

Planning Division
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Aurora, Colorado 80012
303.739.7250



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October 28, 2021

Bart French
MAA Communities
5040 Addison Circle, Suite 200
Dallas, TX 75001

Re: Initial Submission Review – MAA Abilene Multi-Family - Site Plan
Application Number: **DA-2292-00**
Case Numbers: **2021-4029-00**

Dear Mr. French:

Thank you for your initial submission, which we started to process on Thursday, October 7, 2021. 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, November 19, 2021. 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, January 12, 2021. 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.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Elyse Applegate - Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2292-00rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and edit slopes based on city standards (Public Works).
- Traffic study not completed and will be forwarded by traffic engineer (Traffic)
- As part of the station area plan a Public Art is required please contact Roberta Bloom.
- Building Architecture will need to be adjusted to meet horizontal and vertical articulation code requirements. Please provide a material board as well (Planning).
- A neighborhood meeting will need to be schedule due to citizen concern.
- Please use the same fonts, labels and language throughout the plans (Landscape).
- Many trees will be impacted with this application an arborist will be necessary (Forestry).
- Aurora Schools student yield is attached below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. A neighborhood meeting will need to be held to address citizens and neighboring properties concerns. Please reach out to case manager Ariana Muca amuca@auroragov.org and Meg Allen mallen@auroragov.org to set up a time.
- 1B. Name: Pete & Valerie Lucero of 13921 E Arkansas Dr. Aurora, CO 80012 / 3037456564 / tincu31@aol.com
Comment: I want to express our concerns about project number 1578149, the planned 259 unit apartment building on Florida and Abilene. The increased noise traffic and pedestrians will not be good for the area. Abilene Street is already a one lane going south, and north the traffic already backs up to Burlington at Abilene and Mississippi. Not only the increased traffic, there will be an increase in the amount of pedestrians coming though the Sable Ridge neighborhood to possibly go to Gateway High School. Which will increase crime, theft and vandalism in our neighborhood. Florida due to the bike lane can not handle an increase in the amount of traffic that would bring. Will the apartments back up to our fence, and what will happen to the berm area that no one has ever cleaned, regardless of the amount of times I have called complaining about that area needing cleaned. The San Francisco Townhomes are already on the neighborhood spot crime in your area app all the time with all the above problems. This will bring constant traffic, noise, and excess lighting. I believe this amount of units and people will increase problems in our neighborhood. I fear for my safety and well being. Along with a complete lack of privacy in our own back yards. We certainly don't want an empty building with all the homeless people and trash dumping which happens now. My husband and I do not want this in our neighborhood. We are Against the Proposal. This will also impact our property values in the future. Currently people taking the light rail use the 24 hour Fitness parking lot. It will be a big mess for light rail parking and for people in the apartments. The light rail reduces the amount of people driving. If they have no where to park the light rail usage will decrease. Once again we are against this proposal and do not want this in our neighborhood.

Name: Krystle Wetherbee of 13903 E Arkansas Dr Aurora CO 80012 / 7202536479/
krystle.wetherbee@yahoo.com Comment: While something needs to happen with this lot, i do not think an apartment complex should be one of them. This will increase the traffic in our neighborhood a ton! The crime will go up, which is already out of control. and I do not want to look out of my backyard and see an apartment building instead of the sky! I think this is a very bad idea.

2.Introduction Letter

- 2A. Please include in the introduction letter how this site plan is in conformance with the Station Area Plan.
- 2B. Please go into detail why this design is "pedestrian friendly".
- 2C. Your justification for a landscape buffer is not complete. As per code the expectation if for a design element to go above and beyond in a different area. Please reflect and design how this will be accomplished.

**3. Completeness and Clarity of the Application**

- 3A. The fee of \$17,525.00 is due before second submittal.
- 3B. As requested in the pre-app notes please provide a bicycle and pedestrian circulation plan.
- 3C. Please add signage and bike parking into the Data Table.
- 3D. Please update the ADA parking spaces as per code requirements in the data block and on the site plan. You will need 8 spaces and van accessible parking.

Table 4.6-2**Accessible Parking Spaces Required**

Total Parking Spaces Required	Minimum Number of Accessible Parking Spaces
1 through 25	1
26 through 50	2
51 through 75	3
76 through 100	4
101 through 150	5
151 through 200	6
201 through 300	7
301 through 400	8
401 through 500	9
501 through 1,000	2 percent of total
More than 1,000	20 plus 1 for each 100 spaces more than 1,000

- 3E. This site is located in zone MU-TOD subarea C. The maximum building length is 150'. I am showing that the building is spanning above 150' and will require an adjustment to code section 4.8.5.D.1.A of the UDO. Please note adjustments, justification and design going above and beyond code requirements needs to be listed in the Introduction Letter and on the Cover Sheet.

4. Architectural and Urban Design Issues

- 4A. The pool is surrounded by tall structures on all 4 sides. Please provide a shade study.
- 4B. Please add dimensions to the access path in the dentition pond. Can this be smaller in width?

*Elevation Sheets**10 and 11 of 15*

- 4C. Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 of the UDO at an interval of 50 feet or less on each street facing building façade. Please see instances indicated on the Elevations.
- 4D. Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Please see instances indicated on the Elevations. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but for taller buildings could be as tall as the first two stories. It shall include pedestrian oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap”, or roofline. The “cap” is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the end of a building.

*Photometric Sheet**12 of 15*

- 4E. With residential so close to the east. Light mitigation needs to be made so it does not spill over into the surrounding neighborhood. I would make edits to the lighting on the eastern portion of this site.

5. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright red)*Landscape Plan**Sheet 5 of 15*

- 5A. The General Landscape Notes are not required for Site Plan submittal and can be removed. They can



be added back for the civil drawings.

- 5B. Use consistent labels as the landscape plan legend.
- 5C. Street trees along Arterial or Collector streets shall be 2.5" Cal.
- 5D. Plant material sizes shall be increased to 3" Cal. deciduous trees and 8' tall evergreen trees in the northern buffer.
- 5E. Ornamental trees must be 2" Cal. for single stem varieties. 6' for multi-stem or clump.



Landscape Plan

Sheet 6 of 15

- 5F. Update the landscape tables titles as shown on the PDF.
- 5G. The eastern property line has a requirement of 1 tree & 5 shrubs per 40 LF.
- 5H. Each building side must be separated as different line items.
- 5I. The northern non-street perimeter buffer width required is 25'.
- 5J. Add a note to explain the approved buffer width reduction used.
- 5K. Street trees must be a deciduous canopy tree to be counted.
- 5L. Change the sheet name to Hydrozone Map and Tables
- 5M. Please add another column for ornamental grasses used to show compliance that no more than 20% shall be ornamental grasses. Grasses also must be 5 gal. to be counted 1:1 with 5 gal. shrubs. Otherwise the 1 gal. ornamental grasses are counted 3:1 with 5 gal. shrubs.

Landscape Plan

Sheet 7 of 15

- 5N. Label pond.
- 5O. Label and dimension all Street Frontage and Non-Street Perimeter Buffers on both landscape plan sheets.
- 5P. Please use a consistent thickness for the building footprint.
- 5Q. Add details of site furnishings for next submittal.
- 5R. Label the symbols highlighted on the PDF and/or add to legend.
- 5S. Please add approximate heights to all retaining walls.
- 5T. Please label all the significant site amenities.
- 5U. Move plant labels so they don't cross sheets.
- 5V. Please modify the hatch scale and/or line thickness of one of these to better differentiate them apart when printed 1/2 scale.
- 5W. Please use the common linetype for property lines.

Landscape Plan

Sheet 8 of 15

- 5X. Label existing trees and/or add them to the legend.
- 5Y. Add a label to the two symbols highlighted on the PDF or add them to the legend.
- 5Z. It is not clear where the eastern property line is?
- 5AA. Add a retaining wall detail with information on dimensions, materials, etc.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. The Needs to be 1% of construction costs as per public art TOD requirement. Need to complete public art plan and budget to be submitted and approved. Please get in touch with Roberta Bloom to discuss the details of the Public Art Plan.

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

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Site Plan

2 of 15

- 7B. Label proposed signs.
- 7C. Label curb radii.
- 7D. A sidewalk easement will be required.



- 7E. Call out/dimension the proposed and existing sidewalk.
- 7F. Call out/dimension proposed maintenance access.
- 7G. Indicate the material of the retaining wall. If the wall is over 30", railing is required – please show/label railing locations. (Typical all walls).
- 7H. Please remove underground utility information from this sheet.
- 7I. Call out drainage easement.
- 7J. Stairs? Please identify.
- 7K. Call out proposed pavement material.
- 7L. Please identify the linework around the transformer.
- 7M. Please add following note : detail layout and design for proposed curb ramps within right of way or along an accessible route will be complete with the civil plans.

Utility Plan

3 of 15

- 7N. Private storm sewer generally doesn't require an easement. Please label the easement as private.
- 7O. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Grading Plan

4 of 15

- 7P. Provide slope in bottom of pond – minimum 2%.
- 7Q. Please provide the maximum height or height range and material, typical all walls. If the wall is over 4', structural calcs are required. Please also provide a standard section detail.
- 7R. For the pond: show/label drainage easement, show/label pond maintenance access to the pond bottom as well as the top of the outlet structure (through the site and not from ROW), show/label access easement from the drainage easement to ROW, show/label 100-year water surface elevation, indicate direction of emergency overflow.
- 7S. Access easement required for pond maintenance access.
- 7T. Max 2% slope in any direction at handicap parking spaces.
- 7U. The lowest finished floor shall be 1' above the emergency overflow elevation.
- 7V. Please provide contour labels in the street.
- 7W. Please show storm inlet or revise leader location.
- 7X. How does this area drain? Please provide grading information in this area - contours, slopes, etc.
- 7Y. Provide slope labels (typical, everywhere). Minimum 0.5% for concrete, 1.0% for asphalt, 2% in unpaved areas.
- 7Z. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 7AA. Please provide access drive slopes.
- 7BB. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Landscape Plan

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- 7CC. Please show/label the 100-year WSEL.

Landscape Plan

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- 7DD. Please ensure trees are a minimum of 10' from storm sewer.

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

- 8A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

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

Master Utility Report

Page 4

- 9A. Change "Denver Sanitary Sewer System" to "Aurora Sanitary Sewer System."
- 9B. Last paragraph of Section A indicates capacity is below flows instead of vice versa.



Master Utility Report

Page 5

9C. Peak flow table is already in the Appendix.

Master Utility Report

Page 6

9D. Section A contains a garbled sentence.

9E. Appendix B: Soils Report is not necessary.

9F. Appendix C: Comments are on Site Plan Submittal.

9G. Appendix E: Add units for Ave Flow in the Peak Flows Table.

9H. Appendix F: Update project name in the fire flow calculation sheet.

9I. Appendix F: I get a different Average Daily Demand in the water demands table. Please check.

Site Plan

3 of 15

9J. Show northerly limit of water main abandonment to keep fire hydrant in service.

9K. Show easements for relocated hydrants and water meter.

9L. Does it make sense to move the propose hydrant on the northwest corner of the parking structure across the drive aisle to avoid potential conflict with storm sewer?

9M. Do not see fire service line.

9N. Abandon existing fire service line at the main.

9O. If parking garage has floor drains they must be routed to sanitary sewer via a sand and oil separator.

9P. Label proposed hydrant om the southeast corner of the site.

9Q. Label portion of sanitary sewer running east-west in Evans as public. Label all other sanitary as private.

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

Cover Sheet

1 of 15

10A. See comment to add notes.

10B. Please complete implementation plan table.

10C. Provide site data block information.

10D. See typo in data block.

Site Plan

2 of 15

10E. See comments for fire lane sign locations.

10F. Provide accessible parking signage.

10G. See comments for fire lane turning radii and labeling.

10H. See comment for accessible route.

10I. See notes for labeling and showing FDC, knox box, & fire riser room.

Utility Sheet

3 of 15

10J. See comment for fire service line.

10K. See fire hydrant location.

Elevations Sheet

10 of 15

10L. See updated sign details.

10M. See notes for labeling and showing FDC, knox box, & fire riser room door.

Photometric Sheet

12 of 15

10N. Please show fire lane easements on photometric plan

10O. See comment for accessible route.

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



- 11A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Cover Sheet

1 of 15

- 11B. Legal descriptions edits: correct Spaces, line?, missing course along the south line of lot 2, west?, 66, and add space.

Site Plan

2 of 15

- 11C. Begin dedication process for all proposed easement vacations. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication processes.
- 11D. Match line type on graphics in legend?
- 11E. Label B&D's for subdivision exterior (Typical).
- 11F. Variable width?
- 11G. License agreement for walls within drainage easement?
- 11H. Show Recorded document changing ROW? Bk. 6366, Pg. 171
- 11I. To be dedicated by separate document.
- 11J. Checking spelling(sp) in some cases.
- 11K. Add the Utility easement for meter.
- 11L. Several instances where of "two words".
- 11M. To be dedicated by separate document.

Utility Plan

3 of 15

- 11N. "Two words"
- 11O. Add "lane"

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

- 12A. The revised unit count for the project has resulted in changes to the following PROS-related requirements:
- 12B. Land Dedication – Required land dedication for neighborhood park and community park purposes is 1.57 acres and 0.58 acres, respectively. Therefore, a total land dedication requirement of 2.15 acres shall be satisfied by a cash-in-lieu payment. Being Transit Station Area development, a current value of \$60,200 per acre can be applied for a total payment of \$129,430 due prior to plat recordation.
- 12C. Park Development Fees – A \$1,476.44 will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.
- 12D. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

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

- 13A. There are many trees on this site that will be impacted by development and demolition of the existing building. As a result, the tree mitigation could be substantial. The size and scope of the project related to the number of trees that will be impacted is substantial and you will need to hire a Consulting Arborist for the tree inventory and appraisal. A list has been provided below.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith	Forestree	7377 Osage Rd, Larkspur, CO	303-



Worley	Development, LLC	80118	681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. 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.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.

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

14A. See below for comments.



AURORA PUBLIC SCHOOLS - STUDENT YIELD
10/21/2021

MAA Abilene Multi-family - DA-2292-00

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	259	0.145	38
TOTAL	259		38

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	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	19	0.04	10	30	0.03	8	38
TOTAL		19		10	30		8	38

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3399
MIDDLE	10	0.025	0.2590
HIGH	8	0.032	0.2486
TOTAL	38		0.8476

15.RTD

15A. No comments for this project.