



Planning Division
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December 7, 2020

Karen McShea
Corporex Colorado
188 Inverness Drive West
Englewood, CO 80112

Re: Second Submission Review: Fitzsimons Village Office Building - Site Plan
Application Number: DA-1279-49
Case Numbers: 2020-6034

Dear Ms. McShea:

Thank you for your recent submission, which we started to process on Monday, November 16, 2020. We reviewed it 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 as soon as feasible.

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.

Your Planning Commission hearing date will be determined after we receive your next submission. As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Eric Burtzloff,- Altitude Land Consultants Inc. 3461 Ringsby Ct. Ste #125, Denver CO 80216
Scott Campbell, Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-49rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add the required City and County Clerk and Recorder signature blocks to the cover sheet. (see Item 2)
- Provide Major Adjustment justification (see Item 2)
- Provide revised Parking Garage elevations (see Item 2)
- Revise the Landscape Plan (see Item 7)
- See Public Works comments (see Item 8)
- Contact Traffic Engineering directly for redlines/comments (see Item 9)
- See Fire/Life Safety comments (see Item 10)
- Review Aurora Water comments (see Item 11)
- See comments from Real Property (see Item 12)
- Respond to any and all other comments on the site plan and drawings

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received during the resubmittal of the proposal.

2. Completeness and Clarity of the Application

2A. Please continue to coordinate with Roberta Bloom regarding the requirement for a Public Art Plan.

2B. Please provide a Letter of Justification regarding the Major Adjustment. This can be incorporated into the Letter of Introduction or be submitted separately.

2C. Garage Elevations and Design - Sheet 12 of the Fitzsimons Village Master Plan lists design standards and guidelines for above-ground parking structures. The intent is to promote a walkable, pedestrian friendly site with minimal visual impact on the pedestrian experience and streetscape environment from parking, and to create facades that are compatible with adjoining buildings; and that are complimentary with retail or other pedestrian-oriented uses on the ground level; and that provide human scale and architectural interest adjacent to any street. Parking garages shall be designed to avoid large areas of undifferentiated or blank walls along public streets, reduce the visual impact of car headlights and lighting emanating from parking structures, and prevent angled ramps from being seen from any public right of way. See below for some of the key requirements.

- ❖ Parking garages seen from the street or adjacent property, shall be designed to *reflect or complement* the design character of the buildings(s) the garage serves.
- ❖ Parking garage facades adjoining the street or adjacent property, shall include architectural elements that provide variety and human scale, such as: changes in material pattern or color; differing patterns or sizes of openings; expression of building structure; joint patterns and attachment details; signs, art or ornament integral with the building; and quality, durable materials with smaller scale modules, patterns or textures; and changes in wall plane or cladding system modules.
- ❖ A minimum of three (3) techniques listed in the master plan shall be applied.

In your resubmittal, please provide parking garage elevations which meet the intent and requirements listed above. Be sure to list the materials, patterns, and any colors or textures on the elevation sheets. See sheet 12 of the Fitzsimons Village Master Plan for additional details.

2D. Please add the square footage the ground-floor retail/restaurant/restaurant/conference and the office square footage to the data block.



3. Adjustment

3A. Per the dimension provided on the site plan, the proposed parking garage structure is located within 75 feet of an R-1 and R-2 zoning district. Per city code, the maximum allowed height is 38 feet, which is the maximum height allowed in the R-1 and R-2 zoning districts. A Major Adjustment is required and will be brought to the Planning Commission with the Site Plan.

4. Streets and Pedestrian Issues

4A. Please label the pedestrian lights on the photometric plan sheet along all adjacent streets.

5. Architectural and Urban Design Issues

5A. If an Architectural Design Review Committee exists, please provide a letter of approval to staff prior to the Planning Commission hearing.

6. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

Repeat Comment - 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

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

7A. Sheet SDP5.0 Site Details

For the drive aisle cross section, please add the generator and screen wall.

Sheet SDP6.0 Landscape Plans

Yews do not grow here. Please replace.

All the trees along E. Colfax are to be 2.5".

Turn off the handicap accessibility route.

Provide labels for the generator and the transformer.

Update the various landscape tables where noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. See the comment redlines regarding preliminary drainage, AutoCad text, sidewalk dimensions, license agreement, street and pedestrian lights, storm sewer, and photometric plan notes.

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

9A. Contact the reviewer directly for redlines regarding your recently resubmitted Traffic Letter.

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

10A. Please see Marked-Up (In Blue) Site Plan for Specific Comments.

SHEET SDP1.0 1 OF 15 COVER SHEET & NOTES:

1. Proved Occupancy Classification for the parking structure. S-2? Open or Enclosed?



SHEET SDP2.0 2 OF 15 SITE SCHEMATIC:

1. Change these parking spaces to accessible parking to provide shortest accessible route of travel from the adjacent parking to an accessible building entrance. Van accessible parking spaces shall be split between the uncovered parking and covered garage parking. Reference 2015 IBC 1106.6.
2. 2nd Request, Dedicate the area highlighted in blue as a fire lane to provide access between 15' and 30'. 2015 IFC Section D105 and D105.3 Note no parking will be allowed the fire lane. Fire lane signs shall be posted every 50' alternating sides of the street. Will not require the 26' but need the entire width as built.
3. Identify the type of fuel used for the generator. If it is diesel provide size of belly tank.
4. 2nd Request 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. Note accessible route to the public way cannot go through the interior of the building. Show accessible route from the Parking Structure.
5. 2nd Request. Provide a floor plan of the parking garage to include accessible parking layout and detail.
6. Show location of the FDC for the standpipe. (2015 IBC 406.5.8) Note the FDC must be within 100' of a hydrant. Reference FDC symbol Below.

SHEET SDP3.0 3 OF 15 UTILITY SCHEMATIC:

1. 2nd Request Show locations of Knox boxes. Reference Knox box symbol below
2. 2nd Request 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. Note accessible route to the public way cannot go through the interior of the building. Show accessible route from the Parking Structure.
3. Install hydrant in this area. Note this shall be at or before North of the FDC on the office building and within 100' of the FDC for the parking garage.
4. Show exterior door the fire riser room with Knox box.
5. Change these parking spaces to accessible parking to provide shortest accessible route of travel from the adjacent parking to an accessible building entrance. Reference 2015 IBC 1106.6
6. Show location of the FDC for the standpipe. (2015 IBC 406.5.8) Note the FDC must be within 100' of a hydrant. Reference FDC symbol Below. TYP.

SHEET SDP5.0 5 OF 15 SITE DETAILS:

1. Remove this detail

SHEET SDP6.0 6 OF 15 LANDSCAPE PLAN:

1. Show location of new hydrant.
2. Provide locations for all FDC, Knox Boxes and Riser/Sprinkler rooms on elevations.
3. Provide clear unobstructed paved path to the FDC

SHEET SDP8.0 8 OF 15 PHOTOMETRIC PLAN:

1. 2nd Request 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. Note accessible route to the public way cannot go through the interior of the building. Show accessible route from the Parking Structure. Maintain minimum 1 ft candle to all exterior accessible routes.

SHEET SDP10.0 10 OF 15 EXTERIOR ELEVATION NORTH:

1. Show locations of FDC, Knox Box, Riser Room door and Fire Life Safety Signs on all elevations including elevations for the parking structure. TYP. All Elevation Sheets

SHEET SDP15.0 15 OF 15 GARAGE ELEVATIONS NORTH & EAST:

1. Provide South and West elevations for the parking structure and show location of the FDC and Fire Hydrants and FDC sign. TYP.



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

11A. See the comment redlines on the Utility Plan and Grading and Drainage Plan regarding water stubs, grease and sand oil interceptors, water meter pit, and storm water lines.

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

12A. 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.

12B. Andy Niquette - There may be some easement issues and some License Agreement issues. See any comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

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

13A. Organization: Xcel Energy/PSCo

Comment: No additional comments.

14. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us)

14A. Previous comments have been acknowledged. One comment from our traffic Engineer was regarding the traffic letter submitted with the first review cycle and his request for the 2014 study which was referenced but not included in the review. We request a copy of the study in order to review the traffic impacts of this development.