



April 13, 2021

City of Aurora Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

**RE: *Himalaya Commerce Center***  
***Comment Response Letter – Case Number: 2015-6024-01***

To whom it may concern:

Thank you for the comments on May 26<sup>th</sup>, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review process, we have summarized your comments and our responses below.

**LANDSCAPING - W. David Barrett 303-739-7133 [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)**

1. Building Perimeter Landscaping will be required around the new addition. The requirements for Building Perimeter Landscaping are found in sections 149-4.7.5 (J) of the UDO. Trees and/or tall growing shrubs species shall be located within shrub beds a building corners, primary entrances and along expanses of walls.
  - *Response: Building perimeter landscaping will be included around the new building addition. The landscaping will match the building perimeter landscaping currently surrounding the existing building. Please refer to sheet 7 (Landscape Plan) which shows the Pygmy Barberry, Butterfly Bush, and Dwarf Forsythia shrubs around the building perimeter (except for the concrete loading dock).*
2. Parking Lot Perimeter Screening will be required. Section 146.7.5 (5) Parking Lot Perimeter Screening gives details.
  - a. A minimum four-foot buffer width shall be provided.
  - b. A berm between three and four feet high with a maximum slope of 3 in 1 in combination with evergreen and deciduous trees and shrubs shall be used.
  - c. In lieu of berms, a low continuous landscaped hedge between three- and four- feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern can be used. Plant material used for screening shall achieve required opacity within three years of construction of the vehicular use area.
  - d. A decorative masonry wall three feet high in combination with shrubs, ornamental grasses, and perennials can be used. Plant material shall be placed on the exterior side of the wall.
  - *Response: The existing 4' tall berm with a combination of trees and shrubs was constructed in Phase 1 along the eastern property line and adequately screens the proposed parking lot from the ROW and other properties. Please see page 5 of the site plan for the berm location and page 7 and 8 for plantings. The northern property includes the continuous hedge with a 25' buffer and the southern property includes a masonry*

*screening wall with plantings to screen the loading dock. All of these were shown and approved on the original documents and have been updated for the building expansion.*

3. No parking row shall exceed 15 parking spaces without an intervening landscaping islands, median or landscaped peninsula.
  - *Response: Acknowledged. Each parking row does not contain more than 15 consecutive parking spots without an intervening landscaped peninsula.*
4. All rows of parking spaces shall be provided with a terminal landscape islands to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping.
  - *Response: Each parking row shall not exceed 15 consecutive spaces and will be provided with a terminal landscape island.*
5. All parking rows shall end with a landscape island with trees and understory plants
  - *Response: Understory plans and trees have been added to all the landscape islands. Please see the updated Landscape Plan on sheet 7.*
6. The irrigation plan on file with the City of Aurora Water Department will need to be updated. Contact Tim York at 303-326-8819 or [tyork@auroragov.org](mailto:tyork@auroragov.org).
  - *Response: Acknowledged. Kimley-Horn will be coordinating with Tim York to update the irrigation plan on file.*

**CIVIL ENGINEERING - Kristin Tanabe, 303-739-7306, [ktanabe@aurora.gov.org](mailto:ktanabe@aurora.gov.org)**

***Please see the site plan where all these comments are shown***

1. The grading sheets have not been included. Please include the grading sheets to ensure proper grading for the building and proposed parking and drive lanes.
  - *Response: Grading Sheets have been included as supplemental sheets in this submittal.*
2. Civil Plan revisions require. It appears they have been uploaded, but payment is pending.
  - *Response: The Civil Plans have been submitted and the review fee has been paid. The first round of comments was received, and the updates have been included in this Site Plan Amendment Submittal.*
3. Label the radius information for the proposed fire lane. The easement needs to be dedicated prior to approval of the site plan amendment.
  - *Response: The radii on the fire easement have been labeled. Please reference the Utility Plan in Supplemental sheets for this information. Kimley-Horn is coordinating directly with Real Property for the dedication of these easements and is in the final round of review/approval.*
4. Is the entire site paved with concrete? Please indicate different pavements.
  - *Response: The southern area containing the loading docks will be concrete and the remainder of the site will be asphalt. A dotted hatch over the concrete area has been added for clarity. Please see the Site Plan on sheet 4.*

5. What is 37? Not included in notes.
  - *Response: Number 37 was corrected to be number 32.*

## REAL PROPERTY – Darren Akrie, 303-739-7331, [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

1. You have several existing easements not shown on your drawings that will have to be released and several new easements that will need to be dedicated by separate documents. Please contact Andy Niquette to start this process which will take 8-10 weeks to complete. Your site plan and building permits will not be approved until these required documents have been completed. Please contact Andy at [aniquette@auroragov.org](mailto:aniquette@auroragov.org) or 303-739-7325 or utilize this link to download the appropriate documents:  
[https://www.auroragov.org/business\\_services/development\\_center/tools\\_resources/real\\_property](https://www.auroragov.org/business_services/development_center/tools_resources/real_property)
  - *Response: We have submitted the easements to Real Property and have been coordinating directly with Andy on the locations of these easements. The easements that will be final after approval are shown on the site plan.*

## LIFE SAFETY – Jeffery Gorman, 303-739-7464, [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org)

1. Move accessible parking spots to this location to provide shortest accessible route of travel from adjacent parking to an accessible building entrance per 2015 IBC 1106.6.
  - *Response: The accessible parking spots were placed in that location to allow the shortest accessible route of travel to the entrance on the new building. The new building entrance has been shown and a full grading sheet showing ADA locations and path to building has been added as a supplemental sheet*
2. Relocate hydrant to this location.
  - *Response: Please see the Utility Plan included in the supplemental documents for updated Fire Hydrant locations. These hydrants have been coordinated per call with Jeffery Gorman and Kimley-Horn and the associated utility easements updated with Real property*
3. On this page or additional page provide sign package details including accessible parking and fire lane signs and requirements. Detail below provided for reference.
  - *Response: For details regarding sign packaging, please see the Grading Plan and Utility Plan that were included in the supplemental documents in this submittal.*
4. Relocate existing hydrant to this location.
  - *Response: Please see the Utility Plan included in the supplemental documents for updated Fire Hydrant locations and response above.*
5. Show locations of accessible parking signs, ramps, and parking stops.
  - *Response: Locations of accessible parking signs ramps and parking stops are shown on page 4 of the Site Plan Amendment and shown on the supplementary Grading Plan.*
6. Show locations of fire lane Signs references fire lane sign detail for requirement.

- *Response: Locations of fire lane signs and the detail reference are included on the Utility Plan in the supplemental documents.*
- 7. On an additional sheet provide detail of the accessible ramps to include slope.
  - *Response: Please see the Grading Plan, included in the supplemental documents in this submittal, for details regarding accessible ramps. All slopes meet the ADA standards for slopes.*
- 8. Provide a Utility Plan to include the addition of new water lines and looped water supply for the hydrants.
  - *Response: Please see the Utility Plan included in the supplemental documents for new water lines and updated Fire Hydrant locations.*
- 9. Hydrants shall be protected by bollards in areas of semi traffic. TYP.
  - *Response: All hydrants are to be protected by bollards in areas of semi traffic. Please see the Utility Plan with keynote 12 that calls out hydrants with bollards per City of Aurora detail 208.*
- 10. Relocate existing hydrant to this location.
  - *Response: Please see the Utility Plan included in the supplemental documents for updated Fire Hydrant locations.*
- 11. Show locations of exterior doors and stairs.
  - *Response: Locations of exterior doors have been included on the site plan. Please reference the Grading Plan included in supplemental documents for locations of doors and stairs.*
- 12. Relocate hydrant to this location.
  - *Response: Please see the Utility Plan included in the supplemental documents for updated Fire Hydrant locations.*
- 13. It appears that a gate is being removed from this area. Will a new gate be installed in another area? Possibly to the East. If a gate is going to be installed to secure this area show location of the new gate. Note is a gate is installed across a fire lane it will require a license agreement.
  - *Response: The existing gate is being removed and relocated to the new end of loading dock area to the east. The new location for the gate has been shown on sheet 4, the Site Plan. Revised License agreements will be coordinated with the owner and Real properties.*
- 14. Work with real property to determine vacation and dedication required to accommodate the realignment and extension of the existing fire lane.
  - *Response: We are coordinating directly with Real Property regarding the easements on this site. The easements have been submitted and through 2 rounds of comments and should be approved on this final submittal*
- 15. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash, and similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.

- *Response: An updated photometric plan has been added to the Site Plan as page 16. An updated accessible route has been drawn and 1 ft candles have been maintained along the route. This provides the ADA path from the new spaces to building entrance and connection to existing ADA path to the West which will remain undisturbed.*

**16.** Identify locations of new accessible parking spaces.

- *Response: An updated photometric plan has been added to page 16 of the Site Plan. The accessible parking Spaces have been shown on this page and they are connected to the updated accessible route. ADA parking spaces are also shown on the site plan sheet 4 and the supplement grading plan provided.*

Please contact me at (720)-897-6312 or [danielle.prescott@kimley-horn.com](mailto:danielle.prescott@kimley-horn.com) should you have any questions.

Sincerely,  
Danielle Prescott  
Civil Analyst  
KIMLEY-HORN AND ASSOCIATES, INC.