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August 14, 2019

Jonathan Alpert  
Stanley JV LLC  
4221 Brighton Blvd  
Denver, CO 80216

**Re: Second Submission Review – LuBird's Light @ Stanley Marketplace – Minor Amendment**  
**Case Number: 2014-6055-06**

Dear Mr. Alpert:

Thank you for your second submission, which we received on July 31, 2019. We reviewed it and attached our comments along with this cover letter.

Since several 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 Tuesday, August 28, 2019.

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 Wieder, Senior Planner  
City of Aurora Planning Department

cc: Seth Brown, Ware Malcomb, 1600 Champa Street, Suite 250, Denver, CO 80202  
Jacob Cox, ODA  
Filed: K:\SMA\2014-6055-06 LuBird's Light @ Stanley Marketplace\Rev2



## *Second Submission Review*

### **1. Planning** (Sarah Wieder / 303-739-7857 / [swieder@auroragov.org](mailto:swieder@auroragov.org) / Comments in teal)

1A. As previously requested, please update Sheets L1.01 and L1.08 to account for this addition to the Stanley Marketplace Site Plan. Please include these sheets with the next submittal.

1B. Call out the requested items on Sheet C12.

1C. Show the fencing on Sheet L1.18.

1D. Although this item does not need to be addressed with the subject application, the applicant must be aware that staff is expecting a comprehensive Site Plan Amendment to be submitted soon that accurately reflects the actual built conditions of the entire Stanley Marketplace site. Many changes or additions have been made to the site over the years that are not actually noted or shown on the existing Site Plan.

### **2. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. Review and address all redline comments on Sheet L1.17 regarding the layout of the playground equipment.

2B. Increase the font size on Sheet L1.18.

2C. Add three more trees along the sidewalk to provide shade on the playground. Given the orientation, this area will be in the sun all day. See redline comments on Sheet L1.18.

2D. Some of the plants selected will attract a lot of bees, which is not ideal adjacent to the playground. See redline comments on Sheet L1.18.

2E. Consider adding more shrubs to provide variety and visual interest on the east side of the playground.

### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter is approved.

3B. Site Plans should not have an engineer's stamp and signature.

3C. Address all redline comments on Sheet G6 regarding contours, slopes and linetypes.

### **4. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

4A. Several trees on the property will be removed, most of which are too small or in poor condition to require mitigation. Two trees will require mitigation. See table below.

4B. Please show a tree mitigation chart on the Landscape Plan taken from the Landscape Manual (Page 29). If payment will be made into the Community 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.

4C. The caliper inches that will be lost are 13", but only 4" would be required for planting back onto the site. The mitigation value is \$330.00. Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Ponderosa Pine	7	\$217.61		2
2	Hackberry	6	\$116.19		2
<b>Total</b>		<b>13</b>	<b>\$333.80</b>		<b>4</b>

**5. PROS** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in maroon)

5A. In the first referral for the LuBird's Light playground, PROS referenced the codified standard regarding land dedication (Small Urban Park credit toward Stanley Residential neighborhood park requirements) relative to the 100-year floodplain: *"The playground is meant to provide neighborhood park land dedication for the Stanley Residential project. The entire playground area must be located above the 100-year floodplain. Also, what is an "effective limit" of the floodplain?"* The response from the applicant was as follows: *"Noted. After working with the city, it was determined that the park may be located in the 100-year floodplain as long as there was no adverse effect on the upstream or downstream sections. A "no-rise" letter has been submitted detailing the impact on the existing channel."* PROS response to this comment is as follows: *"While Public Works or Aurora Water may have determined that the playground may physically be constructed within the floodplain area, this does not alleviate the PROS requirement regarding SUP neighborhood park land dedication. It appears from the latest Site Plan that the playground will be constructed within the floodplain. Due to this data represented on the Site Plan, the Stanley Residential project, or any other project related to the Stanley Marketplace, will not receive Small Urban Park land dedication credit for the LuBird's Light playground."*

5B. PROS standards require that all playgrounds comply with the Americans with Disabilities Act and the American Society for Testing and Materials (ASTM) for all proposed equipment. Provide ASTM data relating to the use of synthetic turf as a play surface. Data shall detail the impact attenuation performance of the material in question in accordance with applicable ASTM standards.