement including the parking curbs.

9E. Relocate water easements outside of curb and gutter (TYP).

*Site Plan*

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9F. See previous comment regarding the water easements and relocation.

*Utility Plan*

11 of 42

9G. Identify if this waterline stub is needed.

9H. Provide size and material of all utilities (TYP).

9I. All utility mains need to be referenced with the correct RSN / EDN number.

9J. Sanitary mains shall be public.

9K. Fire hydrants need and main loop lines shall be public.

9L. Sanitary service lateral shall be labeled as "Private" (TYP).

9M. Revise notes on all relevant sheets.

*Utility Plan*

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9N. Advisory Note: Fire hydrant exceeds 150', calculations are required to be shown on the civil plans to reflect no less than 20 psi residual water pressure.

9O. See previous comment. Structure cannot be within the easement.

9P. Identify if this manhole is existing. If so, show it in gray scale.

9Q. Structures shall be a minimum of 8' from the storm inlets.

*Utility Plan*

13 of 42

9R. Depict the sanitary sewer main or remove note.

9S. Label as a water, storm, and sanity easements.

9T. Fire Line shall be outside of the water easement (TYP).

*Landscape Plan*

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9U. Advisory note: No trees are allowed in public utility easement or within 8' of a public utility per Aurora Standards Section 5.04.

**10.Fire / Life Safety (Rich Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) /Comments in blue)**

*Cover Sheet*

1 of 42

10A. The project data table must reflect the following: Accessible EV Charging Stations must be included within the parking data table. Note: The number of accessible spaces serving EV charging stations must be determined separately from the required number of standard and van accessible spaces of the overall site.

10B. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

*Site Plan*

3 of 42

10C. Based on the proposed location of this fire hydrant, please ensure the hydrant is turned north 45-degrees to face the fire lane rather than the parking space or relocate to the island to the north-west.

*Detail Plan*

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10D. The project data table must reflect the following: Accessible EV Charging Stations must be included within the



parking data table. Note: The number of accessible spaces serving EV charging stations must be determined separately from the required number of standard and van accessible spaces of the overall site.

*Hardscape Plan*

25 of 42

- 10E. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.
- 10F. Inches is the preferred dimension.

*Building Elevations.*

- 10G. Typical on all elevation sheets - Show the proposed location for the exterior Fire Sprinkler Riser Room door, Fire Department Connection, and Knox Box(es).

**11.Land Development Services (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 11A. Dedicate the needed easement by separate documents – begin this process soon. Submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes. Make sure the names of the easements are the same throughout the Site Plan document. Some of the latter pages are inconsistent with the former pages. A License Agreement is needed to cover the steps in the easements as shown thereon. Submit the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org). The Site Plan shows some of the garage buildings located in or crossing some easements. This is not allowed. Either move the garage buildings out of the easements or relocate the easements so there is no encroachment. Any easements within a proximity of the building need to show a distance between the building and the easement.

*Cover Sheet*

1 of 42

- 11B. Add the Standard Site Plan Notes: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 11C. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 11D. Please include city of Aurora in legal description.

*Overall Site Plan*

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- 11E. Please dedicate a sidewalk easement by separate document.
- 11F. These "EDN" references did not establish the easements or R.O.W.'s - these numbers are not needed – delete.

*Site Plan*

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- 11G. These steps and rails need to be covered by a License Agreement.
- 11H. Add the distance between the building and the easement - must be more than 0.00'.
- 11I. Add the easement for the meter - confirm with Aurora Water (Typ.).
- 11J. Begin the easement dedication process by separate document - Add "to be dedicated by separate document" on the proposed easements shown throughout.

*Site Plan*

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- 11K. Label Easements.
- 11L. This portion of the Garage cannot be over the easement.
- 11M. Add the distance between the building and the easement - must be more than 0.00'.
- 11N. Steps and rails need to be covered by a License Agreement.



- 11O. Label the existing easements - especially the ones touching or are encroaching into an easement.
- 11P. Show and label the water meter and easement for this building - confirm this with Aurora Water.
- 11Q. This is not an RSN - change (Typ.) – see site plan for details.
- 11R. Begin the easement dedication process by separate document - Add "to be dedicated by separate document" on the proposed easements shown throughout.

*Site Plan*

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- 11S. Label Easements.
- 11T. This portion of the Garage cannot be over the easement.
- 11U. Add the distance between the building and the easement - must be more than 0.00'.
- 11V. Steps and rails need to be covered by a License Agreement.
- 11W. Label the existing easements - especially the ones touching or are encroaching into an easement.
- 11X. Show and label the water meter and easement for this building - confirm this with Aurora Water.
- 11Y. This is not an RSN - change (Typ.) – see site plan for details.
- 11Z. Begin the easement dedication process by separate document - Add "to be dedicated by separate document" on the proposed easements shown throughout.

**12.PROS (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / comments in purple)**

- 12A. Revise calculations based on current per-acre TOD 2024 value of \$64,000. Results should be as follows:  
 NP: 1.70 x \$64,000 = \$108,800  
 CP: 0.80 x \$64,000 = \$51,200  
 Total = \$160,000
- 12B. Revise calculations based on per-acre development cost of \$204,453, not \$240,453. Results should be as follows:  
 NP: 1.70 x \$204,453 = \$347,897.22  
 CP: 0.80 x \$205,477 = \$164,365.16  
 Total = \$512,262.39

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- 12C. Add a clearly identifiable line that shows the boundary of the park AND call out the square footage.
- 12D. Add a separate detail that identifies each play feature.
- 12E. Call out these bike racks and add symbol in the legend.
- 12F. Add bike repair station as acknowledged in response to pre-app comments.

*Page 22 of 42*

- 12G. Call out these bike racks and add symbol in the legend.
- 12H. Add a clearly identifiable line that shows the boundary of the park AND call out the square footage.

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

*Public Art*

- 13A. There are only a few concerns about this public art plan. These have to do with Locations C and D described as Retaining Wall Activations. The image shown look very industrial, cold and hard. What type of activations are envisioned that will soften or humanize these elements? Additionally, there are already many concerns about Chambers Road and how it feels like the fences create a "canyon" effect. We would prefer to not further advance that feeling. Also, it looks like there is an opening into the development at E. Virginia Ave. Would it be possible to add welcoming elements that would serve as an inviting "gateway" into the development?

**14. RTD (Clayton Woodruff / [clayton.woodruff@RTD-Denver.com](mailto:clayton.woodruff@RTD-Denver.com) )**

- 14A. The RTD engineering review has no exceptions to this project at this time.
- 14B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



**15.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

15A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

February 28, 2024

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

Attn: Ariana Muca

**Re: Metro Center PA-B3, B4 and B5 – 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**. There appears to be *planned* natural gas and underground electric distribution facilities within areas of East Virginia Avenue and South Granby Street. If the property owner/developer/contractor has not already completed the application process for any new natural gas or electric service or modification to existing facilities, they must do so via [xcelenergy.com/InstallAndConnect](http://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.

*Not ready to apply?* Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com) or learn more at [Building and Remodeling \(xcelenergy.com\)](http://BuildingandRemodeling.xcelenergy.com) as well as view the attached:



21-08-202 Building  
and Remodeling Ser

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](mailto:donna.l.george@xcelenergy.com)



**16. Aurora Public Schools** (Josh Hensley/ [jdhensley@aurorak12.org](mailto: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**  
2/22/2024

**Metro Center PA-B3, B4 & B6 (DA-1489-28)**

| Dwelling Type | Units      | Yield Ratio | Student Yield |
|---------------|------------|-------------|---------------|
| SFD           |            | 0.7         | 0             |
| MF-LOW        |            | 0.3         | 0             |
| MF-HIGH       | 360        | 0.145       | 52            |
| <b>TOTAL</b>  | <b>360</b> |             | <b>52</b>     |

| 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          | 14        | 41        | 0.03        | 11        | 52        |
| <b>TOTAL</b> |            | <b>27</b> |               | <b>14</b> | <b>41</b> |             | <b>11</b> | <b>52</b> |

| SCHOOL TYPE  | STUDENT YIELD | ACRES PER CHILD | ACRES REQUIRED |
|--------------|---------------|-----------------|----------------|
| ELEMENTARY   | 27            | 0.0175          | 0.4725         |
| MIDDLE       | 14            | 0.025           | 0.3600         |
| HIGH         | 11            | 0.032           | 0.3456         |
| <b>TOTAL</b> | <b>52</b>     |                 | <b>1.1781</b>  |