

February 24, 2021

Mr. Dan Osoba
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Citadel on Colfax Self-Storage – Site Plan with Conditional Use
Application Number: DA-1422-14
Case Numbers: 2020-6017-05; 2017-6017-06
1st Planning Submittal Comments Response

Dear Mr. Osoba,

Please find below our responses to the 1st planning review comments to the Site Plan for the proposed Citadel on Colfax Self-Storage. To facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No questions, comments, or concerns were received from adjacent property owners during this review. One (1) comment was received from Xcel Energy. Please see their comment attached at the end of this letter. Include any correspondence with Xcel regarding this comment in your second submission.

Response: Noted. We have reviewed the comments from Xcel Energy and feel there are no revisions necessary at this time. We will coordinate with these agencies as needed as the project progresses.

2. Completeness and Clarity of the Application

2A. Per the Citadel Master Site Plan, the Design Review Committee shall review all development for compliance with the Master Site Plan prior to submission to the City. Please provide documentation that this occurred or is ongoing in the Letter of Introduction.

Response: The letter from the DRC has been included with this submittal.

2B. Add line item "Proposed Use" to the data block. It should indicate: "Self-Storage, Conditional Use".

Response: Line item added.

2C. Label the key map as "Citadel Master Site Plan Key Map".

Response: Key Map label revised.

2D. File name locations are okay for review but need to be removed prior to recordation.

Response: File name locations removed.

2E. Remove "Major" from the title.



Response: Major removed from title.

2F. *Remove the City Council line item as it is not required with this application.*

Response: City Council line item removed.

2G. *Enlarge the amendment block.*

Response: Amendment block enlarged.

2H. *For clarity, please provide a detail on this sheet or add a sheet for Altura Blvd street improvements including all existing items to remain, be removed, and new improvements called out. This overall site plan sheet should only show what is proposed with this development. Keep all of the “existing improvement to be removed” items on the provided detail.*

Response: New sheet added to detail the improvements to Altura Blvd.

2I. *Too many of the linetypes in the legend are very similar and difficult to distinguish. Please revise the line weight or choose other linetypes.*

Response: “To be removed” linetypes have been removed from the legend making it more clear.

2J. *If the LOMR is approved during the City review, please remove or revise note 3 to reflect it.*

Response: LOMR is not yet approved so the note is still accurate.

2K. *Move the bike rack detail to sheet 3.*

Response: Bike rack detail moved as requested.

3. Zoning and Land Use Comments

3A. *Altura Blvd must be constructed to its intersection with 14th Ave with this development. There are concrete pavers, benches, landscape, and lighting improvements associated with the development of this Planning Area even if the street ROW improvements are complete. Please provide information with your next submission as to who is responsible for these improvements.*

Response: Benches, pavers, and bike racks from the Master Plan have been added to this Site Plan. Note that due to the proposed site entrance on the northwest side, a planter bed has been removed and we had to modify the placement of some pavers and benches. The same number of benches planned in the Master Plan will be provided. One bike rack has been removed and relocated internal to the storage site.

3B. *Provide a detail for the trash enclosure on sheet 3. This shall not be located in the building perimeter landscaping or buffer areas.*

Response: A detail has been added to the Elevation sheets.

3C. *The trash enclosure detail must be consistent with the Master Plan Design Guidelines. Materials for all walls around the enclosure shall be complementary to the building.*

Response: Trash enclosure detail added to the elevation sheets.

4. Streets and Pedestrian Issues

4A. Generally for all crosswalks proposed: Per the Master Site Plan, "Areas within the project where the pedestrian walkway system crosses a parking area or internal street, the walkway shall be clearly differentiated through a change in color or material." See Altura Blvd crossings for example. This should be reflected at all proposed pedestrian crossings.

Response: The crosswalk along Altura has been revised to match the other Altura Blvd crossings. The proposed striping at the SE entrance is consistent with what is used throughout the development in areas that are not along Altura.

4B. The southeast pedestrian access does not go anywhere. Internal sidewalks must wrap the building and connect to the front main entrance and provide pedestrian access to all parking areas.

Response: The pedestrian access is for the external facing units on that side. Access within the gates will be provided through the parking area like a typical parking lot. This not an ADA access, just pedestrian access. Also, the parking area is gated so there will not be much internal traffic.

4C. There are portions of the sidewalk where the Master Site Plan calls for decorative pavers. Please revise the note to state: "... and sidewalks shall be consistent with the Citadel on Colfax Master Site Plan."

Response: Note revised as requested.

4D. The minimum pedestrian walkway width is 5' per the Master Site Plan.

Response: Revised to 5'.

5. Fencing and Gating Issues

5A. Mesh is not permitted on either the gate or fence.

Response: Mesh has been removed.

5B. The fence and gate color should be black.

Response: Black indicated on new fence and gate details.

5C. Sharp, pointed fences of any material in residential areas shall have the top of the pickets sawed or rounded to provide a blunt end. This is a mixed-use development with residential directly to the south and a park amenity and trail connection directly to the west and north, so this standard will apply. Please revise the detail.

Response: Per the UDO Section 4.7.9 E sharp pointed fences are not allowed in Residential districts. The development to the south is zoned Mixed Use, not Residential, and therefore the requirement does not apply.

5D. Indicate the exact width dimension proposed and the height of the gate(s).

Response: Dimensions added to the new details.

5E. *See the gate detail 11 on the Master Site Plan. This detail must match.*

Response: The new gate detail is consistent with what is in the Master Plan.

6. Architecture and Urban Design Issues

6A. *Entryways must have an entry feature as defined by the Citadel on Colfax Design Standards and Guidelines (i.e. an awning).*

Response: Please refer to awning outline on site plan and call-out on elevations in addition to added requested dimensions.

6B. *Utilities such as transformers shall be screened. Please provide a location in which the proposed transformer is screened.*

Response: Utilities are being screened as required – see the landscape plan.

6C. *Label the overhangs and/or add the bolder dashed linetype to the legend. Note, if they are overhangs, they may not encroach into any easement.*

Response: Labels have been added.

6D. *Applicable to all RTU's: the RTU must be fully screened by a parapet wall.*

Response: Noted. Please refer to revised elevations as well as site sections showing all RTU's are fully screened by the parapet walls.

6E. *Additional parapet variations are required on the north and east elevation. See sheet 11 comments for full details.*

Response: Parapet variations have been added, please refer to revised elevations.

6F. *Label the garage door materials and color, typical.*

Response: Garage door material and color added to the material legend and tagged on the elevations.

6G. *Provide dimensions to the horizontal façade breaks so these elevations may be reviewed accurately for compliance with the Master Site Plan and UDO, typical for all elevations.*

Response: The Horizontal façade breaks meet the requirements defined & outlined in the Design Guidelines & Standards developed for the Citadel on Colfax Master Site Plan. Additional dimensions have been added as requested.

6H. *Please label the feature shown on the redlines.*

Response: Features have been revised and additional notes added.

6I. *When changing materials at a corner, the materials must wrap around the corner. The wrapped material shall go to the first horizontal break (see the light blue shaded areas).*

Response: Noted. Elevations have been revised and corners now wrap.

6J. EIFS is a permitted material in the Master Site Plan but is no longer a permitted material in the UDO. If a type of stucco is proposed, it must be a 3-coat stucco as defined by the UDO.

Response: EIFS is a permitted material as defined in the Design Guidelines & Standards developed for the Citadel on Colfax Master Site Plan. This project is subject to the Master Site Plan.

6K. Please label the feature (RTU?) shown on the redlines.

Response: Features have been revised and additional notes added.

6L. Per the Master Site Plan, in mixed-use blocks (PA-6 is identified as mixed-use), at least 50% of the ground floor must be transparent glazing. Ground floor is the area between 0' and 10' on the façade.

Response: Please see revised elevations. The intent of the ground floor transparency requirement is to increase the visibility of activity uses. Because this is a storage facility, there will be little to no activity except for the Office space. We are providing clear glazing at the office space to meet this requirement. Where storage units are located and little to no activity, we have added spandrel glazing to serve the design intent. The Design Guidelines allow for modification of Design Standards. We believe that we meet the all three requirements for a modification.

6M. Some level of vertical articulation is required on the west elevation roofline. At least 1 change of height is required at a minimum of 3' per the UDO.

Response: Please see revised elevations. The Vertical and Horizontal façade breaks meet the requirements defined & outlined in the Design Guidelines & Standards developed for the Citadel on Colfax Master Site Plan of a change in height at the required minimum of 2' at lengths no longer than 75'. Additional dimensions have been added as requested.

6N. The maximum length of a blank wall along a pedestrian zone is 30'. There is a relatively open, "blank" area of the façade on both the west and south elevations that need additional architectural elements to break up the area.

Response: Please see revised elevations. The West elevation is a pedestrian zone and has been revised. The South elevation is not a pedestrian zone.

6O. The west elevation is missing a "top" per the UDO requirement of a base, middle, and top. Consider providing architectural detailing or fenestration along this roof line as it is the primary frontage.

Response: Material and parapet height changes are consistent with the overall design and meets the requirements of the Master Site Plan Design Guidelines.

6P. Add a note for all G-2 items in the legend that the glazing shall be clear and shall transmit at least 65-percent of the visible daylight. There shall be no reflective coatings on the first surface of glass.

Response: G-2 is spandrel glazing with the coating on surface 2 or 4. There is no reflective coating. Additionally, please refer to response from 6L.

6Q. *Label all G-2 items.*

Response: Additional material tags for G-2 have been added.

6R. *Label the brick color. This may be generic (i.e. brown, red, black, etc.), typical for all material legends.*

Response: Brick color has been added.

6S. *Label all lighting fixtures on the elevations.*

Response: Additional notes have been added at all lighting fixtures.

7. Signage Issues

7A. *Include a note that the signage must also comply with the Citadel on Colfax Design Guidelines and Standards.*

Response: Note added in data block.

7B. *Relabel the wall signage section in the data block to "Per Sign Permit".*

Response: Wall signage section revised to include "Per Sign Permit".

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

8A. *If any of the landscape requirements cannot be met, then an adjustment must be requested. An adjustment is for hardships such as site configuration or topography and not self-imposed hardships. The adjustment must be stated on the landscape plan and the cover sheet. The letter of introduction should be updated to reflect the adjustment request and mitigating measures should be included to offset the adjustment request.*

Response: An Adjustment has been included on both the Cover sheet and the Landscape Plan

8B. *Expand the view port of this landscape plan to include the streets along the west and east sides. It may necessitate the relocation of this plant list within this plan set.*

Response: The view port has been enlarged as requested.

8C. *Label the transformer.*

Response: Transformer is labeled.

8D. *Remove the extra north arrow and scale.*

Response: Noted.

8E. *Show the property line as a traditional line type. A long dash and two short dashes.*

Response: Noted.

8F. *Please verify the 10' dimension shown. Buffers are measured from the back of the walk.*

Response: Noted.

8G. *Dimension and label the easement as shown.*

Response: The easements have been labeled as requested.

8H. *Dimension and label the buffers as shown.*

Response: Buffers have been labeled and noted as requested.

8I. *Please label the object shown on the redlines.*

Response: : Noted.

8J. *Grasses may not be used to screen parking lots.*

Response: Noted. Grasses have been replaced with approved shrubs.

8K. *Label the street. See additional commentary above on this sheet.*

Response: Streets have been labeled as requested.

8L. *Dimension and label the street frontage buffers. They are measured from the back of walk. The buffers are not being met along N. Altura Blvd or E 14th Ave.*

Response: Due to the site's constraints, these buffers are not being met. An adjustment is being requested.

8M. *Building perimeter landscaping is required in the locations highlighted in red.*

Response: Building perimeter landscaping requirement is met.

8N. *The buffer on the east of the property requires a non-street frontage buffer as well as a buffer to meet the screening requirements of parking lots. Because the two requirements overlap, the most restrictive plant quantities are required to be provided. Parking lot screening requires a berm with plant material or when no berm is provided, a double row of shrubs. The buffer width; however, is still required to be met. It starts at 10' and may be reduced to 5' with either a tall landscape screen or a fence. See the UDO for more information.*

Response: A fence has been added and buffer reduced to 5'. A double row of shrubs has been added with the appropriate trees (1 tree per 40 LF).

8O. *Label the building.*

Response: Noted.

8P. *Darken the linetype for the outline of the building.*

Response: Noted.

8Q. *The area shown at the southwest corner of the site is supposed to have specialty paving per the Master Plan along with benches and a light pole with hanging baskets and/or banners.*

Response: Noted. This specialty paving is being shown on the plans as requested.

8R. *Show the sight distance triangles per the Traffic Comments.*

Response: Sight Triangles have been added as requested.

8S. *A 10' wide buffer is not being provided along N. Altura Blvd. While a 10' width may be provided along E. 14th Ave, the buffer reduction features has not been provided to allow a reduction to 10'.*

Response: Noted.

8T. *The table is not completed. Ensure this is completed for the 2nd review.*

Response: The table has been completed as requested.

8U. *Add what the requirements are: 1 tree per 40 linear feet, etc. Include the shrub requirements.*

Response: Requirements have been added as requested.

8V. *The norther side is not being met in the building perimeter landscaping table.*

Response: Northern building perimeter landscaping requirement is met.

8W. *Provide the required non-street buffer table for the north and eastern boundaries of the site. Refer to the Pre-App letter for details.*

Response: The table has been added as requested.

8X. *Change the buffer description labels to actual street names. These are street frontage buffers and not non-street frontage buffers.*

Response: The buffer labels have been updated.

8Y. *The northern buffer should not be included here as it is not a street frontage buffer. It belongs in the non-street frontage buffer table that has not been included but requested in comment 8W.*

Response: The sentence was changed to exclude the northern buffer in this chart and the northern buffer has been added to the new Non-Street Buffer table.

8Z. *Review the Planting Notes and only include the required landscaping notes from the Landscape Reference Manual. Notes describing the mulch treatment and edging are the fire life safety notes.*

Response: Notes have been revised as requested.

8AA. *20-percent of the trees must be upsized per the Planning Area.*

Response: Trees have been upsized as requested.

8BB. *Move PEOR to the ornamental grasses section.*

Response: PEOR has been moved as requested.

8CC. *The MASP must be 2".*

Response: The MASP has been updated as requested.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

9A. *Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.*

Response: A DWG file has been sent directly to Phil.

Referral Comments From Other Departments and Agencies

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

10A. *The site plan will not be approved by public works until the preliminary drainage letter/report is approved.*

Response: Noted

10B. *The area called out in the redlines is a concrete pan, not a cross pan. Please revise.*

Response: Schedule note added to call out concrete pan.

10C. *Dimension the distance of the gate from the flowline of the street. 35' minimum or longest vehicle length is required.*

Response: Gate moved to 35' from flowline and dimension added.

10D. *The minimum slope for asphalt pavement is 1-percent.*

Response: Slopes revised to meet the 1% requirement.

10E. *The minimum slope for all non-paved areas is 2-percent.*

Response: Slopes revised to meet the 2% requirement.

10F. *The minimum slope for asphalt pavement is 1-percent.*

Response: Slopes revised to meet the 1% requirement.

10G. *The slope called out in the redlines needs to be as close to 2-percent as possible. 1.5-percent is acceptable, but 1.5-percent is the minimum slope accepted.*

Response: Increased to 1.5%. The slope is 2% where the sidewalk narrows so this slope can't be increased much more than the 1.5%

10H. *Does the metro district maintain the private on-site storm sewer?*

Response: The property owner will maintain the private on-site storm sewer. Note revised to match.

10I. *10-foot minimum separation between the tree and the storm sewer is required.*

Response: Tree has been removed.

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

11A. *Provide a site circulation plan.*

Response: A discussion of site circulation has been provided in the updated letter and recreated here, "Circulation throughout the site is minimal as parking is provided at both entrances. One travel lane is provided along the northern property line of the building."

11B. *Provide a discussion of the site accesses.*

Response: A discussion of site access locations has been provided in the updated letter and recreated here, "As shown on Attachment II, the site is provided access via N. Altura Blvd. and E. 14th Ave. which are both private drives. Access is provided via gated access at both locations."

11C. *Provide a discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for pedestrian crossings. Please see the redlined comments for further details on the Traffic Calming Toolbox.*

Response: A discussion of the application of elements from the Traffic Calming Toolbox has been provided in the update letter and recreated here, "Pedestrian crosswalks are proposed in front of each entrance to the site. Consistent with "Techniques in the Traffic Calming Toolbox", High Visibility Crosswalk Markings are provided."

11D. *Gates are proposed on the site plan; provide queueing analysis and operation plan. Will the gates be open during business hours?*

Response: Discussion of gates and queueing is provided in updated letter and recreated here, "The main access is located along N. Altura and provides over 100' of queueing space and 8 parking spaces. This can accommodate all of the inbound traffic onsite in the peak hours. No queueing offsite onto the private streets are anticipated."

11E. *Provide the previously proposed Trip Generation for PA-6 specifically in the appendix.*

Response: As mentioned in the original letter, specific uses for the planning area were not provided in the original traffic study. A review of planning documents and discussion of trip generation has been provided in updated letter.

11F. *Please see other comments included in the redlined Traffic Conformance Letter.*

Response: Additional comments have been addressed in updated letter.

11G. *Move the stop sign to be located before the pedestrian crossing. Place “No Left Turn” sign under the stop sign.*

Response: Stop sign and “No Left Turn” signs have been relocated before pedestrian crossing.

11H. *Advisory note: ongoing discussions are being held regarding gate locations and operation hours.*

Response: Noted. The comments in the Traffic Conformance letter have been reviewed and addressed.

11I. *Show the access movements and turn templates.*

Response: An additional sheet with the turning templates has been added. Access movements added to this plan

11J. *Replace the “No Left Turn” sign with a “One Way” sign.*

Response: Replaced “No Left Turn” sign with “One Way” sign.

11K. *The city minimum for a gate from the flowline is 35’.*

Response: Gate moved to 35' from flow line.

11L. *Provide sight triangle dimensions per COA STD TE-13 Case 1.*

Response: Dimensions added to sight triangles.

11M. *Show sight triangles per COA STD TE 13. NEFA, BETH, PEOR, PEST, CAAC, and ECPU will not be allowed within sight triangles.*

Response: Sight triangles are shown as requested and shrubs have been removed from within the sight triangle.

12. Fire/Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

12A. *See comment to remove note.*

Response: Note removed as requested.

12B. *See accessible parking sign note.*

Response: Note revised as requested.

12C. *See light pole comments.*

Response: The blocks shown are illustrative only. The actual lights are 23" from the center to the edge. 30" is provided from the center to the top back of curb so the lights will not overhang into the easement.

12D. *See multiple comment to replace or remove the word Handicap.*

Response: Revised plans to read Accessible.

12E. *See comment multiple comment for knox box.*

Response: Per email from Mark Apodaca on 2/16, knox box to be kept next to fire riser room. Knox box on gate has been moved as requested.

12F. *See comment for fire lane turning radii.*

Response: Radius revised to 49'. There will be no plat for this development so the easements will be recorded by separate document (as indicated in the schedule note).

12G. *See comment for labeling the gates.*

Response: Revised as requested. It will actually be a electrical swing gate.

12H. *See comment for gate setback.*

Response: Gate moved to 35' from flow line.

12I. *See comment for fire lane signs.*

Response: Fire lane signs added.

12J. *See cross hatching parking space comment.*

Response: FDC and fire riser room have been moved adjacent to the ADA loading stall so that we do not need to lose another parking stall

12K. *Provide trash enclosure gate details.*

Response: Added to note on this sheet and labeled on trash enclosure detail added to the elevation sheets.

12L. *Please show gate operator bollards on site plan.*

Response: Bollards are no longer included in the new gate detail.

12M. *See multiple comment to replace or remove the word Handicap.*

Response: Revised plans to read Accessible.

12N. *See comment to add a note.*

Response: Note Added.

12O. *Update note 8 on this sheet to reflect the redlined comment.*

Response: Accessible route and fire lane easement added.

12P. *See fire hydrant comment.*

Response: Fire hydrants rotated to face street.

12Q. *See accessible route comment.*

Response: Accessible route revised.

12R. *See fire lane comment.*

Response: See response on redlined document.

12S. *See comment for FDC & Knox box.*

Response: Requested notes have been added.

13. Aurora Water (Daniel / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

13A. *Please show the existing 15" sanitary sewer. Verify this sewer is outside of the building footprint.*

Response: The "existing 15" sanitary sewer" has been removed and rerouted with the overall infrastructure for Citadel on Colfax. GIS appears to not have been updated correctly with Extension #2018-082S. Coordinated with Daniel Pershing on 2/10 and he is checking with GIS.

13B. *Please be aware that a 2" meter will require a Domestic Service Allocation Agreement.*

Response: Noted.

13C. *A manhole may be required at the point of connection if the service is 6" or larger. Connection to exist. MH would be best.*

Response: Noted. We will change the sewer alignment and connect to the manhole again if the service ends up being 6" or larger. Right now we are anticipating it will be 4".

14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

14A. *A 2-foot recovery zone is required along the entire length of the trail. Such an area should be free of obstructions, including landscaping. The proposed planting is too close to the edge of the trail. Please revise to provide an unobstructed space that also maintains that same grade as the trail (maximum -percent cross slope).*

Response: Planting has been moved 2' off sidewalk.

14B. *The fence must be setback a minimum of 20-feet from the edge of the trail. More distance would be preferred.*

Response: Fence moved 2' off sidewalk.

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

15A. There are some easement issues and some License Agreement issues. See the comments on the document. 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.

Response: Noted. We will work with Grace and Andy as needed.

15B. The portion of the proposed sign and fence needs to be covered by a license agreement. See the general comment above regarding license agreement for details.

Response: Noted. We will work with Grace on the License Agreements

15C. Add the B&D and curve data for the boundary of the lot, typical.

Response: Bearing and Distance labels added to the lot boundary.

15D. Add the lot, block and subdivision name.

Response: Lot, block, and subdivision name added in plan view.

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
ScottBrown@GallowayUS.com