

November 10, 2020

City of Aurora – Planning Department
Attn: Stephen Rodriguez
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Fitzsimons Village Office Building – 1st Submittal Comment Responses

Dear Mr. Rodriguez,

Thank you for your review of the pre-submittal application. Below you will find responses to the comments in **red/bold italics** and enclosed you will find the updated documents that correspond to the comments.

Included in the resubmitted and uploaded to the Development Review Portal is as follows:

1. Revised Site Plan Set
2. Review Letter Comment Responses
3. Technical Redlines Comment Responses
4. Revised Letter of Information
5. Garage Floor Plans
6. Revised Site Materials Board
7. Architecture Design Matrix
8. Conceptual Architectural Rendering

Planning Department Comments

1. Community Questions, Comments and Concerns

1A. Registered neighborhood organizations and adjacent property owners were notified of the Site Plan application. No comments were received on the proposal. Based on the lack of comments and per city code, staff will not require a neighborhood meeting to be held. **Acknowledged, thank you.**

2. Completeness and Clarity of the Application

2A. Please coordinate with Roberta Bloom regarding the requirement for a Public Art Plan. **Acknowledged. Roberta Bloom was contacted twice regarding art required. We did not include art requirements as she has not gotten back with us. We will include any necessary art requirement if needed.**

2B. Amend the data block per redline comments. **The data block is amended with revised notes and included as a part of this resubmittal.**

2C. Include an Amendment Block on the Cover Sheet. **Acknowledged, Amendment Block added.**

2D. Add the office building height and the height of the parking garage. **The height of the Office Building Concept Elevation highest point has been added to the data block for reference. The height of the Office Building roof level, has been clarified on Sheets SDP10.0-SDP14.0 included as a part of this response.**

2E. Include a dimension on the site plan showing the distance from the parking garage building to the residential zoning district to the south which begins at the center line of the 14th Avenue right-of-way. **Acknowledged, dimension have been added.**

2F. Please separate your site plan sheet from then utility plan sheet as combining both is not acceptable and makes it difficult for staff to make redline comments. **Acknowledged, sheets have been separated.**

2G. Please resubmit a complete comment response letter with responses to all the major comments made by various departments in this review letter. **Completed.**

Denver Office:
3461 Ringsby Court, #125
Denver, CO 80216
720.413.9691

Colorado Springs Office:
2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959



- 2H. Provide a parking garage floor plan for all levels in order for staff to ensure turning radii, parking space dimensions and circulation are compliant. ***This has been included in the submittal as a supplement document.***
- 2I. Provide garage elevations that meet the requirements called out in the Fitzsimons Village Master Plan. ***Garage elevations have been included in site plan set.***
- 2J. Identify on the site plan sheet where any outdoor generators are located. ***Acknowledged, generator location added.***
- 2K. Provide building renderings for staff in your resubmittal. ***Acknowledged, renderings have been included in resubmittal.***
- 2L. Show building setbacks for all building structures from the property lines. ***Acknowledged, all setback dimensions shown.***
- 2M. Please clarify if there is surface parking proposed in front of the parking garage to the north. If so or not, make sure that all plan sheets are consistent. ***There is not, plans have been made consistent.***
- 2N. Show and label the accessible route with a heavy dashed line to each building entrance from a public way. ***Acknowledged, accessible route has been shown on plan.***
- 2O. Revise your LOI to include additional information regarding the proposal. Include any relevant information that will be beneficial to the Planning Commission to examine in their packets when this project goes to a public hearing. ***Acknowledged, revised letter of information has been resubmitted.***

3. Zoning and Land Use Issues

- 3A. When staff receives your resubmittal clarifying the distance between the proposed parking garage and the residential zoning to the south, and the height of the parking garage, a determination will be made if an Adjustment is required if the garage building height exceeds the maximum 38-foot height limit and is within 75-feet of the residential zoning. ***Acknowledged, Garage is located outside the 75' residential zoning.***
- 3B. Please provide the amount of square footage provided for the ground floor retail. ***20,000 SF of the first floor will be provided as retail, restaurant, training and/or conference.***
- 3C. Staff still has concerns regarding the current proposed layout and how it will affect the remaining area of Lot 1, Block. The UDO requires that no subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the required standards in the UDO. Please identify on the site plan the temporary condition as a stabilized open space and label the space appropriately. ***Acknowledged, additional detail has been added.***
- 3D. Please verify for staff the length of the building and include it in your comment response. ***The office building is 209.6' x 136.6' and the garage is 234' x 127.9'.***

4. Adjustment

- 4B. Staff will decide in the next review whether any Adjustments are required based on the next resubmittal and addressing comments in this review letter. ***Acknowledged.***

5. Parking

- 5A. The overall minimum parking space requirement for the office and ground floor retail uses is 555 parking spaces. With 668 parking spaces you meet this requirement and do not exceed the maximum allowable parking count. Your accessible parking space count of 14 is acceptable and meets the minimum requirement. ***Acknowledged, provided parking has been updated and provided on the data table.***
- 5B. In the Data Block, please provide the revised number of required bicycle parking spaces, ten percent of the required motor vehicle parking required or 55 spaces. The use of a standard inverted-U bike rack is required, and each rack counts as two bicycle spaces. Ensure that the bicycle parking facilities are in convenient, highly visible, well lighted areas that do not interfere with pedestrian movements. ***Acknowledged, bike parking has been shown around the site. We are showing 36 spaces around the office building and a minimum of 19 spaces will be included in the garage bike parking storage.***

6. Streets and Pedestrian Issues



6A. Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. **Acknowledged, concrete score lines have been included on the site plan. We are showing colored concrete between tree openings better match the surrounding Fitzsimons area.**

6D. The pedestrian lights need to be labeled on the photometric sheet so the different types can be clearly identified along each side of the project. Please add this to the Photometric Plan and add the required Louis Poulsen Kipp (Pedestrian) and Gullwing (Street and Parking Lot Lighting) to the sheet 8 cut-sheet. **Acknowledged, information has been added.**

7. Architectural and Urban Design Issues

7A. Please provide for staff a matrix listing the Fitzsimons Boundary Area District architectural requirements and how the projects meet those requirements. Include percentages for the masonry, glazing, and metal panel (wood pine finish), and how the architecture meets the zoning requirements in the UDO and approved design standards in the Fitzsimons Village Master Plan. **A matrix with architectural requirements related to the building material and design standards for compliance is included. Sheets SDP10.0-SDP14.0 have been updated to show percentages for hard surface exterior material and glass to wall ratios to be in compliance.**

7B. Identify on each of the elevations what the main material is. This is missing in the Legend on each elevation sheet. Glazing, metal panels and stone veneer on the base only are identified.

7C. Please provide a letter of approval to staff from the Architectural Review Committee prior to the Planning Commission hearing. **Sheets SDP10.0-SDP13.0 Exterior Elevations, Legends, have been updated to clarify the proposed Main Building Materials. Sheet SDP14 Exterior Elevation, Alternate, has been added to clarify Alternates being proposed for the Main Building Materials and included as a part of this response. A digital sample board has also been issued and included as a part of this response for clarification as a separate attachment.**

8. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

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 **Addressing has been completed and comment has been coordinated with Phil.**

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

9A. Sheet SDP 5.0 Landscape Plan

- Update the plant schedules accordingly. **Plant schedules have been updated to reflect the comments included on the initial submittal. Plants expected to perform poorly have been replaced with other selections from the Fitzsimons Village Master Plan.**
- Include the private drive in the urban street tree requirements table. **The urban street tree requirements table has been updated to include the private drive.**
- Update the building perimeter landscape table to include the southern building face. **The southern building perimeter has been included in the building perimeter landscape table for this submittal.**
- Given the short block, for aesthetic continuity, provide one tree species along Colfax Avenue. **Street trees along Colfax Avenue are all of a single species for this submittal.**



- Provide a shrub for along the perimeter parking lot adjacent to Xanadu Street immediately adjacent that will provide more of an immediate screening sooner than later i.e. Privet, Burning Bush etc. **The parking lot screening has been changed to include Blue Point Juniper and Cayuga Fragrant Viburnum to provide more immediate screening.**
- Provide one dimension for the spacing of the tree's species along all streets. Please remove all the others. **Tree spacing dimensions have been reduced to a single dimension for this submittal.**
- There are only four shrubs on the east side of the garage building. While perennials add needed color, they only provide interest for a couple weeks. This will essentially be a blank wall most of the year. Please increase the shrub to perennial ratio. **The species provided are all shrubs. Alm is a chokeberry shrub. Western Sand Cherry shrubs have also been added.**
- For more clarity in planting, please enlarge the street tree planting enlargement. **The street tree planting details have been enlarged for this submittal.**

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

10A. See the comment redlines regarding preliminary drainage, street light installation note, AutoCad text, sidewalk dimensions, ADA ramp, curb returns, labeling proposed pedestrian lights, hardscape material, minimum slopes, storm sewer system, and photometric plan notes. **Acknowledged, civil redlines have been addressed.**

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

11A. Contact the reviewer directly for redlines. Do not resubmit until comments are received and addressed. **Acknowledged, traffic engineering redlines have been addressed.**

12. Fire / Life Safety (Jeff Goorman/ 303-739-7464/jgoorman@auroragov.org)

12A. Please see Marked-Up (In Blue) Site Plan for Specific Comments.

SHEET SDP1.0 1 OF 12 COVER SHEET & NOTES:

1. This site is not located in an LND area. Note 4 can be removed. **Acknowledged and revised.**
2. In no gates or barriers are part of this site this note 1 can be removed. If gates or barriers, please show locations and details in the site plan. TYP. **Acknowledged and revised.**
3. Verify the Occupancy Classification. Conference and training rooms A-3. Restaurants A-2. **Acknowledged and revised on site data table.**
4. Please provide building and garage height in Feet. **Acknowledged and revised on site data table.**
5. Indicate if this building or garage is sprinklered? **Acknowledged and revised on site data table.**
6. Indicate how many accessible van spaces. Minimum of 3 is required. **Acknowledged and revised on site data table.**

SHEET SDP2.0 2 OF 12 SITE & UTILITY SCHEMATIC:

1. Are there any gates or barriers on this site? If gates or barriers are part of this site provide locations and details. TYP. **Acknowledged, there is no gates or barriers onsite.**
2. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). TYP. **Acknowledged, accessible route has been shown for the site.**
3. Dedicate the area highlighted in blue as a fire lane. Note no parking will be allowed the fire lane. Fire lane signs shall be posted every 50' alternating sides of the street. **Acknowledged, no parking signs have been included and note added to site plan.**
4. Orientate hydrants to face the street. TYP **Acknowledged, hydrant symbols modified.**
5. Show locations of knox boxes. Reference Knox box symbol below. **Acknowledged, location has been added.**
6. Show location of riser room, FDC and signage. Note the FDC must be within 100' of a hydrant. Reference FDC symbol below. **Acknowledged, locations have been added.**



7. Sign for each accessible parking spot *Acknowledged, parking spot sign added.*
8. Provide a floor plan of the parking garage to include accessible parking layout and detail. *Acknowledged, garage floor plans have been provided as a supplement document.*
9. Is there access into the garage area on this side of the building? *Garage footprint has been revised.*
10. It appears that this is a planter or planting area type D per the Landscape plans. Access to This hydrant must remain unobstructed with a minimum of 3' clearance around the hydrant.
11. Show location of riser room and FDC. Note the FDC must be within 100' of a hydrant. Reference FDC symbol Below. *Acknowledged, locations have been added.*
12. Are there accessible ramps in this area? *Acknowledged, accessible ramps linework added.*

SHEET SDP3.0 3 OF 12 GRADING & DRAINAGE SCHEMATIC:

1. Provide accessible ramp detail to include the slope. Can in provided on a separate sheet. *Acknowledged, grading details added.*

SHEET SDP4.0 4 OF 12 COVER SHEET & NOTES:

1. Provide Life Safety sign package detail. Please see reference below. Note show locations for the FIRE SPRINKLER RISER ROOM and FDC signs on Site and Utility Sheets. TYP. *Acknowledged, locations have been added.*

SHEET SDP5.0 5 OF 12 LANDSCAPE PLAN:

1. Must provide unobstructed access to the fire hydrant with a minimum of 3' clearance around the hydrant. *Tree pit has been removed to allow access to fire hydrant from 14th Ave.*

SHEET SDP7.0 7 OF 12 PHOTOMETRIC PLAN:

1. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. *Acknowledged, accessible route have been shown.*
2. Are these parking spaces? These spaces are not shown on the Site/Utility sheet. *Parking spaces have been removed, photometric is consistent with the site plan.*

SHEET SDP 9.0 9 OF 12 PHOTOMETRIC PLAN:

1. Provide elevations of the parking/garage structure.
2. Please verify the building height. It appears that the building height could possibly be 116'-9" instead of 216'-9"

SHEET SDP12.0 12 OF 12 EXTERIOR ELEVATION WEST:

Show locations of the FDC and knox box on elevations. *Acknowledged, locations have been added.*

13. PROS (Curtis Bish 303-739-7131 / cbish@auroragov.org)

13A. No comments.

14. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)



14A. See the comment redlines on the Utility Plan regarding water main, grease interceptors, water fixture unit tables, and fire suppression system. **Acknowledged, redlines have been addressed and new locations have been coordinated.**

15. Real Property (Maurice Brooks/ 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. See the red line comments on the SP. Add and label all the existing easements and Tracts. Some of the easements are encroaching into portions of the proposed buildings. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Match the plat boundary. **Acknowledged, additional property information has been revised to match plat.**

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

16A. Organization: Xcel Energy/PSCo

Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a conflict with the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along most of the perimeter of the subject property including one manhole and one switch cabinet and must be shown on the plans.

Placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend less than 18-inches below grade at maturity should be used.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. **Acknowledged.**

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Please contact Donna George, Right of Way and Permits at 303-571-3306 or donna.l.george@xcelenergy.com with any questions.

17. Colorado Department of Transportation

17A. Drainage Comments:

I have reviewed the attached drainage report and concluded that there will be no negative drainage impact to Colfax

and the drainage conditions has been maintained.

Samer 8-10-2020 **Acknowledged.**

Traffic Comments:

Schnerer 7-28-20

The traffic letter references a 2014 traffic study that is now out of date. I have no history on this and therefore cannot

make an assessment. Do we have a copy of the 2014 Study for review? **Acknowledged.**

Resident Engineer Comments:

8.3.2020 TRM -Include M standard M608-1 and M609-1 for ramp and sidewalk construction. Construction details include -compliance tolerances for ADA accessibility at connection point. Show ROW on site plan.



Permits Comments:

On the SDP sheet 4.0, add / show the CDOT ROW line.

General remark: street tree's canopy should not overhang the state highway. Choose appropriate species or move them back.

On SDP 10.0 & 12.0, the east & west elevations need to show the CDOT ROW, and that the awning-canopies to not encroach onto the ROW.

All project signs oriented to US 40 must adhere to the State Rules for Outdoor Advertising.

- RS 07-28-20 **Acknowledged.**

18. Regional Transportation District (RTD) (Scott Woodruff)

18. No comments on this project. **Acknowledged.**

19. Arapahoe County Planning

19. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments. However, other departments or divisions may submit comments. **Acknowledged.**

Thank you for your comments and feel free to reach out to me with any further questions.

Sincerely,

Vanessa Cantelmi, EI

Project Engineer

Vanessa@AltitudeLandCo.com | 720.427.4090 (Mobile)

Altitude Land Consultants, Inc.

3461 Ringsby Court, Suite 125 | Denver, CO 80216