

2018-03-28

Brandon Cammarata, AICP, Senior Planner  
Senior Planner  
Planning and Development Service  
15151 East Alameda Parkway Suite 5200  
Aurora, Colorado 80012

RE: Post-Secondary Building On APS Community Campus  
Case No.: 1249894  
Application No: DA-1711-08

Dear Brandon:

Thank you for your second review of the APS Post-Secondary Building on the Community Campus.

Please see response to the comments, updated drawings and a traffic study. This information has been uploaded to the City of Aurora website. If you have any questions please contact me at 303-623-7323.

Sincerely,

Katie Anderson, Senior Associate  
Bennett Wagner Grody Architects / CannonDesign

**RESPONSE TO CITY OF AURORA COMMENTS DATED 02-28-2018  
CASE # 2014-6014-01**

Please include sidewalk and street trees along N Salida St along entire parcel frontage.

**ANSWER: Salida Way is a private street with no dedicated Right-of-Way. The school district does not wish to provide street trees along this drive at this time but may consider them in the future when funds become available.**

**APS is not providing a continuous sidewalk along Salida way as part of this project; the school district will add sidewalk as it develops property south of this building and as funds for the work become available.**

- Please provide requested information regarding easements. **ANSWER: These easements are shown**
- Please provide requested maintenance access to detention ponds. **ANSWER: Provided**
- Please provide campus masterplan referenced in the applicant's response to pre application notes. **ANSWER: The district does not have a Board of Education approved master plan for this property. Any masterplan studies done on this property were internal evaluations to ensure the current projects will not create undevelopable property when future development is funded. As such, we have no masterplan to provide.**
- An approved land survey Plat (as defined in C.R.S. 35-51-106) is required prior to Certificate of Occupancy. **ANSWER: Acknowledged, this is in process**

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions Comments and Concerns**

- A. Mailed notice is not required for this application. No public comments were received. Please identify what if any neighborhood outreach the applicant choose to make. **ANSWER: Because adjacent properties are commercial not residential, the district has not scheduled a community meeting. However, we may send out a written communication before construction begins.**

**2. Zoning and Land Use Comments**

- A. The primary concern with this project is the lack of public sidewalk along Salida Street. Please extend the public sidewalk to the southerly line of the parcel boundary with this project and provide a direct connection to the building from the public sidewalk. Street trees are also a high priority for the community and should be included along Salida Street.  
**ANSWER: Salida Way is a private street with no dedicated Right-of-Way. The school district does not wish to provide street trees along this drive at this time but may consider it in the future when funds become available.**  
**APS is not providing a continuous sidewalk along Salida way as part of this project; the school district will add sidewalk as it develops property south of this building and as funds for the work become available.**
- B. From a "campus" perspective there does not appear to be a plan for an east-west vehicular and pedestrian connection. The campus is over 60 acres, and there is not an existing or planned

multi-modal route from Airport Blvd to N Salida St. This requires utilizing busy perimeter streets such as 6th Avenue and Airport Blvd.

**ANSWER: As the district develops more of the eastern portion of the site, they will provide a route for cars and pedestrians through the campus.**

- C. Please provide a copy of the APS Community Campus Master Plan referenced in the applicant's responses to pre-application meeting notes. **ANSWER: The district does not have a Board of Education approved master plan for this property. Any masterplan studies done on this property were internal evaluations to ensure the current projects will not create undevelopable property when future development is funded. As such, we have no masterplan to provide.**
- D. Procedurally, the city's agreement with the district suggests a meeting after this letter to go through the review comments. Please contact the case planner to coordinate the nature and extent of this effort. During the weeks following this letter and prior to the Planning Commission meeting, please submit any revisions in response to City Staff Comment. These revisions or responses will be sent to the Planning Commission and Planning Director for review. **ANSWER: We had this meeting via a phone call with Brandon Cammarata**
- E. On the north elevation, facing 6<sup>th</sup> Avenue, please consider bumping up the parapet of the "middle" section of MP01 (materials) in order to enhance this long façade facing a major public street. The effect could also be accomplished by raising or lowering the parapet of the other two sections of the façade as well. **ANSWER: This would incur additional cost. Elevations do not accurately represent the geometry of the building, however when seen in 3 dimensions, the building façade is quite varied in materials and geometry. Additionally the siting of the building is at an angle to the street which serves to enhance the variety on approach. The building will remain as designed on the north elevation.**
- F. Please provide additional information relating to the building materials this project is considering. Examples of the types of materials under consideration would be appreciated. **ANSWER: Per a conversation with the case manager, the team was directed to bring the materials to the planning commission. Material samples were brought and approved.**

### **3. Landscape Design Issues**

Kelly Bish / [KBish@auroragov.org](mailto:KBish@auroragov.org) / (303) 739-7189/ PDF comments in teal

#### **Sheet L-1**

- Provide a plant schedule in accordance with the Landscape Reference Manual and the pre-application notes provided. The city no longer accepts and/or reviews landscape construction drawings with the Civil Plan submission. Landscape plans must have a plant schedule and a landscape legend in order for staff to review. Landscape plans are only reviewed during the current or site plan submittal process.  
**ANSWER: APS is not required to provide landscape tables under the IGA.**
- As mentioned in the Pre-application notes, these plans are used for inspection purposes and must have plants and materials labeled and called out with a plant schedule. Building permits are issued based upon landscape compliance.  
**ANSWER: APS is not required to provide landscape tables under the IGA.**
- Include all existing and proposed utilities on the landscape plan. Are there alternatives being proposed for the water line? Show the alternative grayed back. There appears to be a water line turned off. **ANSWER: Done**

- Call out and dimension all proposed easements. **ANSWER: These were included on the civil drawings. We will add to the landscape drawings as well**
- Include the standard six landscape notes as well as a note describing the mulch treatment for the shrub beds and the trees planted outside of the shrub areas. See the Landscape Manual for required notes. **ANSWER: APS is not required to provide landscape tables under the IGA.**
- Include the standard six landscape notes as well as a note describing the mulch treatment for the shrub beds and the trees planted outside of the shrub areas. See the Landscape Manual for required notes. **ANSWER: Added**

**4. ANSWER: APS is not required to provide landscape tables under the IGA.**

- Please remove reference to specs. as city staff does not review construction drawings or specifications. The city attorney's office will not sign the final mylars if there is reference to construction related information on the landscape sheets. **ANSWER: These have been removed**

Include the specific seed mixes within the plant schedule.

**ANSWER: APS is not required to provide landscape tables under the IGA.**

- What is proposed for the surface treatment of the front entry area? See comment on the landscape plan. **ANSWER: The area indicated are concrete pavers**
- Add the mow curb to the landscape legend along with the proposed lighting symbol. **ANSWER: Added**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Traffic**

Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org),

- A. What is this sign? Please label, is it facing the wrong way? (6<sup>th</sup> and Salida)
- B. Add a stop sign for EB traffic leaving the site.
- C. What is this sign? (Site entrance) Please label

**6. Civil Engineering**

Kristin Tanabe / 303-739-7431 / [gslovens@auroragov.org](mailto:gslovens@auroragov.org),

- A. A drainage easement is required for detention ponds and the maintenance access **ANSWER: Provided**
- B. Show pond maintenance access to the bottom of the pond and the outlet structure **ANSWER: Done**
- C. Label Salida Way as private. **ANSWER: Done**
- D. Show/label proposed and existing easements. **ANSWER: YES**
- E. Show/label site lighting **ANSWER: YES**
- F. What pavement type is this proposed sidewalk? **ANSWER: CONCRETE**
- G. Please include all required site plan notes. **ANSWER: YES**
- H. Is there existing sidewalk on Salida Way? **ANSWER: NO**

- I. Please include referenced details including site signage– **ANSWER: Signage legend has been provided; details are being provided in the permit documents**
- J. What distinguishes the light duty asphalt areas from the heavy duty? **ANSWER: Changed to have only one type**
- K. Minimum slope away from the building is 5% for 10-feet for landscape areas and 2% for impervious areas. - **ANSWER: Provided**
- L. Maximum slope in any direction at handicap parking spaces is 2%.- **ANSWER: Yes**
- M. Add a note if the storm sewer system is public or private and who will maintain it. – **ANSWER: This was included in the preliminary drainage letter and plans are noted as private**

## 7. Life Safety

William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org)

Please see redlines on the development review website. See blue comments

Site Plan Sheet 1

- A. Accessible parking spaces and access aisles shall comply with Section 302 and 502 of the ICC A117.1-2009 and have surface slopes not steeper than 1:48. TYP- **ANSWER: YES**

Sheet 2

- B. Please relabel FDC as "FDC w/ approved hardware". TYP **ANSWER: YES**
- C. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." TYP **ANSWER: YES**
- D. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 8" Fire Line DIP (Private).  
**ANSWER: yes**
- E. Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. **ANSWER: The design as currently shown has been approved per a phone conversation between Howard McHenry, civil engineer for JVA, and William Polk, CoA.**
- F. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. The required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Per IFC Section D105. **ANSWER: The design as currently shown has been approved per a phone conversation between Howard McHenry, civil engineer for JVA, and William Polk, CoA.**
- G. Provide the required and provided van accessible parking spaces. **ANSWER: Provided**
- H. Show the location of the FDC and Knox Boxes. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Utility, Landscaping, Elevation and Photometric Plans.) **ANSWER: Shown**
- I. Show the location of the riser room and the exterior door for each fire sprinklered building.  
**ANSWER: Shown**
- J. Zone SNID 60-65 Buckley AFB
- K. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement.  
**ANSWER: Fire lane has been extended to within 8' of hydrant**
- L. 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. TYP of utility, landscape, photometric plan sheets. See example **ANSWER: Yes**

- M. Per IFC Section D104.1, Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. Provide a secondary means of access to this site. **ANSWER: The design as currently shown has been approved per a phone conversation between Howard McHenry, civil engineer for JVA, and William Polk, CoA.**
- N. Update this note: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS. **ANSWER: Added note 1 C3.0**
- O. Add this note: ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 ILLUMINATION LEVEL, "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY." **ANSWER: Added note 11 C3.0**
- P. The fire lane easement must meet Public Works Road Standards  
Sheet 4Add the following note: THE LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS). **ANSWER: Added to Landscape L-1 Note 8**
- Q. Landscape Plan Must reflect: FDCs with approved Knox Hardware, Knox Box, fire lane easements locations. **ANSWER: Shown**
- R. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. **ANSWER: Fire lane has been extended to within 8' of hydrant**
- S. Is this door a required exit, is this area part of an accessible route, does the exterior accessible route provide access to the front area of the structure? **ANSWER: NO, this is access from the mechanical room , for service only and does not need to have accessible route**
- T. Is this a vertical 6" curb that would obstruct accessibility? **ANSWER: No, not on an accessible**

**route**

- U. Is the crusher fine intended to be utilized as a sidewalk? **ANSWER: No**
- V. This fire hydrant needs to be relocated to a position closer to the actual fire lane easement. Modify all sheets reflecting the fire hydrant relocation, and the sidewalk area for the FDC.  
**ANSWER: Fire lane has been extended to within 8' of hydrant**
- W. Remove the crusher fines in this area and replace with concrete for a more permanent access to the FDC. Sheet 5 **ANSWER: Additional paving has been added to access the FDC**
  - Please provide a full elevation. **ANSWER: Provided**
  - Show the location of the FDC and Knox Boxes where applicable:  
Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify and label Knox Box with the following example: "Knox Box with approved hardware." (Typical for Utility, Landscaping, Elevation and Photometric Plans.) **ANSWER: Shown**

**8. Parks Department**

Chris Ricciardiello, 303-739-7154, [cricciar@auroragov.org](mailto:cricciar@auroragov.org) Project reviewed and no comments received.

**9. Peal Property**

Andy Niquette, 303-739-7325, [aniquett@auroragov.org](mailto:aniquett@auroragov.org)

**ANSWER: Boundary plat not required until prior to CO. These comments will be incorporated at that time**

- A. Land survey Plat (as defined in C.R.S. 35-51-106) for any projects requiring a Site Development Plan submitted in a reviewed and revised form prior to Certificate of Occupancy.
- B. Please add these notes:  
All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to City facilities that may result from the installation, operation, or maintenance of said private irrigation systems or private utilities. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- C. ADD BEARINGS/DISTANCES ON ALL BOUNDARY LINES/CURVES.
- D. ADD ROW WIDTH (6<sup>th</sup> Avenue)
- E. ADD LEGAL DESCRIPTION (METES AND BOUNDS)
- F. BOUNDARY LINE SHALL BE SOLID, BOLD
- G. TIE BOUNDARY TO ALIQUOT CORNER MONUMENT
- H. ALL EASEMENTS SHOULD BE DEDICATED BY PLAT OR BY SEPARATE DOCUMENT
- I. LABEL EASEMENT(s)

**10. Aurora Water**

Ryan Tigera / 303-739-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org)

- A. Show Water line Alternate 1 here (C1.0 near south line) unless it is no longer relevant.  
**ANSWER: Shown**

Would not suggest Alternate 1 based on the point of connection and the placement of the domestic service, fire line and hydrant to the west of the loop connection. (C2.0) **ANSWER: Acknowledged**

- B. Show meter pit with easement on all sheets. Meter pit to be located in a landscaped area. Hydrant and meter pit can share easement but utilities should be staggered (C2.0). **ANSWER: Shown**
- C. Put water line in a casing where it crosses under the stream.(C2.0 Matchline Sheet) **ANSWER: Addressed**
- D. No trees in easement (typ).(C2.0 Matchline Sheet) **ANSWER: Addressed**

#### **11. Xcel**

Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan **for Post-Secondary Building at APS Community Campus**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). 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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction. If you have any questions about this referral response, please contact me at (303) 571-3306.