

Kelly Development Services, LLC

June 19, 2019

Mr. Daniel Osoba
City of Aurora
Planning Department
15151 E. Alameda Ave
Aurora, CO 80012

RE: **Response to Initial Submission Comments** – Chambers Business Park – Site Plan,
Conditional Use and Plat Application Number: **DA-2165-00**
Case Number: **2018-6067-00; 2018-6067-01; 2018-3057-00**

Mr. Osoba,

Following are responses to the initial review comments items issued by the City of Aurora for the proposed Chambers Business park project (the “Project”) located at 3550 Chambers Road.

1. PLANNING DEPARTMENT COMMENTS

Operations Plan

- Please add a heading for Business Type Location. It is preferred to reserve space at the front of the building facing S. Chambers Rd for any restaurant or retail uses planned. Light manufacturing, office and repair uses should be less prominent on S. Chambers Rd.
Section added.
- Parking spaces should be designated for their use. Customer parking, motor vehicle parking, retail parking, etc. should be designated on the plan. **As uses in the building are not specifically defined, and the parking is available for the entire building, it would be impractical at best to designate unit spaces. For example, a TI permit may include 1, 2 or multiple units in the building.**
- Please note that inoperable vehicles may not be stored outside at any time. See the site plan redlines for details. **Note has been added to the site plan.**
- A condition of approval for the motor vehicle repair conditional use will be that any repair work conducted on site will be done with the garage bay door closed to minimize noise and odor nuisances. If you feel that this will not work for potential business owners, please call me to discuss this condition of approval.
Understood.

Site Plan – Sheet 1 of 9

- Phasing was mentioned in the Pre-App notes, so please provide a phasing plan if any phasing is intended with this application. **There is no phasing proposed.**
- Please revise the title as shown in the redlines. **Revised.**
- Please use the legal description from the subdivision plat on this sheet. **Revised.**
- City Council approval is not required for this application. Please remove this approval. **Removed.**
- The parking data table should be revised to include spaces required for motor vehicle repairs. Code requires 1 space for each 1.5 employees, plus 1 space per 150 gross floor area of repair. Please also include this GFA breakdown in the data block section above. **Added.**
- Please revise the signage total to 301 square feet of area. The building elevation that is calculating signage totals is only 401 linear feet along a collector. **Revised.** See the building elevation sheet for further comments on signage. Additionally, please add the following note: See Elevations for tenant signage allowances. **Added.**
- Add a Conditional Use Approval item in the data block for Motor Vehicle Repair. **Added.**
- Please revise the required parking. Only 108 spaces are required. **Revised.**
- Indicate where the loading spaces will be internal to the building for code compliance. **Added.**
- Revise the required maximum height to 35 feet because the building is adjacent to residentially zoned properties. **Revised.**

Sheet 2 of 9

- Please indicate the bay doors on the plans. **Added.**
- Add the following note: Outdoor parking or storage of inoperable motor vehicles is prohibited. **Added.**

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- If any monument signs are proposed, please include a detail. The detail should not include any logos or company names, only "SIGN AREA". Based on the signs shown on the elevation sheet, it is suggested to incorporate a Joint Tenant sign for this site to avoid cluttering the façade with signage to the extent feasible.
No monument sign proposed.
- Please indicate the gate material on the trash enclosures. **Added.**
- The trash enclosure is to match the building; however, the building has many colors. Please indicate the color the CMU is to be. **Added.**

Sheet 9 of 9

- The north elevation includes 114 square feet of signage. If it is mirrored to the south as well, please revise the total proposed signage to 228 square feet for both of these elevations.
Response by Rogue Architecture: Proposed signage has been revised to only include signage on the West elevation. 170 s.f. of signage is proposed on this elevation. See sheet 9 of 9.
- Please provide a material legend on this sheet to match the building materials PDF. The materials will not be recorded otherwise.
Response by Rogue Architecture: An additional color elevation sheet (AA1.0) has been included with the submittal and correlates with the Building Materials Sheet (AA2.0).
- Add the following note: Signs on elevations facing residential uses must not be illuminated after business hours.
Response by Rogue Architecture: A note indicating that signs on elevations facing residential uses must not be illuminated after business hours has been added to sheet 9 of 9.
- Any horizontal plane changes on these long elevations will help improve the street presence of the façade. Entry doors may be staggered into the building slightly to break up these long facades.
Response by Rogue Architecture: Each elevation includes a variety of plane changes. A plan view of each elevation has been included to the sheet to further depict the amount of plan change. In addition to wall bumpouts, the façade is also broken up with alternating roof projections and parapets.
- Is the façade projection on the west elevation shown to be mirrored on the other side?
Response by Rogue Architecture: The clouded façade projection on the west elevation is not meant to be mirrored. The asymmetrical design adds interest to the building façade.
- The building does not contain any as shown, but please note that all rooftop mechanical equipment must be screened from view. If any are proposed, please indicate their location with a dashed line behind a roofline.
Response by Rogue Architecture: There are no RTUs proposed as the uses do not require them at this time.
- Please see the comments on the building materials PDF below.
Response by Rogue Architecture: Comments on the Building Materials have been responded below.
- The maximum number of signs (5) is exceeded. A waiver request will be required.
Response by Rogue Architecture: The number of proposed signs has been reduced to five signs on the West elevation. See sheet 9 of 9.
- The maximum sign area is exceeded (301 square feet). A separate waiver is required. Sign allowances are based on your longest elevation (401 linear feet). In this case, the longest elevation is adjacent to a collector street, therefore 1 square foot of signage is allowed on the first 200 linear feet and ½ square feet for the remainder.
Response by Rogue Architecture: Proposed signage has been revised to only include signage on the West elevation. 170 s.f. of signage is proposed on this elevation. See sheet 9 of 9.

Building Materials

- The west elevation should contain the least amount of metal panels as it faces an arterial right-of-way. This elevation should contain the most architectural variation and masonry.
Response by Rogue Architecture: The west elevation has been modified to include more of the stucco

finish and a stone panel material has been added at various locations around the façade.

- Garage bay doors should be painted neutrally to match the adjacent material to blend in as much as feasible.
Response by Rogue Architecture: The contrasting color of the garage doors help to add variation to the long elevations. We have removed the blue color and replaced it with a brown which more closely relates to the natural colors of the Colorado landscape. We do feel that a similar color door adjacent to the wall color will make these elevations feel overwhelming. We respectfully request to keep complementary color garage doors as designed.
- More detail will be necessary to show how the entire elevation will look. This only applies to pieces of the elevation. Please revise and/or provide additional sheets for different elevations.
Response by Rogue Architecture: The Color Elevation Sheet (AA1.0) has been included in this submittal. This sheet shows the entire elevation and includes callouts for the elevations shown on the Building Material Sheet (AA2.0)
- The elevations shown contain mostly metal panels, which are permitted as secondary materials. Please provide additional masonry or other material changes.
Response by Rogue Architecture: The elevations have been revised to include a stone panel material at various locations along with the stucco finish and metal panels.
- Suggestion: utilize CMU block or similar as a 3 – 5 foot base to “ground” the building. This will help to break up the long façades of metal panels.
Response by Rogue Architecture: A masonry- look material has been added at specified locations which helps to ground the building and emphasis the variations in the façade.

2. LANDSCAPE COMMENTS

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- Make sure the property line is in the correct location. Refer to the Site Plan or Plat.
 - *Response – Property line relocated.*
- Review how buffer versus street tree measurements are done. See comment on plan.
 - *Response – Buffers and tables have been updated to reflect proper measurements.*
- Dimension and label all provided landscape buffers.
 - *Response – Buffers are dimensioned and labeled.*
- Add an additional landscape island to the parking lot as noted.
 - *Response – Required landscape islands are shown.*
- Do not hatch the shrub beds. Handle all mulch requirements with a note.
 - *Response – Mulch note added.*
- Add a tree in the parking lot as required by code.
 - *Response – A tree cannot be placed in this island due to utility locations.*
- Boxwoods make a nice hedge, however in Colorado they do not perform well due to the drastic climate changes and they require shade. Their proposed use as a hedge along the parking areas will not work due to the exposure.
 - *Response – Boxwoods have been replaced with Junipers.*
- While landscape waivers are possible, all waivers must be expressed as a hardship and must be mitigated in some fashion. The Planning Commission Board looks for what the applicant is proposing to offset the waiver request.
 - *Response – Acknowledged.*
- Add “Not for Construction” to all landscape sheets.
 - *Response – Acknowledged.*
- Indicate the 100 year water surface elevation in the pond.
 - *Response – Surface elevation noted.*
- Provide a cross section from Chambers Road through the pond including the proposed parking area. See plan.
 - *Response – Section is shown.*
- The street tree requirement and buffer requirements are not being met along Chambers Road and will

require a waiver request. In addition, the letter of introduction states that a “Rain Garden” is being provided where the detention pond is and there has been no landscaping provided to indicate that a rain garden is being met.

- *Response – Landscape plan has been updated to provide Chambers Road landscape requirements. Rain garden is not included with this project.*

Sheet 5 of 9

- Include a note indicating the mulch treatment of the shrub beds and the mulch treatment of the trees in the tree lawn areas.
 - *Response – Mulch note added.*
- Provide a statement describing the free-standing lights.
 - *Response – Note added that references engineering sheets.*
- Include a water use table demonstrating the square footage and percentage of water conserving shrubs vs. non-water conserving sod areas.
 - *Response – Water use table is provided with irrigation at time of CDs.*
- If buffer reduction features are being used to reduce the required buffer depths in accordance with the landscape code, then those reduction features shall be noted below the table for each street.
 - *Response – Acknowledged.*
- Street trees are their own requirement and cannot count toward the required buffer trees. When that does occur, it is only when attached sidewalks are provided.
 - *Response – Acknowledged.*
- Provide the required building perimeter landscaping along the east side. While the north and south sides have garage doors which typically exempts the building perimeter landscaping requirements, loading/garage doors facing a street are not viewed favorably by staff or Planning Commission and should be screened heavily to mitigate the view and vehicular traffic visible from the street.
 - *Response – Required landscaping is provided.*
- Update the landscape tables as noted.
 - *Response – Landscape tables are updated.*

3. **FIRE/LIFE SAFETY**

Sheet 1 of 9

- Please revise the note to read: 2009 ICC A117.1. **Revised.**
- Please revise note 17 as shown in the redlines. **Revised.**
- Please add the 2015 IBC Occupancies. **Shown**
- Please add the IBC B/M/S-1. **Shown**
- Clarify if the retail is going to be an M occupancy. **Retail is B occupancy.**
- If no gating system is to be installed across a Fire Lane, the note shown on the redlines should be deleted. **Note deleted.**

Sheet 2 of 9

- Please add the FDC with Knox Hardware and Knox Box to all keynotes. This is typical for all sheets. **Added.**
- Note: please try to spread the accessible parking spaces out to serve most of the building with the shortest accessible route of travel from adjacent parking. This can be accomplished by using single accessible spaces. Reference the 2015 IBC, Section 1106.6. **Handicap spaces revised.**
- Please individually identify the Van Accessible Spaces and Standard Accessible Spaces. **Identified.**
- Please add cross walks where accessible routes cross drive aisles. **Added.**
- Update the new hydrant locations. See sheet 3 comments for more details. **Locations revised.**
- Show and label the FDC with Knox Hardware on the utility plan and landscape sheets. **???**
- Show and label the knox box to the right of the riser room door. This is typical for all sheets. **Labeled**
- Show and label the Fire Riser Room. This is typical for all sheets. **Labeled.**
- Show the sidewalk and accessible route to all units. **Shown.**

- Add a sidewalk and accessible route to 33rd Place. **Added.** Provide a dashed delineation and label the 23-foot Fire Lane Easement all the way around the building. **Easement shown per additional discussions with Fire/Life Safety** Add this dedicated easement to the Site Plan sheet and show it with an unobstructed width of not less than 23 feet with a standard turning radius of 20 feet inside and 52 feet outside. This is typical for all sheets. **Added.**
- Update this sheet with the new fire hydrant locations. **Updated**

Sheet 3 of 9

- Remove the hydrants shown on this sheet and add new hydrants as shown on the redlines. **Removed and added.**
- Label the Fire Line as follows: 6" Fire Line DIP (Private). **Labeled.**
- Add New Fire Hydrants to the legends. This is typical for all sheets. **Added.**
- Add the FDC with Knox Hardware and Knox Box to all legends as shown. This is typical for all sheets.

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- Please remove the reference to ADA and add the word Accessible. This is typical for all sheets. **Revised.**
- Show all the Fire Hydrants, Knox Boxes, and FDCs with Knox Hardware on all Landscaping sheets. **Shown**

Sheet 5 of 9

- Add the new Note 9 as shown on the redlines to this sheet. **Added.**

Sheet 6 of 9

- Please add the revised Accessible route to the photometric plan so we can verify the required 1 footcandle minimum of lighting along the entire route. **Added**

Sheet 9 of 9

- Update the elevation plan to reflect the FDC with Knox hardware and all Knox Box locations. Please label them as well. **Updated.**

Subdivision Plat - Sheet 2 of 2

- Please update the plat to match the Site Plan. **Updated.**
- Please add all fire Lane Radii to the curve table. **Added.**
- Provide a dashed delineation and label the 23-foot Fire Lane Easement all the way around the building. Please add this dedicated Fire Lane easement to the utility sheet of the Site Plan and show it with an unobstructed width of not less than 23-feet with a standard turning radius of 29-feet inside and 52-feet outside. **Easement shown per additional discussions with Fire/Life Safety**

4. **CIVIL ENGINEERING**

Sheet 2 of 9

- Label the existing edge of asphalt. This is typical for all sheets. **Labeled.**
- The drainage easement extends to the property line on the plat. Please revise to match the correct easement placement on the site plan or the plat. **Revised.**
- Please show and label the proposed street lights. **Shown and labeled.**
- Pre the Pre-Application Meeting notes, a 10-foot detached sidewalk is required on Chambers Road. **Per discussions between applicant and ODA, existing sidewalk to remain.**
- Label the curb return radius. This is typical for all returns on the public right-of-way. **Labeled.**
- Is there a different section for 33rd Place? **No, same as 35th and Helena, labeled in section. All are Type II local sections.**

Sheet 3 of 9

- Please refer to the draft lighting standards for street light spacing requirements. **Done. Street lighting has**

been coordinated with the proposed project on the north side of E 35th.

- Label all the slopes. **Labeled.**
- Provide flow direction arrows. **Added.**
- Label the object pointed to in the redlined plans. **We do not see a referenced object on the redline plan, please clarify.**
- Please add a pedestrian railing to this retaining wall given the proximity to the public way. **Added**
- Show and label the 100-year water surface elevation. **Shown and labeled.**
- The minimum slope away from the building is 5% for 10' for landscaped areas, and a minimum of 2% for impervious areas. **That is a residential requirement, not IBC**
- Show and label the pond maintenance access. **Shown and labeled.**
- Label the finished floor elevation. **Labeled.**
- The maximum slope allowed in any direction at handicap parking spaces is 2%. **Understood.**
- The minimum pavement slope is 1% for asphalt and 0.5% for concrete. **Understood.**
- Please label the contour elevations. **Labeled.**
- Correct 35th Ave. to 33rd Ave. and 68' R.O.W. **Revised.**

Sheet 6 of 9

- Please review the draft lighting standards for spacing requirements. **Reviewed. Street lighting has been coordinated with the proposed project on the north side of E 35th.**
- The maximum height for the type II distribution pole mounted fixture is 20-feet. **Revised**

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- Street lights must meet the City of Aurora standards. Please refer to the draft lighting standards for fixture and pole requirements. **Street lighting has been coordinated with the proposed project on the north side of E 35th. Since E. 35th is a Type II local**

5. REAL PROPERTY

Site Plan - Sheets 2 & 3 of 9

- Match the curve data from the plat. This is typical for all curves on all sheets. **Revised.**
- Match the plat right-of-way width. This is typical for all rights-of-ways on all sheets. **Revised.**
- Retaining walls must be covered by a License Agreement. Please begin this process as soon as possible as your site plan will not be approved prior to the completion of the agreement. Please contact Grace Gray in the Real Property Division at 303.739.7277 or ggray@auroragov.org to start this process. **Understood.**
- Label the easements shown on the redlined sheet. **Labeled.**
- Add "Block 1, Chambers Business Park Subdivision Filing No. 1" to the sheet as shown. **Added.**

Subdivision Plat – Sheet 1 of 2

See attached letter from Diamondback Surveying dated 4/24/19

- Upload the updated Title Commitment, which must be dated within 120 calendar days of this plat approval date. **Updated Title Commitment will be uploaded after 2nd review of plat.**
- Upload the current Certificate of Taxes Due obtained from the County Treasurer's office. **Updated Certificate of Taxes Due will be uploaded after 2nd review of plat.**
- Upload the closure sheet for the legal description used herein.
- Upload the State Monument records for all the aliquot corners used on the plat.
- There are no tracts shown on the plat. Please revise the statement under City of Aurora approvals and under dedication.
- Add all the street right-of-way names within ½ mile of the site.
- Upload the closure sheet for the legal description.
- Please complete the blank sections under the dedication.
- Add a Covenants header as noted.
- Separate the sections under covenants into different paragraphs. Please see the Plat Checklist for details.

- Add an Owner header as shown.
- There are no gas easements shown on this plat. Please revise.
- Add the other streets that quality into note 6.
- Make all grammatical and wording changes as noted on this sheet.

Subdivision Plat – Sheet 2 of 2

See attached letter from Diamondback Surveying dated 4/24/19

- Please make sure the uploaded sheets are 18" x 24" with 2-inch margins on the left and ½-inch margins on all other sides.
- Send in the State Monument record for the aliquot corners used.
- The bearings and distances shown in the Line Table need to be checked. They do not match the graphic image.
- Add the existing right-of-way line and delete the right-of-way line at the intersection as shown.
- Delete the street addresses on this sheet.
- Add: Dedicated to the City of Aurora as Street Right-of-Way_____sq. feet. This is typical on all street dedications.
- Add the lot lines and lot and block numbers for the subdivision to the east. If it is not platted, please add unplatted.
- Delete the ownership from the plat.
- Make all other corrections as noted in the redlined sheet.

6. TRAFFIC

Traffic Letter

- Please make the changes and corrections as shown on the redline comments in the Traffic Letter **Revised.**

Sheet 2 of 9

- The sight triangle must be measured to the center of the opposing traffic lane. This is typical for all intersections on all sheets. **Revised.**

Sheet 4 of 9

- The comments as shown are pointing to the wrong location.
 - **Response – Labels have been updated.**
- Label the stop signs and lane use signs. This is typical for all intersections.
 - **Response – All signs are labeled**
- Any proposed plants in the triangle must comply with City required vertical requirements. Upsize/revise the plants as necessary.
 - **Response – All proposed plans comply with vertical requirements.**
- The sight triangles are not correct and do not match the site plan. Please update all.
 - **Response – Sight triangles have been updated.**

7. UTILITIES

Sheet 3 of 9

- This needs to be an 8x8 cross with gate valves and 1 stick of pick extending east, then plug it with a 2" blow-off. **Shown, will be further detailed in construction documents.**
- Our records indicate that the stub shown in the redlines is a 12" PCV sewer sub. Please revise. **Revised. Note that the sanitary sewer main extension in E 35th to Helena was recently approved as COA # 228221.**
- The water main is not yet in. Coordinate with the neighboring property owner on the extension of the water main. **This is being coordinated and part of the construction documents for the neighboring project.**
- 8" gate valves will be required on the main to isolate the fire hydrants. **Added.**
- Our records indicate a 6" water main stub after the fire hydrant in E. 35th Ave. **Plans for adjacent property to be revised accordingly.**

- Please connect to the sanitary sewer line after the sand/oil interceptor. There should only be 1 sanitary service connection to the public main. **Revised.**
- Is this a 4" service? **Yes**
- The private fire line must be a minimum of 5 feet from the edge of the water meter and water service line. **Confirmed as 5'.**
- It is a 16' Utility easement for the storm main. **Yes. 15' for storm sewer.**
- Confirm whether the proposed sanitary sewer main is 8" or 12" and label accordingly. **Confirmed as 8".**
- Use 2 – 45" bends at corners. **The only corners are the streets where tees/crosses will be installed.**
- Correct the street name to E. 33rd Place at the south of the site. **Corrected.**

8. REVENUE

- Storm Drainage Development Fees Due: 3.52 acres x \$1,242.00/acre = \$4,372.00 **Understood.**
- Please make the check payable to "City of Aurora". **Understood.**

9. Xcel Energy

Please see the attached letter **Understood**