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February 22, 2024

City of Aurora  
Planning and Development Services  
ATTN.: Sarah Wile  
15151 E. Alameda Pkwy. #2300  
Aurora, Colorado 80012

Dear Sarah Wile,

The following letter responds to your Pre-Application comments for the SpringHill Suites at Painted Prairie (#1725975) project. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

## Planning and Development Services Department

### 1. Zoning and Placetype

#### a. Zoning

The purpose of the MU-R District is intended to serve "image making" areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R District allows for a mix of medium-to high-density residential and regional commercial uses. The district intends to promote a distinctive, unified character and to ensure high quality development. More specifically, the district intends to promote: 1) a larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point; 2) a safe and pleasant pedestrian and bicycle environment connected to the streets and walkways; 3) nodes for multi-modal movement, including mass transit facilities; and 4) a pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas.

#### **Response:**

**Noted, thank you. The development will align with the district's goals.**

#### b. Overlay Districts

*Avigation Easements*

Because the property is within the Airport Influence District surrounding Denver International Airport, an aviation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such aviation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. Please verify with the master developer that an aviation easement has been conveyed for the property.

**Response:**

Master Developer has verified an aviation easement has been conveyed for this property and recorded under reception no. 2017000109258.

c. *Placetype*

The subject property is within the Emerging Neighborhood placetype, which is characterized by a newer, largely residential neighborhood in previously undeveloped areas. This placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. Retail uses and parks are considered an essential component of these neighborhoods.

**Response:**

Noted, thank you.

d. *Master Plan*

The application will be subject to all requirements and standards in the Painted Prairie Master Plan and Town Center Design Standards. Please review the Master Plan to ensure compliance. In addition, the application will require approval from the Design Review Committee prior to receiving city approval.

**Response:**

Noted, thank you. The development will comply with the requirements of the Painted Prairie Master Plans and Town Center Design Standards.

## 2. Land Use

a. *Proposed Land Use*

The proposed use – hotel – is permitted in the MU-R District. In addition, this site is in PA-2B, which permits hotel uses within the Painted Prairie Master Plan.

**Response:**

Noted, thank you.

## 3. Development Standards

a. *Town Center Design Standards*

The Town Center Design Standards is a well-organized and detailed document produced by the master developer and is used by city and the Painted Prairie Design Review Committee. The document includes, but is not limited to, build-to-lines on various streets, site planning standards, parking lot design, and expectations for common outdoor spaces.

The standards also include requirements for fenestration, architectural design, and signage. The expectation is that development follows the standards and recommendations in the Design Standards. Standards that pertain to this proposal include but are not limited to:

- Provide a 0-15' setback along Jericho Street.
- 75% building frontage is required along Jericho Street and 25% building frontage (or plaza or open space) is required along 63rd Drive and Kirk Street.
- 50% minimum ground floor transparency or active use is required for the building frontage along Jericho Street.
- Provide a minimum 5' parking setback.

**Response:**

The development complies with the design standards provided in the Town Center Design Standards document.

*b. MU-R Standards*

In addition to the general UDO requirements and the Painted Prairie Town Center Design Standards, the development shall comply with the Walkable Main Street standards in MU-R (Section 14G-2.4.7) for the Jericho Street frontage. If there is a conflict, the more stringent requirement will apply. Standards that pertain to this proposal include but are not limited to:

- Buildings adjacent to the Walkable Main Street (Jericho Street) shall be oriented so that primary pedestrian entries face that street.
- Between 25 percent and 50 percent of the ground floor façade of non-residential primary structures facing the Walkable Main Street shall be made of glass rather than opaque materials.
- 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 pavilion.

**Response:**

The development complies with the Walkable Main Street standards.

c. *Subdivision Standards*

Per Section 146-4.3.10.B, all lots shall have direct or indirect access to a dedicated public or private street. Each subdivision shall also include an integrated system of streets, sidewalks, trails and infrastructure that provides for efficient movement of pedestrians, bicyclists, and motorists within the subdivision and to and from adjacent development per Section 146-4.3.11.

**Response:**

The development provides access to the public streets and has integrated infrastructure for efficient vehicular and pedestrian movement.

d. *Access and Connectivity*

Per Section 146-4.5.4, Table 4.5-3, please provide a safe, convenient, and accessible pedestrian connections from the main entrances of buildings to a public sidewalk or internal walkways that connect to a public sidewalk. All developments shall provide walkways between the principal entrances of buildings. Walkways shall be a minimum of 6' wide and must include lighting.

64th Avenue includes on-street parking and a 5-foot sidewalk connection to this site. This sidewalk needs to be integrated with the on-site pedestrian network and connected to a primary entrance and outdoor patio or plaza space.

**Response:**

The development provides accessible connections between the building entrances and the public sidewalks. The 5-foot sidewalk connection from 64<sup>th</sup> Ave. has been integrated with the on-site pedestrian network.

e. *Parking, Loading, and Stacking*

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets. Hotel uses require 0.75 parking spaces per key or hotel room.

**Response:**

The development has provided 105 parking spaces on-site complying with the minimum required parking spaces for a Hotel use. The parking layout complies with the standards detailed in section 146-4.6.5.

f. *Landscape, Water Conservation, Stormwater Management*

*General Landscape Plan Comments*

Prepare your landscape plans in accordance with the Painted Prairie Town Center Infrastructure Site Plan (ISP), the Painted Prairie Town Center Design Standards, the 64th Avenue Improvements Himalaya to Picadilly ISP, the Landscape Reference Manual, and the Unified Development Ordinance (UDO). All documents are available online. The landscape requirements within the UDO should follow Section 146-4.7 (Landscape, Water

Conservation, Stormwater Management). Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

**Response:**

The landscape plans have been prepared in accordance with the documents listed above.

*Landscape Plan Preparation*

Please label all landscape sheets “Not for Construction.” Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set.

**Response:**

The landscape sheets have been noted as “Not for Construction.” All required plant information has been provided.

*Sight Triangles*

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

**Response:**

Sight Triangles have been provided on the landscape plans. No plantings within the sight triangles will exceed 26” in height.

*Painted Prairie Town Center Infrastructure Site Plan (ISP)*

The landscaping for Jericho Street, Kirk Street and 63rd Drive was designed and approved as part of the ISP submittal. The landscape architect should consult these documents and include the landscaping grayed back with a note to be installed, irrigated and maintained by the Master Developer. Landscaping for the streets should be installed upon completion of the hotel construction. Please reference Case Number (CN) 2022-6040-00 next to the landscaping for reference purposes.

**Response:**

The approved landscaping in the Painted Prairie Town Center Infrastructure Site Plan (ISP) has been included and grayed out on the landscape plan. The requested note has been added.

*E. 64<sup>th</sup> Avenue Improvements Himalaya to Picadilly Infrastructure Site Plan*

The landscaping for 64th Avenue was designed and approved as part of this plan submittal. The landscape architect should consult these documents and include the landscaping grayed back with a note to be installed, irrigated, and maintained by the

Master Developer. Landscaping for the streets should be installed upon completion of the hotel construction. Please reference Case Number (CN) 2020-6035-00 next to the landscaping for reference purposes.

**Response:**

The approved landscaping in the E. 64<sup>th</sup> Avenue Improvements Himalaya to Picadilly Infrastructure Site Plan has been included and grayed out on the landscape plan. The requested note has been added.

*Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)*

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

**Response:**

Noted, thank you.

*Section 146-4.7.5.J (Building Perimeter Landscaping)*

Building perimeter landscaping is encouraged but is not required where an urban street frontage is proposed (i.e. a 16' wide attached sidewalk with tree openings that are 5'x15'). Building perimeter landscaping will be required along the internal side of the building where the main entrance and drop off are along the southern and eastern sides. Landscape each elevation with one tree or tree equivalent per each 40 linear feet of elevation length. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet. Landscaping shall be broken down by building face and not as an entire entity.

**Response:**

Building perimeter landscaping has been provided per the standards in sections 146-4.7.5.J.

*Section 146-4.7.5.K (Parking Lot Landscaping)*

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. Provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9'x19' island and two trees and 12 shrubs per 9'x38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

The perimeter of all parking lots shall be screened from public rights-of-way, public open space, and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements

should overlap. Staff will determine whether the overlap exists once a formal site plan submittal is made.

**Response:**

Parking lot landscaping has been provided per the standards in section 146-4.7.5.K

*Section 146-4.7.8.B 2.b (Service, Loading, Storage and Trash Area Screening)*

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms, or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

**Response:**

Trash area screening and landscaping has been provided per the standards in section 146-4.7.8.B.

*Section 146-4.7.5.L (Site Entryways and Intersections)*

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

**Response:**

Distinctive landscaping has been provided at each site entrance per the standards in section 146-4.7.5.L.

*Section 146-4.8.3.C (Irrigation)*

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Response:**

A hydrozone map has been provided with the landscape plan. We will contact Timoth York regarding the irrigation plan requirements.

*g. Building Design Standards*

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and

tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements, including those for Walkable Main Streets in MU-R. As part of this, please ensure that a primary building entrance is provided along Jericho Street.

In addition, the buildings will need to comply with any applicable standards in the Painted Prairie Town Center Design Standards. The Painted Prairie Design Review Committee must review and approve all building elevations prior to recording the Site Plan. Please note that per the use-specific standards for hotels, all air vents mounted on a building façade shall be integrated into the building design and shall be flush with the façade or inserted inconspicuously into a wall recess.

**Response:**

The building has been designed per the requirements in the Code, Walkable Main Streets, and the Painted Prairie Town Center Design Standards. The pedestrian building entrance has been placed on the corner facing Jericho Street and the exterior vents for the individual PTAC units will be integrated into the window packs.

*h. Exterior Lighting*

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Site lighting shall also follow the Painted Prairie Design Standards.

**Response:**

Lighting has been provided per the requirements in section 146-4.9 and per the Painted Prairie Design Standards. Details have been provided for the lighting on the photometric plan and wall mounted fixtures have been shown on the elevations.

*i. Signs*

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. Site signs shall also follow the Painted Prairie Design Standards.

**Response:**

Wall mounted signs have been provided per the standards in section 146-4.10 and shown on the building elevations.

**4. Adjustments**

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly



be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approval of adjustment requests is not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

**Response:**

No Adjustments are being requested at this time.

## 5. Submittal Reminders

### a. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

**Response:**

Noted, thank you.

### b. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

**Response:**

The Mineral Rights Affidavit has been completed and provided with the application submittal.

## Aurora Water

### Key Issues:

- Utilities to be in conformance with the approved Painted Prairie MUS. A conformance letter will be required to be submitted at time of civil plan review.

**Response:**

Noted, thank you. A conformance letter will be provided at that time.

- Water meters and hydrants to be in pocket utility easements when outside of ROW, and in landscaped areas.

**Response:**

A pocket easement has been provided for the proposed water meter.

- Encroachments into utility easements will not be permitted.

**Response:**

Noted.

- Any use of commercial kitchens will require a grease trap.

**Response:**

A grease trap has been provided.

- A SWMP permit will be required for site disturbances greater than 1 acre.

**Response:**

Noted, thank you.

- Be aware of the recently approved turf ordinance.

**Response:**

Noted. Turf has not been specified for this development.

- Fixture unit tables are required to be in Aurora Water formatting and placed on civil plans.

**Response:**

Noted, thank you. Fixture unit tables will be provided on the civil plans.

- A Domestic Service Allocation Agreement (DSAA) is required for 1.5" meters and larger.

**Response:**

Noted, thank you.

- Be aware of the need for a cut in tee vs. a wet tap. A 3rd party may be required to do this work depending on type of materials used.

**Response:**

Noted, thank you.

- Contact the Aurora Water GIS team at: [waterengrgis@auroragov.org](mailto:waterengrgis@auroragov.org)

**Response:**

Thank you.

- The link to public GIS information is here at:

[https://www.auroragov.org/city\\_hall/maps/aurora\\_water\\_maps](https://www.auroragov.org/city_hall/maps/aurora_water_maps)

**Response:**

Thank you.

**Utility Services Available:**

- Water service may be provided from: Per MUS
- Sanitary sewer service may be provided from: Per MUS
- Project is located on the following Map Page: 94Q

**Response:**

Noted, thank you.

### *Utility Service Requirements:*

- A Site Plan is required for this project and must show existing and proposed utilities including:
  - Public/Private Mains
  - Service Lines
  - Water Meters
  - Fire Suppression Lines
  - Fire Hydrants necessary to service your development.
  - Grease Interceptors are required for commercial kitchens.
  - Sand/Oil Interceptors are required for vehicle maintenance facilities.
  - All utility connections in the arterial roadway are required to be bores.

#### **Response:**

The required utility information has been provided in the Site Plan submittal.

- General utility criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

#### **Response:**

Noted, thank you.

- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

#### **Response:**

Noted, thank you.

- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

#### **Response:**

The ordinance has been reference. No turf or ornamental water features will be used on this property.

### *Utility Development Fees:*

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

#### **Response:**

Noted, thank you.

- The Water Transmissions Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

#### **Response:**

Noted, thank you.

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31<sup>st</sup> which are subject to increases as approved by City Council.

**Response:**

Noted, thank you.

- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscapes area.

**Response:**

Noted, thank you.

## Stormwater Management

### Key Issues:

- Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). The ISP for the infrastructure required with this planning area shall be approved prior to the approval of this site plan.

**Response:**

Noted, thank you.

- A preliminary drainage report shall be submitted with the site plan. Include pond certificates for all offsite ponds supporting this site for water quality, EURV, and 100-year detention.

**Response:**

A preliminary drainage report has been provided with the Site Plan submittal.

- Illustrate in the report that the site is in compliance with the imperviousness and drainage paths shown in the master plan 220179.

**Response:**

The report is in compliance with the Mast Drainage Plan.

- All finished floor elevations (FFE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths.

**Response:**

The FFEs have been set as required.

- Verify that the existing storm infrastructure is sized to accommodate the site runoff.

**Response:**

This has been verified. Please see preliminary drainage report.

## Public Works Department

### *Key Issues:*

- A Detailed Traffic Letter will be required for this development documenting trip generation comparison for this site, according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. If daily and or peak hour trips are 20% or more than those documented in the Painted Prairie Town Center Traffic Impact Study dated Sept 2020, then a full Traffic Impact Study will be required. See below for additional information.
  - If an interim roadway/access network is proposed, a traffic analysis for this condition would be required.

### **Response:**

A traffic letter has been provided and the peak hour trips do not exceed the Painted Prairie Town Center Traffic Impact Study.

- The site access drive on 63rd Drive will need to be a right-in/right-out drive due to its location withing the auxiliary turn lane being proposed on 63rd Drive.

### **Response:**

The 63<sup>rd</sup> access drive has been shifted further east and is no closer than 150' from Kirk Street. Per bullet point under "Improvements" in comment letter, the 63<sup>rd</sup> access drive can be full movement.

- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along the site frontage of 64th Avenue.
  - Conduit
    - Conduit material shall be Schedule 80 HDPE (or similar).
    - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
    - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
  - Pull Box
    - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
    - City conduit shall be installed into City Pull Boxes.

### **Response:**

Fiber optic pull boxes will be installed by master developer.

## Engineering Division

### *Key Issues:*

- Public improvements shall be provided in conformance with the Public Improvement Plan (PIP). The associated ISP and civil plans shall be approved prior to the issuance of building permits. The required infrastructure shall be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the PIP.

**Response:**

Noted, thank you.

- Curb returns with curb ramps are required at the proposed entrances to the site.

**Response:**

Noted, curb returns with curb ramps have been proposed.

- The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.

**Response:**

Thank you.

- The City has updated its civil plan submittal intake process and it will be effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions here.

**Response:**

Thank you.

- Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

**Response:**

Thank you.

## Land Development Review Services Division

### *Key Issues:*

- If the easements need to be dedicated or released by separate documents – see the links below to start the procedure.

**Response:**

Noted, thank you. We will reference the provided links for any easements that need to be dedicated.

- Please note that any dedicated easements may come up to but cannot go underneath the Porte-Couture of the building. This is a City Code Ordinance and cannot be revised.

**Response:**

Noted, thank you.

Please accept this response letter along with the Site Plan submittal documents for review.

Respectfully,

Realarchitecture Ltd.

David L. Berton AIA, President

A handwritten signature in black ink, appearing to read "David L. Berton". The signature is fluid and cursive, with a long horizontal stroke extending from the end.