



8920 BARRONS BLVD, SUITE 102
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September 19, 2020

Aurora Planning Department
ATTN: Dan Osoba
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

PLANNING COMMENT RESPONSE LETTER 01

**RE: Blue Tec Contracting at Pioneer Business Park – Site Plan w/ Conditional Use
Application #: DA-1810-03
Case Numbers: 2020-6036-00; 2020-6036-01
2152 S Rome Way
Aurora, CO**

Mr. Osoba,

Thank you for the review comments of the project noted above. We have reviewed the comments and provided responses, as necessary. Where required to revise the drawings, we have updated the drawings for your reference.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions or concerns were received from the general public regarding this application. There were two comments made from outside agencies. Those comments are attached at the end of this letter, but do not require a response at this time.
RESPONSE: Acknowledged

2. Completeness and Clarity of the Application

Generally

- 2A. Development Review fees are due prior to starting a 2nd submission. If you need a copy of the invoice or assistance paying online, please let me know. The outstanding balance is \$14,944.00.
RESPONSE: Acknowledged

Sheet 1

- 2B. Does the Building Footprint include the covered “open storage area”? If so, please include that area in this line item in the data block.
RESPONSE: Building Area and Open Storage Area will be separated.
- 2C. Add lines for the signature block as shown in the redlines.
RESPONSE: Corrected

- 2D. Remove City Council from the signature block as it is not required for this application.
RESPONSE: City Council Removed
- 2E. Increase the size of the amendments block.
RESPONSE: Block area increased
- 2F. The file name is okay for these reviews, but please note that it must be removed prior to printing final mylars.
RESPONSE: File name will be removed

Sheet 2

- 2G. The property boundary circle at the northwest corner seems to be out of place. Please correct the location shown.
RESPONSE: Corrected
- 2H. If symbols are not being utilized in the legend, please remove them.
RESPONSE: There is a proposed sign at the HC parking, other unused elements will be removed
- 2I. Change the note regarding the special landscape buffer installation from "DA" to "CN".
RESPONSE: The text has been revised.
- 2J. Please label the two items on the western edge of the property as shown in the redlines.
RESPONSE: The items have been labeled.

Sheet 6

- 2K. Label the item shown. It appears to be a monument sign?
RESPONSE: No monument sign is planned for the site and stray line has been removed.

Sheet 9

- 2L. Label the area shown as proposed concrete.
RESPONSE: Label added

3. Zoning and Land Use Comments

Sheet 1

- 3A. Add "and Conditional Use" to the title block. This should appear on all sheets.
RESPONSE: The text has been added to all sheets.
- 3B. Add percentages for landscape area, lot coverage (see item 3C), impervious area, and building area.
RESPONSE: The percentages have been added.
- 3C. The present zoning classification is APZ I-S (Accident Potential Zone District I-South Subarea). Please modify this in the data block.
RESPONSE: The zoning has been revised.
- 3D. Change the "Impervious Area" to "Lot Coverage". This calculation must include all structures and buildings on-site: building area, sidewalk area, asphalt drive and parking lot. Exclude the recycled asphalt area. This lot coverage may not exceed 30% per the APZ district standards.
RESPONSE: The text has been revised and the calculation now excludes recycled asphalt.
- 3E. Add an item titled "Proposed Land Use" in the data table. This should indicate "Outdoor Storage – Conditional Use".
RESPONSE: The item has been added.

Sheet 2

- 3F. Label all adjacent properties including ownership, zone districts and parcel numbers. The zone districts have been added to the redlines. Please obtain parcel numbers and ownership records from Arapahoe County.
RESPONSE: The additional information has been added to the adjacent properties.
- 3G. Include dimensions from the building to the property line on the north and east sides of the building.
RESPONSE: The additional dimensions have been added.
- 3H. Include dimensions from the proposed or existing fencing to the property lines on all property boundaries.
RESPONSE: The dimensions have been added.

4. Streets and Pedestrian Issues

Sheet 2

4A. The walk needs to extend to S. Rome Way. Please see item 12H for details. This walk will impact the proposed landscaping along the drive aisle. Please revise the landscaping as necessary to include the sidewalk. Note, this does not reduce the amount of landscaping required along and adjacent to the drive; it only relocates it behind the walk.

RESPONSE: The sidewalk has been extended to the existing sidewalk along Rome Way and the landscaping has been revised accordingly.

5. Site Detail Issues

Sheet 7

5A. Site details need to be provided for various site furnishings, fencing, gating systems, etc. These detail drawings should be provided either on this sheet or a separate sheet. If provided on sheet 7, please rename the sheet to "Site Details" and modify the table of contents on the cover sheet. The following details need to be provided at a minimum:

- Fence details for perimeter fencing along S. Rome Way (masonry columns included), proposed wooden fencing, and Plains Conservation Center fencing. Label existing or proposed as necessary.
- Gating system section drawings. Details need to be provided regarding Knox boxes and mechanics per Fire/Life Safety comments.
- Bicycle space detail

RESPONSE: Sheet 8 was mistaken left out of the set and site details have been added to this sheet.

6. Architectural and Urban Design Issues

Sheet 2

6A. Label the masonry columns in the fence provided along S. Rome Way.

RESPONSE: The existing pilaster near the entrance to the site has been labeled.

Sheet 5

6B. Colors for all materials must be provided for in the 2nd submission.

RESPONSE: Colors have been included in the submittal.

6C. The materials listed on these elevations are called out

RESPONSE: Materials have been called out in Elevations.

6D. The items below are not shown in the redlines but are expected to be illustrated on the elevations in the 2nd submission.

RESPONSE: Acknowledged

6E. Compliance with UDO Section 146-4.8 Building Design Standards is required for this building. The Pioneer Business Park Framework Development Plan (FDP) indicates industrial buildings must be constructed of masonry block, stone, brick, and/or stucco. It also states that all buildings within the FDP must comply with City of Aurora Standards. Below is a list of City of Aurora standards that need to be addressed or illustrated on the elevations within the Site Plan:

- Building Orientation
 - (1) Each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry orients onto and provides direct pedestrian access onto a public or private street, or pedestrian passage. This requirement will be met as long as item 4A is addressed (along with 12H from Fire/Life Safety).

RESPONSE: We have extended walkway out to S. Rome Way per (4A).

- Horizontal Articulation
 - (1) Utilization of one or more of the listed industrial methods from Table 4.8-3 (page 304 of the UDO) is suggested on the façade facing S. Rome Way (east). This is not a requirement because this façade does not exceed 100-feet; however, it may help break up the longer, flat façade. If elements from this table are utilized, please call them out on the elevations.
RESPONSE: We have updated Elevations to show added Horizontal Articulation.

- Vertical Articulation
 - (1) Utilization of one or more of the listed industrial methods from Table 4.8-4 (page 305-306 of the UDO) is suggested on the façade facing S. Rome Way (east). This is not a requirement because this elevation does not exceed two-stores or 30'. If elements from this table are utilized, please call them out on the elevations.
RESPONSE: We have updated Elevations to show added Vertical Articulation.

- Primary Building Materials
 - (1) The primary building materials must comply with the approved Pioneer Business Park FDP. These materials include masonry block, stone, brick, and/or stucco. The corrugated metal or metal siding shown may be utilized as a secondary building material.
RESPONSE: We have alternated between corrugated and metal panel materials to break up façade – see material keynotes on Exterior Elevations. We have also added a 42" stone wainscot per note (3) to the South, West and East facades.

 - (2) The elevation detail seems to indicate either corrugated metal or metal siding as the material; however, the legend indicates a metal panel. Metal panels are shown in the permitted use list with graphical examples. Please clarify what building material will be utilized on this building.
RESPONSE: We have updated material keynotes with color and materials listed in legend.

 - (3) If corrugated metal is to be utilized as a primary building material, it will require another conditional use. This can be added onto the application, thus requiring a Site Plan with two (2) conditional uses. If corrugated metal is utilized as a primary building material, the building shall have a 42" minimum wainscot surfaced in stone, decorative concrete, or masonry brick on the east, south and west elevation.
RESPONSE: We have updated Elevations to show 42" Wainscot.

 - (4) Metal Panels from the UDO:



RESPONSE: We have included a metal panel system as our featured façade and corrugated as our primary.

- Façade Character Elements

- (1) For reference to further façade comments: The façades are categorized three ways: primary, secondary and minor. For this development, the primary façade is the east facing S. Rome Way. The secondary façades are the north and west. The minor façade is the rear elevation facing north.

RESPONSE: It appears the above should read as: primary façade is the east facing S. Rome Way. The secondary façades are the south and west. The minor façade is the rear elevation facing north. However, given the west facing façade is potentially the least visible, we would recommend that it too be classified as a minor façade.

- (2) Façade materials must wrap around a building corner a minimum of two (2) feet where there is a change in façade material or color on two adjacent sides of the building.

RESPONSE: We have wrapped corner with stone wainscot – see Exterior Elevations.

- (3) Table 4.8-8 (page 315 of the UDO) lists various character elements that must be included on the different facades. Please use this table under the “Special Purpose Districts” to identify and include items on the elevations. Please include the marked up table on the elevation sheet calling out the various elements to be utilized.

RESPONSE: Façade Character chart is shown below and included on the elevations page.

Façade Character Elements for Four-Sided Building Design				
		Special Purpose Districts		
BUILDING FACE		PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing				
	General	2	1	1
	Wall off-set (min. 3 ft.)		✓	
	Wall/parapet height change (min. 3 ft.)		✓	✓
	Roof form change	✓	✓	
	Upper floor stepback			
	Wall notch (min. 12 in.)	✓	✓	
Materials				
	General	2	1	1
	Change in material	✓	✓	✓
	Change in color	✓	✓	✓
	Change in texture	✓	✓	✓
	Use of masonry (min. 40% of façade)			
	Use of panelized materials (min. 40% of façade)	✓		
	Variety of window sizes	✓	✓	
	Transparency and glazing (min 70% transparent glass)			
Human Scale				
	General	3	2	1
	Architectural detailing			
	Display cases on ground floor (for mixed-use)			
	Building-mounted lighting fixtures	✓	✓	✓
	Awnings or shutters	✓		
	Entry definition (pronounced massing/roof form, stoop, porch, etc.)		✓	
	Building corner enhancements	✓	✓	
	Wall art			
	Balconies		✓	
	Landscape wall/decorative screen for vines			

- Entry Design
 - (1) The requirements of this section have been met by including the mezzanine.
RESPONSE: Acknowledged
- Roof Materials
 - (1) Intense, bright, or fluorescent colors may not be utilized on roof materials. Please keep that in mind when selecting a color. Additionally, please provide a note on the Site Plan that the roof materials shall have a 25-year warranty.
RESPONSE: A 25 year warranty is standard on current industry panels. A note has been added to the elevations for roof finish warranty and color has been indicated on the sheet as well. We are looking use a subtle blue and is not an intense or bright color.
- Roof Form
 - (1) If metal is proposed as the primary building material (see above for detail on this), then the roof shall be enhanced with decorative fascia, a roof pitch of 4:12 or greater, projecting gables, or other similar techniques. Please identify which enhancement is proposed if metal is the primary façade material.
RESPONSE: Elevations are updated to have a few 'enhanced' features. Also note per comment 3 above, we are providing additional architectural features then the min required.
- Screening of Rooftop Mechanicals
 - (1) It does not appear that there will be any rooftop mounted mechanical equipment. If there is any proposed, please locate the equipment behind a parapet so that it is not visible from the street and indicate the equipment with a dashed line.
RESPONSE: During this project, any office area is intended to be future finish-out with separate TI finish permit. For initial completion, we would be looking at provided heating for some minimal frost protection.
- Garbage Storage Areas
 - (1) Is there a dumpster located on-site? How will that be accomplished? If there is a dumpster location on-site, it must be located within a fully screened and gated enclosure to match the materials of the building.
RESPONSE: Submission 2 now shows a trash enclosure located near entry drive.

7. Signage Issues

Sheet 1

- 7A. The maximum sign area for this property is 200'. Please include this in the data block.
RESPONSE: The signage area has been added.
- 7B. Signs appear to be proposed on the elevation sheets. Please include the proposed sign area and number of signs in the data block to reflect the proposal. If it is unknown at this time, please add the item "Proposed Signage" and state, "Sign Area to be Determined Under Separate Permit".
RESPONSE: Note added to elevations.

Sheet 5

- 7C. Label the sign area, "Proposed Sign Area". The sign detail may not be shown on the elevations. Add a note indicating "Signs to be reviewed under a separate permit".
RESPONSE: Note added.

8. Landscaping Issues (Chad Giron / 303-739-85 / cgiron@auroragov.org / Comments in bright teal, black text)

Sheet 8

- 8A. Make the existing plant material a gray shade at the location shown and in the legend.
RESPONSE: Existing plant materials have been graphically adjusted.
- 8B. Label all adjacent parcels.
RESPONSE: Parcels have been labeled
- 8C. Label all fences as existing or proposed within information on type, height, etc. Add a fence detail for the proposed fence.
RESPONSE: Fences labeled and details added with type and height.
- 8D. Building perimeter landscaping is required on elevations facing public ROW or entrance doors. Landscape each elevation with 1 tree equivalent per 40 linear feet. It is recommended to use trees and not shrub equivalents on the east elevation if the existing fence is opaque. You may choose to mitigate or relocate these landscape requirements to another location on site. Mitigation measures may include enhanced architecture, upsizing of plant material or a combination of measures. Add the Building Perimeter landscape requirement to the tables on sheet 10 and include a note if mitigating or relocating the landscape requirements.
RESPONSE: Table has been added and updated with the Building Perimeter Landscape requirements.
- 8E. Label S. Rome Way.
RESPONSE: Road has been labeled
- 8F. Scale the symbols in the legend to match what is used on the plan.
RESPONSE: Updated
- 8G. Add additional information for the rock and organic mulch.
RESPONSE: Updated
- 8H. Please spell out "Plains Conservation Center" for clarification on this sheet and sheet 9.
RESPONSE: Corrected
- 8I. Change the label to "25' Special Landscape Buffer".
RESPONSE: Updated

Sheet 9

- 8J. Add the Building Perimeter Landscaping requirement to the table. See item 8D for details.
RESPONSE: Table has been added and updated with the Building Perimeter Landscape requirements.
- 8K. Change "Right-of-Way" to "Curbside" Landscaping.
RESPONSE: Corrected
- 8L. 10 shrubs per 40 linear feet on 428' is 107 shrubs required. Please modify this table and landscape plan to comply with this requirement.
RESPONSE: Corrected

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: The .dwg file has been provided for addressing.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

- 10A. The Site Plan will not be approved from Public Works until the Preliminary Drainage Letter is approved.
RESPONSE: Comment acknowledged.
- 10B. Please add the note as shown on the redlines.

RESPONSE: The requested notes have been added.

Sheet 2

10C. Show and label the existing street lights on all applicable sheets. If street lights were not installed by the overall developer, this development shall install them.

RESPONSE: The light will be installed by the overall developer per the approved CDs EDN 218146.

10D. All areas that vehicles are moving in need to be paved. Will vehicles access the building?

RESPONSE: Paved access to the building has been added, as requested. We are continuing coordination with planning and engineering at the City to resolve the extents of recycled asphalt

Sheet 4

10E. Label the existing drainage facility.

RESPONSE: The label has been added.

10F. Concentrated flows should be directed away from the parking area, especially the ADA space. A sidewalk chase is required for all concentrated flows at the sidewalk.

RESPONSE: The runoff has been directed away from the ADA stall and a sidewalk chase has been added.

10G. The minimum slope in the swale is 2% or provide a concrete pan.

RESPONSE: A concrete pan has been added.

10H. The owner of the property is responsible for maintenance. See Notes number 4 on this sheet.

RESPONSE: The note has been revised.

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

Sheet 2

11A. Shift Notes 2 and 3 from this sheet to the cover sheet under the required Site Plan Notes. 11B. Label the sight triangle.

RESPONSE: The notes have been moved to the Cover Sheet.

Sheet 9

11C. Add the note as shown in the redlines.

RESPONSE: The note has been added.

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1

12A. Add the four (4) notes as shown on the redlines 12B. Remove Note 20.

RESPONSE: The note has been added.

12C. Indicate if the building is to be sprinklered or non-sprinklered.

RESPONSE: The building and non-sprinklered and this has been added to the table.

12D. Will any portion of this project be phased? If so, a phasing plan will be required.

RESPONSE: The project will not be phased.

12E. The COA has adopted and amended the 2015 I Code Series. Please revise the code edition in the data block to 2015.

RESPONSE: The year has been revised

12F. Please show and identify the fire lane sign locations to meet the following requirements:

- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

- Fire lane signs should be installed 2' behind curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall not be other signs attached to the sign or the sign post.
- Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

RESPONSE: Fire lane signs have been added to the plans. Please see sheet 3 for their location.

12G. A signage and striping package shall be included for approval with the Site Plan. This shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and the locations for all. The sign package shall include all signs as required by other COA departments. Please see the example provided in the redlines.

RESPONSE: Information has been added to the Site Plan as requested.

12H. Show and extend the exterior accessible route of interconnection to the public sidewalk of the adjacent street as shown on the redlines.

RESPONSE: Accessible route extended to S. Rome Way.

12I. The accessible route of travel must be shown on the plan. Use a heavy dashed line to delineate the accessible route connecting to public transportation stops and accessible parking and accessible passenger loading zones. This includes required accessible garages.

RESPONSE: Accessible route shown to S. Rome Way.

12J. 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 the structure within the site. Please illustrate how this plan will meet this requirement.

RESPONSE: Fire Lane easement has been added to the Site Plan as requested.

12K. Show and identify a Knox Box at the front main entrance and include it on all applicable sheets.

RESPONSE: Knox Box shown.

12L. Identify the Knox Box on the gating system. The box shall be mounted on the ingress side of the gating post.

RESPONSE: We have identified location of Knox Box on ingress side of gate system.

12M. Revise the gate label by identifying the mechanism, width, etc. Example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

RESPONSE: Additional gate information has been provided on the Site Details page 8.

12N. Provide section drawings for the manual and automatic gates.

RESPONSE: Provided section drawing details for automatic gate.

12O. The installation of the gating systems will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Permit prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Plans Examiner.

RESPONSE: Acknowledged and note has been added to gate assembly detail.

12P. Identify the width of the emergency access easement. Also, revise the easement by removing "fire lane" and adding "emergency access".

RESPONSE: Label has been corrected.

Sheet 5

12Q. Show the symbol for the Knox Box and label on the elevations. The box is required at the front main entrance.

RESPONSE: We have shown Knox Box and label on Elevations near entry. Keynote added.

Sheet 6

12R. Show the accessible route of travel on the site plan and photometric plan with a heavy dashed line. The exterior route shall interconnect to public sidewalks of the adjacent street. Additionally, accessible routes shall have a minimum 1-footcandle of lighting along the entire route to the public way.

RESPONSE: Drawing has been updated to show path.

13. Aurora Water ([Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org](#) / Comments in red)

13A. Please label the size of the meter and service.

RESPONSE: Meter size added to drawings

14. PROS ([Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org](#) / Comments in mauve)

Sheet 8

14A. Plant counts on this plan should match those on the approved RV Vault landscape plan.

RESPONSE: Drawing has been updated to correct planting numbers.

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

Sheet 1

15A. Include "City of Aurora" in the legal description.

RESPONSE: Drawing has been updated to show legal description.

Sheet 2

15B. Add the block number.

RESPONSE: Drawing has been updated to show block number.

15C. Add the distance to the easement line.

RESPONSE: Drawing has been updated to show block number.

15D. The gate and fence need to be covered by a license agreement. Please contact Grace Gray at ggray@auroragov.org for all license agreement concerns. Please note that this Site Plan will not be approved until all the necessary items are submitted, fully reviewed and ready to record.

RESPONSE: Acknowledged

15E. Delete "shared" from the access easement.

RESPONSE: Drawing has been updated.

15F. For all the easements highlighted in the redlines, please add "to be dedicated by separate document". Please contact Andy Niquette at aniquett@auroragov.org for all easement dedication concerns. Please note that this Site Plan will not be approved until all the necessary items are submitted, fully reviewed and ready to record.

RESPONSE: Drawing has been updated.

Please look over the documents provided and feel free to contact me with any further questions or concerns regarding this project.

Sincerely,



Phil Walz
Architect – Hover Architecture