

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 30, 2025

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

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

Dear Walter Armer:

Thank you for your third submission, which we started to process on Wednesday, June 11, 2025. 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.

Staff are concerned regarding the landscape and masonry standard adjustments. Please schedule a meeting with your case planner and landscape reviewer at your earliest convenience. Both planning and landscape will do an internal review ahead of the Planning Commission. Following the staff meeting, revise your previous work and send us a new submission on or before Friday, August 1, 2025. Please email your case manager after uploading. 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, September 10, 2025. *This meeting is scheduled and can be moved to an earlier date following discussions regarding masonry and landscape.* 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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 III

cc: Jen Hippisley Wood Partners 4600 S Syracuse Street, Suite 210, Denver, CO 80237
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA-1489-28rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Continue to refine the adjustment request to meet code Section 146-5.4.4. Design mitigation is a requirement of both minor and major adjustment requests (Planning).
- The identified parking lot islands should have trees in them per the UDO (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Surfacing around ADA play features must be poured in place or a similar wheelchair friendly surface that allows access from the paved entrance (PROS).
- This site is proposing several long, dead-end hydrant mains. Please work with Utilities to remove as many as possible as these pose water quality and pressure concerns (Utilities).
- Several easements need to be completed ahead of any building permits (Utilities and Land Development Services).
- Public Art, and School comments are attached at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments.

2. Completeness and Clarity of the Application

- 2A. If a landscape adjustment is required, it must be clearly listed on the front cover sheet of the Site Plan and must also be outlined in the Letter of Introduction. Currently, the requested adjustments are missing their required code citations, design mitigations, and justifications. Please revise the cover sheet to include the applicable code sections and clearly reference the corresponding details in the Letter of Introduction.
- 2B. Letter of Introduction adjustment request 1
- The design mitigation language needs to be updated for consistency with the Site Plan. The LOI currently states: "Compact spaces will be 8' wide by 16' deep and will be labeled as 'compact'. Covered parking will be increased from 40% of the total parking to 85% of the total parking."
 - However, staff calculations show covered parking at 82% of required (not total) parking. This is a minor discrepancy, but please revise the language accordingly to ensure accuracy.
- 2C. Letter of Introduction adjustment request 4
- This request is missing required design mitigation, which must accompany any adjustment per UDO Section 146-5.4.4. Mitigation strategies should exceed baseline code requirements. Please revise to include clear, appropriate mitigation measures.
 - Additionally, please note:
 - (1) Cementitious panels (Hardie board) are a permitted building material under the UDO, but they do not qualify as masonry or as a substitute for stucco.
 - (2) The request is to reduce the required masonry by 53% per Table 4.8-6. This is not a substitution request for Hardie board to count as masonry.
 - (3) All references suggesting Hardie board is equivalent to masonry must be removed for the next submittal to be accepted.
- 2D. *Repeat Comment:* Please label Buildings A, B, C, and D consistently on all site plan pages. The current building labels do not match those shown in the architectural elevations. This comment has been repeated since the second review. The application should not be resubmitted until this correction is made.



3. Parking

- 3A. Update the parking data block to confirm that the required parking number is 373 not 383 spaces.
- 3B. Staff has reviewed the compact parking request and determined that it qualifies as a minor adjustment, not a major one. Since only 15 of the required parking spaces are proposed as compact (which is less than 10% of the required parking), the adjustment will not require Planning Commission approval and will not be included in the public hearing vote. This determination aligns with UDO Section [146-5.4.4.F.1.a](#), which allows for up to 10% of required parking spaces in a mixed-use district to be compact as a minor adjustment (i.e., 31 spaces or fewer).
- 3C. Please update both the Letter of Introduction and Cover Sheet to reference this as a minor parking adjustment.

4. Urban Design Issues

- 4A. No further comments.

5. Architectural

- 5A. Based on the previous two reviews, no rooftop equipment or utilities are part of the application. Thank you for confirming.
- 5B. Thank you for providing warranty documentation for the Hardie products. The paint warranty is 15 years, and the general product warranty is 25 years. Staff recommends providing examples of existing projects where these materials have been used, especially given that the application is requesting a 15% reduction in masonry. Real-world examples will help demonstrate the visual quality and durability of the proposed materials.

6. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright teal)

Sheet 3 of 54

- 6A. Provide the street names on this plan.

Sheet 17 of 54

- 6B. Update note five of the City of Aurora notes to remove the reference to the previous code section.

Sheet 19 of 54

- 6C. The Salvia Yangii and the Perovskia Atriplicifolia are the same plant. Why are they listed twice?

Sheet 25 of 54

- 6D. There was a previous review comment requesting that an elevation of the proposed storage facility be provided. Staff does not have access during the Site Plan review process to review architectural drawings. There have been details provided for the retaining walls, trash enclosure, carport covers, garages and buildings. There is room on sheets in the plan set to include this and would not be out of context in relationship to the other items mentioned that have been included.

6E. Sheet 27 of 54

- 6F. Turn the five-foot offset off around the buildings.

- 6G. The identified parking lot islands should have trees in them per the UDO.

Sheet 31 of 54

- 6H. Trash enclosures are not permitted to displace the required parking lot island landscaping. The site has extra parking spaces and should therefore adjust the parking so that the required parking lot landscaping can be provided or ask for adjustment and express a hardship.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@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 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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org)

Grading Plan

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8A. Max 3:1 slopes, typical.

Grading Plan

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8B. Individual walls over 4' are required to provide structural calcs with the first submittal of the civil plans.

8C. Repeat: No portion of the wall is permitted within the utility easement including foundations and tie backs. Walls with structural elements are not permitted to encroach in utility easements.

8D. By moving forward with the design as proposed, the applicant acknowledges the risk that the wall may be required to be redesigned with the civil plans which may require a site plan amendment if the location or height of wall is modified.

9. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

9A. No further comments.

10. Utilities (Casey Ballard / cballard@auroragov.org / Comments in red)

10A. This Site Plan cannot be approved until the Preliminary Drainage Report has been approved.

Utility Plan

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10B. For 3-inch meters show the vault and bypass to prevent conflicts with curb, gutter, sidewalk, other utilities, landscape, etc.

See Detail 206-1

10C. Typical for all 3-inch and larger meters.

Utility Plan

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10D. Advisory: The 3-inch meter uses a vault which may create conflicts with the fiber optic utility.

10E. This site is proposing several long dead end hydrant mains. I would like to work with you to remove as many as possible as these pose water quality and pressure concerns.

11. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan

11A. *Repeat Comment:* Where EV charging spaces are provided, an ADA / EV charging space is required to be provided. Show the EV charging / parking space that is ADA compliant.

12. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / comments in purple)

Urban Park

12A. Surfacing around ADA play features must be poured in place or a similar wheelchair friendly surface that allows access from the paved entrance.

13. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

13A. Advisory: Make sure the easements by separate documents are to be recorded soon. So, they do not hold up any Building permits.

13B. In several locations there are objects located in the Utility Easement, these steps and rails need to be covered by a Master License Agreement.

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

- 14A. Recommended approval of the public art plan and an invoice for the public art application fee of \$29,750 must be paid ahead of recordation.

15151 E Alameda Pkwy
Aurora CO 80012
303-739-7420



City of Aurora

Worth Discovering • auroragov.org

RSN: 1775488
08-May-2025

PERMIT#: 24 2408565 000 00
INVOICE DATE: 03/07/2025

INVOICE

People RSN: 289093

WALTER ARMER
WOOD PARTNERS

4600 S SYRACUSE ST, SUITE 210
DENVER, CO 80237
7204520350

Address: METRO CENTER PA-B3, B4, & B6 - SITE PLAN

Project Number:

SITE PLAN FOR 360 RESIDENTIAL UNITS ON 8.15 ACRES FOR A TOTAL OF 44.3 DWELLING UNITS PER ACRE.

<u>Fee Description</u>	<u>Invoice Number</u>	<u>Amount</u>
4448423861 Public Arts Fee	806102	29,750.00
	TOTAL DUE	\$29,750.00
	PAYMENT RECEIVED	0.00
	BALANCE	\$29,750.00

Pay these fees online at: https://www.auroragov.org/business_services/aurora4biz and search by address or invoice number.

15. RTD (Clayton Woodruff / clayton.woodruff@RTD-Denver.com)

- 15A. No further comments.



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

16A. No resubmittals are necessary.

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

17A. 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

5/7/2025

Metro Center PA-B3, B4 & B6 (DA-1489-28) - 2nd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	365	0.145	53
TOTAL	365		53

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	15	42	0.03	11	53
TOTAL		27		15	42		11	53

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	27	0.0175	0.4791
MIDDLE	15	0.025	0.3650
HIGH	11	0.032	0.3504
TOTAL	53		1.1945