

August 17, 2017

Debbie Bickmire
City of Aurora
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Minor Amendment Application – Resubmittal Cover Letter/Letter of Intent
1710 S. Abilene Street – Existing Public Storage Facility

Dear Debbie and Minor Amendment Review Team,

Thank you for the opportunity to submit the Minor Amendment materials for the proposed Public Storage Facility Redevelopment located at 1710 S. Abilene Street. For your review please find below a list of the requested items necessary to complete the City's review of the proposed redevelopment. Please recall that the attached plans represent a significant change in the proposed scope of redevelopment based on direction received from Public Storage after receiving first round comments from city staff.

- Comment Response Letter dated August 17, 2017;
- ATLA Survey dated November 21, 2016;
- Title Commitment dated November 07, 2016;
- Drainage Conformance Letter by Galloway and Company dated August 9, 2017;
- Site Plan Amendment Set by Galloway and Company dated August 8, 2017, includes Demolition Plan, Site Plan, Easement Plan, Site Plan Details, Grading Plan, Utility Plan, Photometric Plan, and Landscape Plan;
- Fire Truck Turning Exhibit 1 and 2 by Galloway and Company dated August 8, 2017;
- Box Truck Turning Exhibit by Galloway and Company dated August 8, 2017

As an overview of the project to date, this site was originally designed as the Turnmar Storage Planned Building Group. On March 16, 2017, the first submittal for Minor Amendment to Site Plan was made along with the required fee of \$1,533. A separate submittal was made directly to engineering which included a drainage letter with a fee of \$869 on the same date. Comments to our initial submittal were received from your office and dated April 27, 2017.

During the course of preparing our response/second submittal, Public Storage made an internal decision to reduce the overall scope of the redevelopment to better accomplish intended goals for the site. After discussion and coordination with the city, a letter of voidance was submitted on June 20, 2017 requesting voidance of the current application. Please recall that fees previously paid were to be credited to the revised project. This described second submittal reflects the new smaller building footprint, and also incorporates comments from pre-application meetings and from the City's initial review of the first submittal.

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The reduced size of the climate controlled building is more appropriate to the size of the site and, will allow the facility to remain open during the construction of the new climate controlled building along the west side of the site. Life Safety Department staff were contacted and plans were discussed and approved accordingly. Fire truck access, circulation and approval will circulate around the site and access at the same locations, but the southern drive aisle will dead-end during the construction phase of the project, and after the majority of the construction is completed an access drive will be provided out to Abilene Street.

The subject property is owned by Public Storage. Public Storage is proposing the redevelopment/update of their existing storage facility originally approved as the Turnmar Storage Planned Building Group. The existing facility includes a two-story retail and office building along with multiple single story drive up storage buildings and a caretaker's apartment building. The existing building area approved in Turnmar PBG was 94,425 square feet (9 buildings total). The current FAR is .436. The site is currently zoned M-1, light industrial and self-storage is permitted within this Zone District.

The proposed site plan shows the removal of the existing 12,600 square foot, two-story retail/office building. Seven existing single-story buildings are proposed to remain. Four of the seven existing buildings will be modified to accommodate the new building. The proposed new building will be a three-story, indoor, climate-controlled facility with a 21,000 base plate size. In total, this building will be 63,000 total square feet. and the overall height of the building will be 40' tall at the highest point.

One of the key issues discussed at our pre-application meeting was bringing the landscaping into compliance with the original Turnmar Storage Planned Building Group (PBG) or current code. Please note that we have made every effort to bring the existing site into compliance with the approved Turnmar Storage PBG approved plan, but this was not possible based on a combination of both existing and proposed site conditions. The existing landscaping was far below the standard required for compliance listed in the Turnmar Storage PBG.

Our efforts in developing this site represent the efforts in bringing the landscaping up to code. In certain areas of the site this was not feasible, despite best efforts. For instance, the drainage channel at the western edge of the site will limit our ability to landscape this area consistent with the original PBG. That being said, we have taken advantage of new planting opportunities to the north of the parking lot, as shown on the updated site plan. The new site plan includes tree quantity, shrubs, grass and perennials. Please refer to the Plant Comparison Table for more details regarding the Turnmar PBG, existing conditions, and code compliance.

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This site plan package for Minor Amendment submittal conforms to the site plan criteria in Section 146-405(F) in the City Code. By complying with the procedures of the noted section, and understanding the criteria for review and approval, the design team has provided a complete application incorporating consistency with comprehensive plans, impact on existing city infrastructure/public improvements, density, protection/appropriate use of environmental features, incorporation of landscaped area, internal efficiency of design, control of nuisance impacts, urban design architecture, adequacy/connectivity of traffic/circulation patterns, street standards, and past performance.

We look forward to continued coordination with City of Aurora staff and feel confident that this application is complete and ready for review. Thank you for your help and coordination in the submittal of this Minor Amendment Application package.

Please do not hesitate to contact me with any questions or concerns.



Sincerely,
Zell Cantrell, CDP
Site Development Project Manager
Galloway & Company Inc.
303-770-8884
ZellCantrell@GallowayUS.com