



Planning Division
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phone 303.739.7217

AuroraGov.org

March 28, 2024

David Berton
Springhill QOZ Property, LLC
2899 N Speer Boulevard, Suite 102
Denver, CO 80211

Re: Initial Submission Review: Springhill Suites at Painted Prairie – Site Plan
Application Number: DA-1556-38
Case Number: 2024-6008-00

Dear Mr. Berton:

Thank you for your initial submission, which we started to process on March 4, 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 April 18, 2024. There is an outstanding balance of \$16,770.75 for this application that must be paid prior to the resubmission.

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,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Rachel Fox, RealArchitecture
Jazmine Marte, ODA
Filed: K:\\$DA\1556-38rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay the application invoice (see Item 2)
- Verify that all air vents are flush to the building or within a wall recess (see Item 3)
- Lengthen parking spaces to 19' and reduce drive aisles to 23' to comply with UDO requirements (see Item 5)
- Provide a taller species of shrub in the corner of the parking lot for screening purposes (see Item 7)
- Coordinate with Phil Turner to receive a building address (see Item 8)
- Address all Civil Engineering comments (see Item 9)
- Provide a detailed Traffic Impact Study (see Item 10)
- Revise the location of the fire lane easement (see Item 11)
- Update easements per Aurora Water comments (see Item 12)
- Address all Land Development Services comments on the Site Plan (see Item 13)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.

2. General Planning Comments

- 2A. There is an outstanding balance of \$16,770.75 for this application submittal. This payment must be made prior to making a second submittal.
- 2B. Make minor revisions to the Letter of Introduction per redline comments.
- 2C. Add "Site Plan" to the title on all sheets ("Springhill Suites at Painted Prairie Site Plan").
- 2D. Number the notes on the Cover Sheet.
- 2E. Revise the Vicinity Map to provide a closer view of where the site is relative to surrounding streets. The current map is too zoomed out and doesn't accurately depict the location. Label all adjacent streets.
- 2F. Make minor updates to the Data Block per redline comments.
- 2G. Coordinate with Phil Turner to receive an address and note it on the Cover Sheet.
- 2H. Gray back all off-site improvements more so it is clear what is proposed with this development versus what will be constructed by others.
- 2I. Note the name and case numbers for the adjacent Infrastructure Site Plans (64th Avenue ISP and Painted Prairie Town Center ISP).
- 2J. Remove the internal building layout from all sheets. The additional floor plan sheets can also be removed from the Site Plan.

3. Zoning and Land Use Comments

- 3A. Per the use-specific standards for hotels in Section 146-3.3.5.E, please verify that all air vents mounted on the building façade will be integrated into the building design and will be flush with the façade or inserted inconspicuously into a wall recess. It appears this way based on the renderings, but is difficult to tell from the elevations.
- 3B. Include the number of signs and sign square footage (permitted and proposed) in the Data Block. Also clarify if any monument signs are proposed. If so, a detail of the monument sign base should be added to the next submittal.

4. Streets and Pedestrian Comments

- 4A. The Infrastructure Site Plan for 64th Avenue does not appear to show the connection from the 64th Avenue sidewalk to the internal sidewalk. Please coordinate with the master developer to submit a mylar change to the ISP to reflect this. Staff is supportive of creating this pedestrian connection.



5. Parking Comments

- 5A. Please reduce the applicable drive aisles to a minimum of 23' wide so that all parking spaces have 19' of paved area. Overhangs are not preferred, especially since many of the drive aisles are wider than required by the UDO.

6. Architecture and Urban Design Comments

- 6A. If a mural is proposed on the building elevations, please call this out. Note that no advertising is permitted on the mural or it would be considered a sign.
- 6B. Note the color and material of the canopies.
- 6C. Provide a digital material board that identifies the materials and colors as a separate document with the next submittal.
- 6D. Include a detail of the patio fencing within the Site Plan.
- 6E. Remove specific signage from the building elevations as this is reviewed through a separate sign permit.

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

- 7A. Clarify what the bubbled areas are on Sheet 6.
- 7B. Label the hotel.
- 7C. The sidewalk connection shown to 64th Avenue is not built yet and is not identified on the 64th Avenue ISP. Please coordinate with the master developer to show this connection on the ISP and adjust any landscaping as needed.
- 7D. Provide a taller species of shrub in the corner of the parking lot for screening purposes.
- 7E. Turn off the identified dashed line on Sheet 6.
- 7F. Because there are deciduous canopy trees already proposed in the curbside landscape in close proximity to the required parking lot screening, a columnar species might work better.
- 7G. Update the note on Sheet 6 per redline comments.
- 7H. Add the north side of the building to the Building Perimeter Landscape table.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

- 9A. EDN #221088 shows pavers all the way through between the sidewalk and curb. This change may need a revision to the license agreement requested with EDN #221088. EDN# 221088 also does not show this riprap / rock hatch, only pavers.
- 9B. Label all tracts.
- 9C. Gray back existing features to show that they are existing.
- 9D. Show private roadway linework.
- 9E. Label and dimension all existing and proposed sidewalks.
- 9F. Label proposed curb return radius at all curb returns, including access driveways.
- 9G. Clarify who will be building intersection approaches.
- 9H. Ensure license agreements are executed prior to Civil Plan approval.
- 9I. Add or remove requested notes per redline comments.
- 9J. Show lightpole locations on the Grading Plan to ensure that there are no conflicts with any proposed work.
- 9K. Label driveway slopes.
- 9L. Address other redline comments on all sheets.

**10. Traffic Engineering** (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 10A. The proposed use exceeds a 20% increase of trips during the PM peak. A detailed Traffic Impact Study will be required. The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. See redline comments for additional information.
- 10B. Install stop signs where requested.
- 10C. Call out all proposed and existing signs.
- 10D. Show ADA parking signs.
- 10E. Show all sight triangles for intersections.
- 10F. All parking spaces are required to be 19' long.
- 10G. Identify the width of all parking spaces.
- 10H. Provide 3" conduit for future fiber with pull boxes at a maximum 750' spacing along all arterial intersections. Locate pull boxes at proposed conduit ends and at one corner of each intersection.
- 10I. Label all intersection movements.
- 10J. Call out pavement markings and provide detail.
- 10K. Add requested note regarding construction vehicles.
- 10L. Trees are required to be 50' from stop signs.

11. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 11A. Show the number of van accessible parking spaces in the Data Block.
- 11B. Include the occupancy classification in the Data Block.
- 11C. Add the fire easement note.
- 11D. Clarify if there is an emergency generator or EV parking proposed on the site.
- 11E. Show the locations of all existing and proposed fire hydrants within or abutting the site.
- 11F. Extend the fire lane easement to include the north / south drive that enters the lot from 63rd Drive, including the island and entrance turning radius being modified to meet the 29' inside.
- 11G. Show on the Site Plan where the aerial apparatus access road will be located.
- 11H. The FDC must be within 100' of a fire hydrant.
- 11I. Show the locations of all fire lane signs on the Site Plan and include the symbol in the legend.
- 11J. Install a Knox Box within 6' of the main entrance on either side.
- 11K. Revise labels where requested.
- 11L. Add the fire hydrant location note to the Landscape Plan.
- 11M. Indicate the locations of the FDC, Knox Boxes, and Fire Sprinkler Riser Room on the building elevations.
- 11N. Show the height and width of the porte cochere on the building elevations.
- 11O. Delineate the exterior accessible route with a heavy dashed line on the Photometric Plan. Ensure the entire accessible route has a minimum 1-foot candle illumination level.

12. Aurora Water (Jenny Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

- 12A. Provide calculations in the utility conformance letter proving that the site conforms to the Master Utility Study.
- 12B. The Site Plan cannot be accepted until the Preliminary Drainage Study is complete and the access / drainage easement vacation process has begun.
- 12C. Include the exact length and width of the utility easement. See Aurora Water Specification 5.04 for size requirements. Also change the name of it to "proposed pocket water utility easement."
- 12D. Records indicate that there is a drainage and access easement on the north side of the property. It must be vacated or you will not be able to build on it. The vacation process must be started before the Site Plan can be approved. The easement is no longer necessary since the pond is now accessible from 64th Avenue and Himalya Road.
- 12E. Fire lines cannot be within the water meter easement.
- 12F. Show the service line with two 45-degree bends with a cleanout at each bend.
- 12G. The center of the tree must be 10' from any public utility or public utility easement.



13. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

13A. Address all redline comments on the Site Plan.

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

14A. No comments were received with this submittal.