



July 26, 2018

Christopher Johnson  
Planning Department  
15151 E Alameda Parkway  
Suite 2300  
Aurora, Colorado 80012

**RE:** **Initial Submission Review – Park at Canyon Ridge Leasing Office – Minor Amendment**

**Case Numbers:** **1984-4026-10**

Dear Mr. Johnson,

Thank you for your comments from the Site Development Plan Minor Amendment on June 4, 2018 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the project, we have summarized your comments and our responses below.

## **INITIAL SUBMISSION REVIEW**

### **Planning Department**

#### **1. Completeness and Clarity of the Application**

**1A.** Please include a landscape plan detailing the proposed new building and parking areas. Review Landscaping comments below for further information on landscaping standards and required detail.

- *Response: Updated landscape plan has been provided.*

**1B.** Provide updated information in the response letter stating how minimum parking requirements are being met even with the proposed reduction in the total number of spaces, including your calculations for parking requirements.

- *Response: Required parking was determined using the Aurora Municipal Code, Sec. 146-1504 – Amount of On-Site Parking Required. Accessible parking was determined using Sec. 146-1507 – Accessible Parking.*

#### **2. Architectural and Urban Design Issues**

**2B.** Please provide colored building elevations and a proposed materials sample, which can be electronically submitted separately. The architecture must be consistent with the original architectural character of the complex. Metal siding is not a building material utilized in the complex.

- *Response: Material and color have been coordinated between owner and planner, these will be provided separately shortly after this submittal.*

Additionally, Section 146-405(F)8 of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.

- *Response: Elevations are included with this submittal. Color renderings and material board will be provided separately shortly after this submittal.*

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height, as well as changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance.

- *Response: It is understood that the owner and planner have coordinated this comment on a phone call.*

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

3A. In accordance with Article 14, Landscape Code Section 146-1460. Requirements for Sites with Existing Development, whenever changes or additions are made to landscaping or parking areas or where the proposed site changes involve a net increase in gross building area of 2,000 sf or more, the current landscape standards must be met whenever feasible unless prevented by physical obstacles. As part of the minor amendment submission, the applicant shall provide a landscape plan.

- *Response: A landscape plan has been provided with this submittal.*

The applicant proposes to construct a new 7,000 sf plus building and as a result shall be required to meet the building perimeter landscape requirements as found in Section 146- 1451 (D). Building perimeter landscaping entails landscaping building elevations that face public rights-of-way, residential neighborhoods, public open space, or has an entrance door. Service doors shall not be included. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree or 10 five gallon shrubs or 30 one gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents.

- *Response: Landscape plans have been updated.*

In addition, the applicant shall be required to bring the entire site into compliance with the current approved landscape plan. Code enforcement will inspect not only the building addition for compliance with the new landscape plan, but will inspect the property for compliance with the previously approved plan. If you should have questions or require a copy of the current landscape plan, please contact your Case Manager. All new landscape plan submissions must be prepared in accordance with the Landscape Reference Manual available on line.

- *Response: Noted.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Ensure that site slope around the building area meets engineering requirements. The minimum slope away from the building is 5% for 10 feet for landscape areas, and 2% for impervious areas.

- *Response: Noted. Detailed grading will be provided in the Construction Documents.*

4B. The maximum slope away from a handicap parking space is 2% in all directions. Please ensure that parking lot grading meets this requirement.

- *Response: Noted. ADA grades are maintained in the parking space and access aisle.*

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange). No comments at this time.

- *Response: Thank you for your review.*

6. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org/Comments in blue)

6A. Add the actual building height to the Data Block, rather than the maximum allowed height.

- *Response: Data block has been updated.*

6B. Add a section to the Data Block for 'Van Accessible Spaces Required/Provided'.

- *Response: Data block has been updated.*

6C. Indicate the accessible route on the site plan from the accessible parking spaces to and from the building entrance, along with the public way and interconnectivity throughout the site. Show this on all sheets where indicated.

- *Response: ADA route is now shown on plans.*

6D. Show and label the Knox Box on all building elevations.

- *Response: This building will not be sprinklered, a knox box for the FDC is not applicable.*

6E. Ensure the accessible route is shown on the Photometric Plan so that the minimum lighting requirement of 1 foot candle of illumination along the entire route can be verified.

- *Response: An accessible route has been added to the photometric plan.*

7. Aurora Water (Vern Adam / 303-739-4324 / vadam@auroragov.org / Comments in red)

7A. Label the indicated water meter as private.

- *Response: Label updated.*

7B. Change indicated label to 'Connect 1" domestic line to ex. private water service lateral'.

- *Response: 1" domestic line now connects to existing water main.*

7C. Change label for existing sanitary sewer service to reflect the comment provided. The original construction drawings show a 6 inch sewer service here rather than 10 inch.

- *Response: Label updated.*

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

8A. The building will be encroaching into a portion of the existing utility easement and said easement will have to be released.

- *Response: Coordination to release easement has been initiated.*

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

9A. Several trees may be impacted by redevelopment of this site, which have been indicated by specific comments on the site plan. Please indicate whether trees within the area of modification will be preserved or removed. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

- *Response: Notes and Details have been added concerning the trees that will be preserved during construction.*

If trees will be removed you will be required to show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. Please contact the forestry office to assist with the chart. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

- *Response: A tree mitigation chart has been added to the landscape plan, and all three 2" caliper trees will be replaced.*

We hope the above assists in your review of this project. Should you have any further questions or comments please contact me at 303-228-2311.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Adam Harrison".

Adam Harrison, PE  
Project Manager