

January 7, 2020

Dan Osoba
City of Aurora Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Initial Submission Review – Research Plaza – Site Plan Amdt and Conditional Use
Application Number: DA-1686-05
Case Number: 1984-6018-05; 1984-6018-06

Dear Dan:

We are in receipt of your Initial Submission Review Comments letter dated December 20, 2019 for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with the revised site plan at your earliest opportunity so that Mobilityworks may obtain the proper documentation to begin construction on this site.

Should you have any further questions on any of these responses, please do not hesitate to call me.

Respectfully,



Alexandra Schueszler
Interior Designer
schueszler@cesoinc.com
(330) 396-5690

CC: Greg Hopkins

1A. Please see the comments from Xcel Energy attached to this letter.

Response: We have contacted Xcel Energy and are working with them to confirm that our scope of work will not encroach on their right of way.

2A. Please ensure that your redlines and comments are flattened in the next submittal.

Response: Redlines and comments have been flattened.

2B. The amendment should only be number 23 within a delta. Please consolidate the changes listed in 23-27 and list them under revision delta 23.

Response: All changes now listed under revision delta 23

2C. Make sure the revision delta number is wholly within the symbol.

Response: The revision delta number is now wholly within the symbol

2D. A detail sheet will be required to show the improvements in the front of the building and parking areas.

Response: Sheet SP-2 has been added to the end of the drawing set to show details of the site improvements in the front of the building

3A. Three conditions will be recommended to the Planning and Zoning Commission based on staff review. If there are issues or concerns with any of the following, please give me a call:

- Automobile sales is limited to the sale of wheelchair accessible vehicles;
- Work performed on the vehicles shall be conducted inside; and,
- Inventory vehicles stored outside must be located in the parking spaces shown on the Site Plan.

Response: Mobilityworks agrees with these recommendations

4A. Please delineate the pedestrian connection from the sidewalk on S. Abilene St.

Response: Existing pedestrian connection is to remain unchanged.

5A. Instead of labeling the parking spaces as different amendments with delta symbols, please label the areas using a different symbol for customer parking, inventory parking, and employee parking.

Response: The parking spaces are now labeled more clearly, all under one delta symbol number.

6A. Generally, the modification or restriping of the parking lot cannot modify or remove the existing parking lot end islands or impact the existing trees. Please ensure that parking lot islands or trees are not impacted.

Response: No parking lot islands or trees will be impacted

6B. How are the improvements at the front of the building impacting the surrounding landscaping?

Response: See new detail sheet SP-2 for details on impacts on surrounding landscaping.

7A. Please include a detail sheet that includes the improvements to the parking area and front are of the building.

Response: See detail sheet SP-2 added at the end of the set.

8A. Once the improvements are detailed per comment 10A above, additional comments may be made.

Response: We do not see a comment 10A.

9A. Provide an accessible parking sign and posting detail as shown in the redlines.

Response: We have provided on detail sheet SP-2.

9B. Show the zero-curb location and detail.

Response: This is now indicated in detail on the new sheet SP-2.

9C. Show the detail of the parking spaces including dimensions. Identify if the spaces are van accessible spaces or standard vehicle parking spaces. Additionally, identify the width of the access drive aisles.

Response: Details are now shown on sheet SP-2.

9D. Will the existing accessible parking and crosswalk remain or be removed?

Response: These are to remain

9E. Show all the locations of the crosswalk striping.

Response: These are now indicated on the plan and shown in detail on sheet SP-2.