



June 4, 2021

City of Aurora
Planning Division
Attn: Heather Lamboy
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Gun Club Data Center – Second Submission Review
Application Number: DA-2231-04 / Case Numbers: 2021-6004-00

Dear Ms. Lamboy,

Thank you for the comments on 4 June 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review development plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

SUMMARY OF KEY ISSUES FROM ALL DEPARTMENTS

1. The building architecture does not comply with the Master Plan design guidelines.
 - *Response: Renderings have been included to show building intent.*

2. The traffic conformance letter has been approved.
 - *Response: Acknowledged, thank you!*

3. Provide lighting in the park. Note that the furnishings of the park do not meet the Master Plan design guidelines.
 - *Response: The lighting in the master plan calls for lighting to follow the standards in Article 146-4.9 (shown below).*

<u>Article 146-4 Development Standards</u>	<u>4.9. Exterior Lighting</u>
	<u>4.9.2. Standards Applicable to All Development</u>

4.9.2. STANDARDS APPLICABLE TO ALL DEVELOPMENT

- A. Except in the R-R and R-1 districts, private sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one footcandle on the walking surface. All public sidewalks, pedestrian paths, and bicycle paths shall meet the requirements of the Aurora Roadway Design and Construction Specifications Manual.

We have fixed the walkways to meet a minimum maintained of 1 footcandle with lights at 16 feet high. The standard calls for “full cutoff shielded lighting fixtures,” which is being interpreted to refer to modern day LED technology that aims individual LEDs to minimize any sort of light spill or glare instead of adding physical house side shields to the fixtures. Additionally, in this scenario, the lights are not close to residential properties and where spill over is overseen (see snippet of standards below), the shielded lighting is not needed.

4. A license agreement will be required for the entry gates. Please start the process as it takes approximately 6-8 weeks to complete; the mylars cannot be recorded until the license agreement process is complete.
 - *Response: Understood. We intend to initiate this process just following this site plan resubmittal.*

PLANNING DEPARTMENT COMMENTS

1. 1. Community Questions, Comments and Concerns
 - A. 1A. No comments or questions were received during this comment period.
 - *Response: Acknowledged.*

2. 2. Completeness and Clarity of the Application
 - A. The Aurora Crossroads Master Plan has been recorded.
 - *Response: Acknowledged.*

3. 3. Architectural and Urban Design Issues
 - A. 3A. In order to understand details, please provide one elevation per sheet.
 - *Response: Elevations, signage, material board, guard booth, and mail facility placed on individual sheets.*

 - B. 3B. Repeat comment: Please provide exterior elevations that has better articulation and variety on the east and west elevations of the buildings highlighted in yellow. The Master Plan design standards state, “Large scale, long commercial/office/flex buildings within this district shall also utilize vertical articulation as noted in Form H to create visual interest and reduce the overall appearance of mass.
 - *Response: Change in color is used every 40’ along facades facing public roadways. Color also varies in height to provide vertical articulation. Reference Renderings.*

 - C. 3C. Repeat comment: On the west elevation, please provide variable heights at the parapet and vertical articulation to break up the long mass in order to comply with UDO design standards for industrial buildings. Acceptable methods for articulation include a change in texture, patterning, or color, horizontal offset or projection, change in roof height or form, and/or a wall notch combination. An example to the right shows how color and changes in parapet height can provide for a more attractive façade and breaks up the overall mass of the building.
 - *Response: Change in color is used every 40’ along facades facing public roadways. Reference renderings*

 - D. 3D. Repeat comment: The architecture as proposed does not meet the design standards of the Master Plan. The site lies in Planning Area 5, also known as the “Venture” area. These land uses should focus on modern functionality while also achieving quality design. Facades facing public spaces shall be architecturally appealing with the encouraged use of unique lighting, colors, and textures. The example provided in the design guidelines references scoring, articulated facades, windows, a stepped parapet as well as changes in color. Commercial, Office Use sites shall have landscape at defined entrances for a welcoming feel and aesthetic. Large scale, long commercial/office/flex buildings within this district shall also utilize vertical articulation as noted in Form H to create visual interest and reduce the overall appearance of mass. The following standard is included in the design guidelines: “Tilt-up concrete for Commercial, Entertainment, Restaurant, Retail Uses and Big Box Retail Buildings. Tilt up

- concrete should be articulated to provide visual interest and reduce overall appearance of mass, or reference building materials section above. Refer to UDO section 4.8.5.B and UDO table 4.8-3 for allowed articulation methods.”
- *Response: Color and reveal patterns are used for articulation. For the entry façade the building incorporates colored metal panel, precast patterning, and glazing. The metal panel will be illuminated to highlight entry into the building. Small seating area with landscaping will be near entry to the building.*
- E. 3E. In the previous letter, façade articulation was emphasized. Another articulation opportunity is on free-standing walls. This graphic is in the Master Plan design guidelines and may be another option to use to break up the overall appearance of mass.
- *Response: Color and reveal patterning are used to break up the large façade. Reference Elevations*
- F. 3F. The design standards call for creating “lantern features” creating building components and entry areas, as well as create night interest by sculpting building elements facing public streets with light. Especially facing Gun Club Road, consider visual interest such as that is found on the Panasonic Building on Peña Boulevard.
- *Response: Red metal panel will be illuminated at the entry. There will be wall packs along facades. Reference Renderings.*
- G. 3G. The urban design intent is that site furnishings shall reinforce the overall design theme that utilizes modern retro forms in tandem with colorful and vibrant materials. Site furnishings are not required to be exactly replicated across the site however furnishings should be similar in nature, color, style, and follow the site’s overall design theme for consistency. Furnishings should incorporate a retro, colorful aesthetic with high functionality, thoughtful ergonomics, and environmental sustainability. Consideration should be given to this theme, especially in the commercial park. Also consider some benches along the Gun Club corridor open space along the western portion of the site.
- Response: Picnic tables beneath a shade structure, benches, landscape beds, lighting, and path connections have been included in the park area. All site furnishings have been selected to reflect the intended aesthetic as outlined in the Master Plan Guidelines. Vestre has been selected as the site furnishings provider for their wide selection of products and colors, and their company commitment to sustainable practices. Vestre’s extensive color selection allows for vibrant and expressive site furnishings that serve as accent pieces throughout the park. The benches and picnic tables selected are functional yet match the intended aesthetic of the Route 66 theme within the Master Plan Guidelines. Poligon’s MSL Monoslope shade structure has been selected based on form and cost-effectiveness. The simple, angular design follows the vocabulary of many canopies such as gas stations and drive-ins that were often found along Route 66. The Tudor Brown color selection will complement the bright colors found on the Vestre site furniture. Product information has been provided on sheets 41 and 42.*
- H. 3H. Site lighting standards should be consistent with the standards illustrated in the master plan.
- *Response: Property is adequately lit per master plan and “Security Basis of Design” from QTS.*

I. 3I. Please see images included on Page 4 of the Site Plan Letter responses.

- *Response: Acknowledged.*

J. 3J. The commercial park should continue the Route 66/roadside theme through furnishings and design. The park should provide respite areas, including benches, landscaped areas that create interest and provide for small areas for congregation and picnic opportunities. The park bench, shade features, and other street furniture and amenity areas details should be provided to ascertain that Master Plan standards are met.

- *Response: Picnic tables beneath a shade structure, landscape beds, lighting, and path connections have been included in the park area. All site furnishings have been selected to reflect the intended aesthetic as outlined in the Master Plan standards. Site furnishing product information has been provided on sheets 41 and 42.*

K. 3K. Uniquely designed street furniture is called out in the Urban Design standards and should conform to those standards. Please refer to these examples provided in the Master Plan.

- *Response: All site furnishings have been selected to reflect the intended aesthetic as outlined in the Master Plan standards. Site furnishing product information has been provided on sheets 41 and 42.*

4. 4. Signage Issues

A. 4A. Provide additional detail on the signage and illustrate the landscape treatment at the base. Please provide color elevations, and include proposed colors, materials, and sign height. The proposed sign does not comply the Master Plan design guidelines. Below are examples of signs for design guidance on this site:

- *Response: Signage drawings updated to show color, material, and height. Reference Elevations.*

LANDSCAPING ISSUES

(KELLY BISH / 303-739-7189 / KBISH@AURORAGOV.ORG / COMMENTS IN BRIGHT TEAL)

Sheet 28

5. Landscaping

A. 5A. Show the property line as a traditional line type. A long dash and two short dashes.

- *Response: This has been revised.*

B. 5B. Add the following note to the E. Colfax Avenue curbside landscape: See infrastructure Site Plan for Gun Club Road and E. Colfax Avenue under DA # 2231-01.

- *Response: Note has been added.*

C. 5C. The buffer requirement for E. Colfax Avenue does not appear to be being met. There have been no shrubs provided.

- *Response: Shrubs have been provided and the buffer requirement is now being met.*

Sheet 29

D. 5D. The buffer requirement for E. Colfax Avenue does not appear to be being met. There have been no shrubs provided.

- *Response: The buffer requirement has been met.*

E. 5E. Update the note where indicated by providing a leader line. This is applicable to all sheets where this note occurs.

- *Response: Leader lines have been added to notes.*

Sheet 30

F. 5F. Darken the utilities.

- *Response: Utility lines have been darkened.*

G. 5G. Make sure to include the actual easement lines.

- *Response: Acknowledged.*

Sheet 31

H. 5H. Why aren't any of the street frontage buffer trees evergreen along any of the streets? Provide evergreen groupings to help buffer the massive development.

- *Response: Evergreen groupings have been added to the street frontage buffers.*

I. 5I. Darken the employee break areas and label them.

- *Response: Acknowledged.*

J. 5J. Call out the bike racks.

- *Response: Bike racks have been called out.*

K. 5K. Why aren't trees being provided to shade the employee break areas?

- *Response: Shade trees have been added to employee break areas.*

L. 5L. The sight triangles are labeled, but they appear to be turned off.

- *Response: Sight triangles have been turned on.*

Sheet 32

M. 5M. Redbud trees are highly discouraged from being used as they do not perform well here in Colorado due to the frequent and sudden changes in temperature.

- *Response: Acknowledged, redbud trees have been replaced with Russian Hawthorne.*

N. 5N. Add a tree where indicated to the parking lot island.

- *Response: Acknowledged.*

Sheets 34

O. 5O. Stagger the trees and make sure to provide the 50% evergreen. The buffer is short on trees along the eastern non-street boundary.

- *Response: Acknowledged.*

Sheets 35

P. 5P. Make sure to include the easement line work.

- *Response: Acknowledged.*

Q. 5Q. There are a significant amount of shrubs missing for the street frontage buffer along 8th Avenue.

- *Response: Shrubs have been added.*

R. 5R. Where are the street trees for 8th Avenue? Why were they removed from this submittal but were previously provided?

- *Response: Street trees have been added to the 8th avenue ROW.*

Sheet 37

S. 5S. What additional landscaping is being requested after the interim condition is removed? There doesn't appear to be any.

- *Response: Additional landscaping has been added.*

Sheet 38

T. 5T. The south side of the building is short 7 shrubs. Why can't columnar trees be used along here as well as the other southern ends of the buildings given the massiveness of the buildings and there appears to be approximately 10' of width for planting along the building face.

- *Response: Shrubs have been replaced with columnar trees.*

U. 5U. Turn off the one line where indicated.

- *Response: Acknowledged.*

Sheet 39

V. 5V. While the street trees should be included ... the buffer for only that portion of the frontage along 8th Avenue may be deferred until a Site Plan Amendment is done to include the additional transformers. At that time, the buffer will be included with amendment.

- *Response: Acknowledged.*

W. 5W. Add a note to the landscape plan here that states that a deferral of the buffer landscaping along 8th Avenue is requested until the site plan amendment is submitted for the additional transformers. The street frontage buffer and screening of the ground mounted transformers will be included at that time.

- *Response: Note has been added.*

Sheet 40

X. 5X. Update the tables and the plan per the comments provided.

- *Response: Acknowledged.*

ADDRESSING

(PHIL TURNER / 303-739-7357 / PCTURNER@AURORAGOV.ORG)

6. Addressing

A. 8A. 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: This will be provided with the final signature set submittal.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING

(KRISTIN TANABE / 303-739-7306 / KTANABE@AURORAGOV.ORG / COMMENTS IN GREEN)

7. Civil Engineering

- A. 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- *Response: Acknowledged.*

Plat

- B. 7B. On the plat, a 25' lot corner radius is required.
- *Response: This has been revised (at the lot corner, not the other property line as redlined).*

Site Plan

Sheet 5

- C. 7C. Label the proposed easements, typical.
- *Response: These have been labeled.*

Sheet 6

- D. 7D. Please submit a letter addressed to the Director of Public Works requesting the deferral. The civil plans will not be approved until the deferral agreement is ready to be recorded.
- *Response: We are working to finalize this letter and submit following the site plan submission.*

Sheet 8 and 11

- E. 7E. Gates must be set back a minimum of 35' from the flowline.
- *Response: This has been revised.*

Sheet 12

- F. 7F. Label existing and proposed easements, typical.
- *Response: These have been labeled.*
- G. 7G. The contours do not seem to represent curb and gutter, typical.
- *Response: Curb and gutter detail will be added at the CD level.*
- H. 7H. Maximum 4% slope across fire lanes.
- *Response: This has been revised.*
- I. 7I. Will there be steps at the building access with the proposed slopes? Typical.
- *Response: Yes, this has been added to the grading plan.*

Sheet 14

- J. 7J. Min 1% slope for asphalt pavement.
- *Response: This has been revised.*

TRAFFIC ENGINEERING

(BRIANA MEDEMA / 303-739-7336 / BMEDEMA@AURORAGOV.ORG / COMMENTS IN AMBER)

Sheet 3

8. Traffic Engineering.

- A. 8A. This area is needed with Phase 1.
 - *Response: This has been revised.*

Traffic Conformance Letter

- B. 8B. No additional comments. The Traffic Conformance Letter has been approved.
 - *Response: Acknowledged, thank you!*

FIRE / LIFE SAFETY

(MARK APODACA / 303-739-7656 / MAPODACA@AURORAGOV.ORG / COMMENTS IN BLUE)

Sheet 2

9. Fire and Life Safety

- A. 9A. In the data tables provide the building height. (TYP.)
 - *Response: This has been added to the data tables.*
- B. 9B. Provide mail facility data block information.
 - *Response: This has been added.*
- C. 9C. 5 accessible spaces per 2015 IBC section 1106
 - *Response: This has been revised.*
- D. 9D. 3 accessible spaces per 2015 IBC section 1106
 - *Response: This has been revised.*

Sheet 3

- E. Repeat comment: Provide phasing plan for all associated improvements. The phasing plan must address two points of fire apparatus access and looped water supply for each phase.
 - *Response: The phasing plan is included as sheet 3, and a phasing letter has been included in the submittal.*

Sheet 5

- F. 9F. Label gate with: 26' Automatic Sliding gates with approved siren operated system, knox key switch and manual release.
 - *Response: This label has been revised.*
- G. 9G. Provide Knox box at fire riser room. (TYP.)
 - *Response: These have been added.*

Sheet 10

- H. 9H. Provide accessible route from accessible entrance to public right of way, per 2015 IBC section 1104.
 - *Response: This has been added and labeled on the site plan.*

Sheet 14

- I. 9I. Traverse grading cannot exceed 4% in a fire lane easement.
 - *Response: This has been revised.*

AURORA WATER

(REVIEWER NAME / 303-739-7490 / SDEKOSKI@AURORAGOV.ORG / COMMENTS IN RED)

10. Site Plan

Sheet 3

- A. 10A. Repeat comment: Sanitary sewer outfall to be included in Phase 1.
 - *Response: This has been revised.*

Sheet 14

- B. 10B. Please confirm need for this inlet.
 - *Response: This inlet has been removed.*

Plat

- C. 10C. No additional comments.
 - *Response: Acknowledged, thank you!*

PROS

(MICHELLE TELLER / 303-739-7437 / MTELLER@AURORAGOV.ORG / COMMENTS IN MAUVE)

11. Site Plan

- A. 11A. Lighting within the full park site is required for security purposes. Please identify how the full park space will have lighting as the lighting plan and landscape plan only identify lighting adjacent to the trail.
 - *Response: Park amenities are adequately lit per coordination with civil and landscape architecture partners.*
- B. 11B. Please label the walk material.
 - *Response:*
- C. 11C. If fencing is proposed, please identify within the legend.
 - *Response:*

Plat

- D. 11D. No additional comments.
 - *Response: Acknowledged.*

REAL PROPERTY

(MAURICE BROOKS / 303-739-7294 / MBROOKS@AURORAGOV.ORG / COMMENTS IN MAGENTA)

12. Site Plan

- A. 14A. I've highlighted some of the gates crossing the easements. Please make sure they are labeled on the subsequent sheets. cover the gate/fence with a License Agreement. Contact Grace Gray at (ggray@auroragov.org) to start the license process.
 - *Response: Understood. We intend to initiate this process just following this site plan resubmittal.*
- B. 12B. Please label with lot, block, and subdivision name where noted.
 - *Response: This has been revised.*

Plat

- C. 12C. Send in the Certificate of Taxes Due for the site. Obtained from the County Treasurer's office.
 - *Response: This has bene included with the submittal.*

Sheet 1

- D. 12D. Add the state registration - match the Title Commitment.
 - *Response: This has been revised.*
- E. 12E. Add period to state "Aurora Crossroads Subdivision Filing No. 2" (all sheets)
 - *Response: This has been revised.*
- F. 12F. Tract A is to be privately owned and maintained.
 - *Response: This has been revised.*
- G. 12G. Update the Title Commitment to be within 120 calendar days of the plat approval date.
 - *Response: This has been included with the submittal.*

Sheet 2

- H. 12H. Is the noted statement correct?
 - *Response: This has been revised.*
- I. 12I. Add the depth of the monument where noted.
 - *Response: This has been revised.*
- J. 12J. Is the area north of Gun Club platted? If so, please label.
 - *Response: This has been revised.*
- K. 12K. Add: Lot, Block and Subdivision where noted.
 - *Response: This has been revised.*
- L. 12L. Match the State monument record.
 - *Response: This has been revised.*
- M. 12M. Update the note to state, "Traffic Signalization Easement."
 - *Response: This has been revised.*

Sheet 3

- N. 12N. Add: Lot, Block and Subdivision where noted.
 - *Response: This has been revised.*
- O. 12O. Add the period where noted.
 - *Response: This has been revised.*

Sheet 4

- P. 12P. Add: Lot, Block and Subdivision where noted.
 - *Response: This has been added.*

- Q. 12Q. Add the period where noted.
■ *Response: This has been revised.*

- R. 14AA. Label easements where noted.
■ *Response: This has been revised.*

XCEL ENERGY

(DONNA GEORGE / 303-571-3306 / DONNA.L.GEORGE@XCELENERGY.COM)

13. 13A. No additional comments.
■ *Response: Acknowledged.*

CENTURY LINK

(KANDICE BREMER / 402-613-7933 / KANDICE.BREMER@LUMEN.COM)

14. Engineering has approved this project with no reservations.
■ *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or Stephen.Litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, PE, LEED AP
Project Manager