

Planning Division
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Aurora, Colorado 80012
303.739.7250



August 17, 2023

Keyur Naik
Baywood Hotels
6000 Greenwood Plaza Boulevard, Suite 130
Greenwood Village, CO 80111

Re: Initial Submission Review: Moxy Hotel at Painted Prairie Town Center – Site Plan and Subdivision Plat
Application Number: DA-1556-34
Case Numbers: 2023-6034-00; 2023-3034-00

Dear Mr. Naik:

Thank you for your initial submission, which we started to process on July 24, 2023. 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, community members, and outside agencies.

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 September 8, 2023 to remain on schedule.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner II, City of Aurora
Planning & Development Services Department

cc: Monique Reyes, Lique Engineers
Cesarina Dancy, ODA
Filed: K:\\$DA\1556-34rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction to include more detailed information (see Item 2)
- Include the required information in the Data Block (see Item 2)
- Lengthen the parking spaces to 19' to comply with the UDO (see Item 5)
- Make improvements to the building elevations to comply with all MU-R district and Painted Prairie Design Standard requirements and coordinate with the Design Review Committee (see Item 6)
- Provide the required parking lot islands and parking lot screening (see Item 8)
- Address comments regarding slopes and retaining walls (see Item 9)
- Verify compliance with sight triangles and update plans accordingly (see Item 10)
- Update the Traffic Letter to address Traffic Engineering comments (see Item 10)
- Address comments on the Utility Plan (see Item 11)
- Update the fire lane to meet turning radii requirements (see Item 12)
- Identify the accessible route on the site (see Item 12)
- Submit the Plat with the next submittal (see Item 13)
- Respond to comments from Xcel Energy (see Item 14)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received from registered neighborhood organizations or adjacent property owners with the first review of the application, so a neighborhood meeting is not required at this time.

2. Completeness and Clarity of the Application

2A. Please update the Letter of Introduction to include more detailed information on the project. See redline comments for additional information that should be included.

2B. Ensure that a consistent title is provided on all sheets in the Site Plan. Each sheet should be titled "Moxy Hotel at Painted Prairie Town Center – Site Plan."

2C. Please review comments from all departments on the Site Plan Notes that need to be added or revised. There are many that are missing. Staff recommends adding another sheet after the Cover Sheet for these notes so there is enough space for them.

2D. Revise the sheet numbering to just be 1-16 (i.e. no 5.1, L1.1, etc.). This makes it easier to find and reference sheets. In addition, some of the sheets included in the plan set are not needed in the Site Plan, such as the landscape construction or rendering sheets.

2E. Move the signature blocks so they are next to each other on the Cover Sheet.

2F. Make the Amendment Block larger so there is enough space to note all future amendments to the Site Plan.

2G. Update the Data Block to add the requested columns and ensure that all information is filled out correctly. See redline comments for additional details.

2H. Please remove the engineer stamp as well as the requested notes and details that should not be included in Site Plans.



- 2I. Fix the text errors in the PDF per redline comments. Some of the text is showing up as boxes.
- 2J. Update the Vicinity Map to “zoom in” on the Town Center area. The current one is too high level. Please also add the street names for the streets surrounding the site.
- 2K. The Subdivision Plat must be uploaded with the next submittal.
- 2L. Include a scale for all sheets.

3. Zoning and Land Use Issues

- 3A. Please verify that the triangular drainage easement in the northern portion of the future Lot 2 is being vacated. If this were to remain, there are concerns about the ability to develop that lot in accordance with the MU-R and Town Center Design Standards with an easement in that location.
- 3B. Gray back all off-site improvements (no bubbling) and note the project name and case numbers for all adjacent Site Plans per redline comments.
- 3C. The outdoor common area should include features such as tables, benches, planters, lighting, and special paving. Please illustrate how this area will be enhanced.
- 3D. Please call out all building entries and setbacks on the Site Plan to verify compliance with MU-R standards.
- 3E. The amount of signage that will be permitted is based on the types of signs that are chosen when sign permits are submitted in the future. Please revise the Data Block to note that signage will be “Per Table 4.10-3” instead of stating 360 square feet.

4. Adjustments

- 4A. Please note that if any adjustments are requested with the application, a Planning and Zoning Commission public hearing will be required. The adjustment would need to be noted on the Cover Sheet and justified in the Letter of Introduction. Please coordinate with your Case Manager prior to resubmitting if any adjustments will be requested.

5. Streets, Pedestrian, and Parking Issues

- 5A. Parking spaces are required to be 19’ long per the UDO and all parking spaces are shown at 18’ long currently. Please update the dimensions to comply with the UDO. Drive aisle widths can be reduced to 24’ to accommodate this.
- 5B. Please clarify if any shared parking is proposed between this project and Lot 2. Shared parking is encouraged if possible.
- 5C. Show the opposing access point across 63rd Drive in the Painted Prairie Block 4 project to verify that the access points align.
- 5D. The parking space / access drive alignment at the northwest corner of the parking lot could potentially create an awkward condition for Lot 2 when that develops. Please investigate this further and consider how this area could be improved to create a better layout for Lot 2.
- 5E. Please show the location of bicycle parking spaces on the Site Plan. In Subarea C, the required bicycle parking is at least 5% of the required automobile parking spaces, so at least 5 bicycle parking spaces are required on-site based on the 99 required parking spaces. Include a detail of the bicycle rack in the Site Plan.



6. Architectural and Urban Design Issues

6A. As a general comment, please work with staff and the Design Review Committee to improve the building elevations so they comply with the MU-R standards and the Painted Prairie Town Center Design Standards.

6B. Per MU-R standards, the following requirements apply to the east elevation:

- Each 20 to 30 feet of linear distance of the façade facing the Walkable Main Street shall contain at least one vertical or horizontal protrusion or reveal at least eight inches wide and at least four inches in depth from the wall plane of the façade. Such scaling elements shall be repeated in a consistent rhythm along the façade.
- The pedestrian entry to the primary structure from the Walkable Main Street shall be emphasized through changes in plane, differentiation in material and/or color, or greater level of detail.
- Walkable Main Street façades shall include at least one of the following elements: awnings, pergolas, colonnades, barrel vaults, fountains, or freestanding pavilions.

It does not appear that these requirements have been met based on the current elevations. Please work with staff and the DRC to improve this elevation prior to the next submittal.

6C. Please note the percentage of the ground floor that is transparent glazing along the east elevation to verify compliance with the MU-R standards and the Painted Prairie Town Center Design Standards.

6D. Please clarify what the colored boxes are on the sides of the building. Are the boxes lighting or an actual material that is painted those colors? Please clarify.

6E. Per Section 146-4.8.6, intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than 10 percent of the area of each elevation of a building. Please provide this calculation.

6F. Per Section 146-4.8.5:

- Every 50 linear feet, developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.
- 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 ensure that all elevations comply with this requirement.

6G. All building entrances shall comply with the entry requirements in Table 4.8-9.

6H. Please review four-sided building design standards in Section 146-4.8.7 and include Table 4.8-8 for each of the elevations as a separate document with the next submittal to verify that each of the elevations complies with this based on the facade type.

6I. Please clarify if the mountain on the side of the building is intended to be a mural or if it is a photograph. See additional redline comments.

6J. Per MU-R standards, buildings on Focal Point sites shall be oriented so that primary pedestrian entries face the Walkable Main Street, but any façade facing an arterial or collector street (such as 64th Avenue) shall be finished with the same mix of materials and colors and the same degree of fenestration and articulation used on the major entry walls facing the Walkable Main Street. This standard applies to the north elevation.



6K. Please enhance the south building elevation that is located at the intersection of Jebel Street and 63rd Drive as this is a highly visible and important intersection within the Town Center.

6L. Will there be any air vents on the elevations or will they be ground mounted? If they are on the building, please show on the elevations. If they are on the ground, please show the locations on the Site Plan.

6M. Please note that signage is conceptual and has not been reviewed by staff. Please remove dimensions from signage and change the label to "potential signage."

6N. Painted Prairie Design Review Committee approval is required before city approval of the Site Plan. Please begin working with the DRC on the building elevations as soon as possible.

6O. Please update the renderings and material board per comments in the Site Plan and resubmit with the next submittal.

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

7A. 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 parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

8. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheets L1.0 and L1.1

8A. Remove these sheets from the plan set as landscape construction drawings are not required nor reviewed by staff.

Sheet L2.0

8B. Add "Not for Construction" to the Landscape Plan.

8C. Update notes per redline comments.

8D. Building perimeter landscaping is required, however the requirements are incorrect. The requirement is one tree or tree equivalent per 40 linear feet. Building perimeter landscaping would not be required but is still welcome if provided on the east and south sides. Building perimeter landscaping would be required along the north and west sides. The requirements are per side of building and are not cumulative.

8E. The text is cut off from the Building Perimeter Landscape table title.

8F. Please do not use the same plant abbreviations for two different plants. Make the requested changes to the Plant Schedule.

Sheet L2.1

8G. The previously-approved landscaping along 64th Avenue should be shown grayed back. Include reference to the following Case Number and project title: 64th Avenue Improvements ISP, Case Number 2020-6035-00. Also include the proposed previously-approved streetscape grayed back along 63rd Drive and Jebel Street. Please reference the Painted Prairie Town Center ISP, Case Number 2020-6049-01.

8H. Add the required street names.

8I. A double row of shrubs is required and this is a plant with thorns and should not be used adjacent to a parking lot or pedestrian walk.



- 8J. If sod is being proposed, it is not permitted per an ordinance passed by City Council in September 2022. Non-functional turf, or turf for aesthetic purposes, is not permitted.
- 8K. Include the storm water lines.
- 8L. In order to include the information being requested for the abutting streets, it may be necessary to split the drawing and have match lines.
- 8M. Parking lot screening is required along the western parking lot perimeter. Refer to Section 146-4.7.K.5.
- 8N. Add a legend and include the hatches.
- 8O. Correct the identified plant call out in the parking lot islands as there is only one, not three MR and the MR symbol is different from the proposed MR plant symbol to the north.
- 8P. No more than 15 parking spaces can be provided in a row without a landscape island. They should have 1 tree and 6 shrubs.
- 8Q. The drawing scale and/or drawing is off as it is not drawn at 1"=30'.
- 8R. Turn the interior of the building off.
- 8S. Darken / thicken the property line.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 9A. Update the locations of the detectable warnings so they are in the sidewalk and revise the curb ramps and curb returns.
- 9B. The fire lane radii should meet the requirements in Section 4.07.01 in the Roadway Manual. There should be a minimum 26' on the inside radius and a minimum 52' on the outside radius.
- 9C. Per Section 4.02.7.07.2 of the Roadway Manual, a minimum 2' clearance is required between the wall and the property line. Additional width may be required for every 1' increase in the vertical height of the wall.
- 9D. There is a maximum 4% cross slope in fire lane easements.
- 9E. Label all slopes and provide the requested notes.
- 9F. Remove notes that are not applicable to Site Plans.
- 9G. Provide a typical section for the wall and indicate the maximum height and material. Handrails are required for walls over 30".
- 9H. Ensure contours tie into the existing contours.
- 9I. Remove all details that are not applicable to the Site Plan.



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

10A. Add the requested notes to the Site Plan.

10B. Expand the view on Sheet 3 to show the entire 64th Avenue, 63rd Drive, Ireland Street, and Jericho Street. Show the associated opposing access points on these streets and label all access points as full movement, right-in/right-out, etc.

10D. Verify that the fire lane does not encroach into parking stalls.

10E. Add “Do Not Enter” signs where requested.

10F. Add sight triangles to the Landscape Plan per COA TE-13.

10G. There should be a minimum 50’ separation between the stop signs and trees.

10H. Update the Traffic Letter per redline comments and resubmit with the next review.

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

11A. If the waterline is not looped through the site and the stub is not utilized, the stub will need to be removed.

11B. Update leader locations to point to the correct items.

11C. The fire line cannot be tapped off a dead-end line which is also serving the domestic water. The fire line will need to be tapped off a looped system or the meter connection will need to be removed.

11D. Please add a note regarding who will own and maintain the on-site storm sewer system.

11E. Verify that there is no sanitary within the easement called out on Sheet 4.

11F. Label cross slopes within the fire lane.

12. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

12A. Revise and add the requested notes per redline comments.

12B. Include the 2021 ICC, IBC construction type, occupancy type, and sprinklered vs. non-sprinklered, and van accessible parking spaces in the Data Block.

Sheet 2

12C. Is the easement a fire lane and public access or just a fire lane? If just a fire lane, label as a 26’ fire lane easement. If it’s a public access too, label as a 26’ public access and fire lane easement.

Sheet 3

12D. Identify locations of fire lane signs and include it in the key notes.

12E. Show and label the fire riser room and Knox box.

12F. Show the accessible route.

12G. Move the FDC to the east corner.



12H. Fire / Life Safety recommends a 23' fire lane easement on this site. It should have an inside turning radius of 29' and outside turning radius of 52'.

12I. Show the fire lane easement with width.

12J. Will there be any EV parking spots on site?

12K. Provide a scale on this sheet.

12L. Show ramps transitioning to accessible parking aisles.

Sheet 4

12M. Show and label the FDC, fire riser room, and Knox box.

12N. See the detail provided for labeling the fire service line.

12O. Use a standard fire hydrant symbol showing the proposed hydrants in black and the existing hydrants in gray. Show all existing and proposed hydrants.

12P. The FDC and hydrant lateral cannot be fed from the same line.

12Q. Ensure consistency with the Landscape Plan and Utility Plan.

Sheet 8-10

12R. See notes about fire hydrant placement and clearance.

12S. Show the Knox box on the Landscape Plan.

Sheet 12

12T. Provide more detail on how ADA spaces will interconnect with adjacent sidewalks.

12U. Replace the ADA sign detail with the note that includes ADA and fire lane signage.

Sheet 13

12V. Relocate all light poles shown encroaching into or over a dedicated fire lane easement.

Sheet 14

12W. Show the full accessible route.

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

13A. Add the metes and bounds legal description from the new Plat.

13B. Include the standard Site Plan Notes.

13C. Update labeling of the easements per redline comments.

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

14A. See the attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

August 4, 2023

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

Attn: Sarah Wile

Re: Moxy Hotel at Painted Prairie Town Center, Case # DA-1556-34

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Moxy Hotel at Painted Prairie Town Center**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

Apparently, there is a plat forthcoming; therefore, PSCo requests 10-foot-wide perimeter utility easements around this lot, and, the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the

Additional easements *will* need to be acquired by separate document (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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.

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