

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



May 13, 2021

National Acquisition Company LLC  
2470 Satellite Blvd  
Duluth, GA 30096

**Re: Second Submission Review – Gun Club Data Center – Site Plan & Plat**  
Application Number: **DA-2231-04**  
Case Numbers: **2021-6004-00**

Dear Applicant:

Thank you for your second submission, which we started to process on Tuesday, April 13, 2021. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, May 28, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date hearing date is set for Wednesday, June 23, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Stephen Listas, Kimley-Horn 4852 S Ulster St, Suite 1500 Denver, CO 80237  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2231-04rev1



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The building architecture does not comply with the Master Plan design guidelines.
- The traffic conformance letter has been approved.
- Provide lighting in the park. Note that the furnishings of the park do not meet the Master Plan design guidelines.
- 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.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No comments or questions were received during this comment period.

#### 2. Completeness and Clarity of the Application

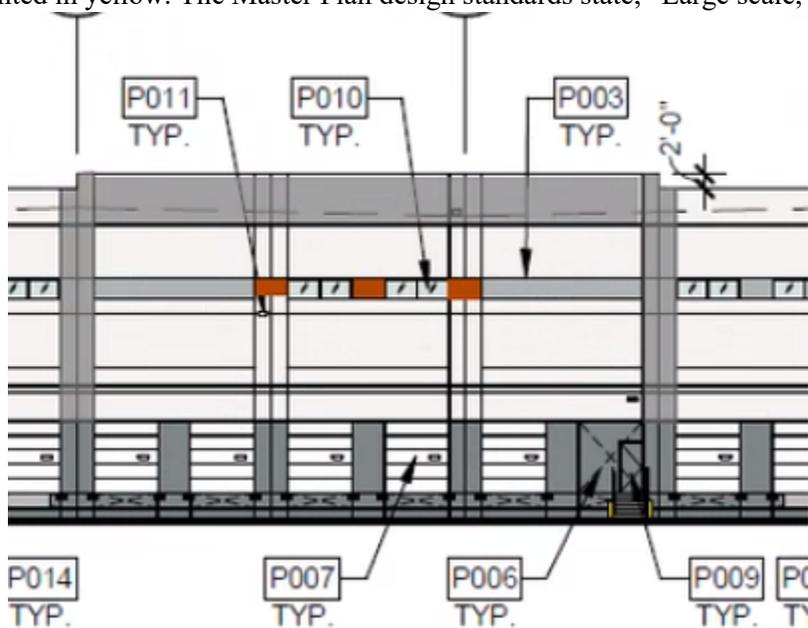
2A. The Aurora Crossroads Master Plan has been recorded.

#### 3. Architectural and Urban Design Issues

3A. In order to understand details, please provide one elevation per sheet.

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.

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.



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



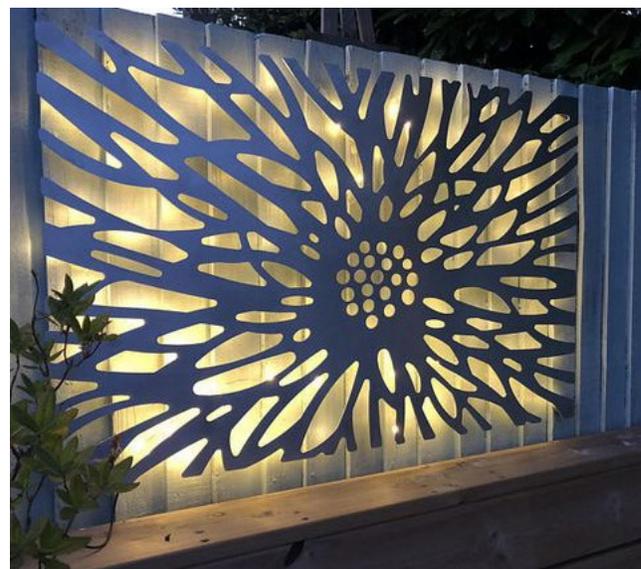
modern functionality while also achieving quality design. Facades facing public spaces shall be architecturally appealing with the encouraged use of unique lighting, colors, and textures. The example provided in the design guidelines references scoring, articulated facades, windows, a stepped parapet 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.”

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.

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.

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.

3H. Site lighting standards should be consistent with the standards illustrated in the master plan:





Modern street lights



Inviting pedestrian lighting



Unique illuminated seating



Modern bollards with lighting

- 3I.
- 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.
- 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.

**Objective:**

Provide inviting places with a touch of nostalgia to refresh, socialize, and hangout. 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.



Colorful furnishings



Standard bench



Multiple seating options and materials



#### 4. Signage Issues

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:



Strong angles with contrasting colors and accent colors



Contrasting colors with creative angles

#### 5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### Sheet 28

- 5A. Show the property line as a traditional line type. A long dash and two short dashes.
- 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.
- 5C. The buffer requirement for E. Colfax Avenue does not appear to be being met. There have been no shrubs provided.

##### Sheet 29

- 5D. The buffer requirement for E. Colfax Avenue does not appear to be being met. There have been no shrubs provided.
- 5E. Update the note where indicated by providing a leader line. This is applicable to all sheets where this note occurs.



Layered colors, bold text and mix of materials



Simple materials, with a clear text and colorful accent



Simple materials and colors, with modern lighting



Colorful 3D text with a variety of natural materials.

##### Sheet 30

- 5F. Darken the utilities.
- 5G. Make sure to include the actual easement lines

##### Sheet 31

- 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.
- 5I. Darken the employee break areas and label them.
- 5J. Call out the bike racks.
- 5K. Why aren't trees being provided to shade the employee break areas?
- 5L. The sight triangles are labeled, but they appear to be turned off.

##### Sheet 32

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

##### Sheet 34

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

##### Sheet 35

- 5P. Make sure to include the easement line work.
- 5Q. There are a significant amount of shrubs missing for the street frontage buffer along 8th Avenue.
- 5R. Where are the street trees for 8th Avenue? Why were they removed from this submittal but were previously provided?



*Sheet 37*

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

*Sheet 38*

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.

5U. Turn off the one line where indicated.

*Sheet 39*

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.

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.

*Sheet 40*

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

**6. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

6A. *Repeat comment:* 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.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

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

***Plat***

7B. On the plat, a 25' lot corner radius is required.

***Site Plan***

*Sheet 5*

7C. Label the proposed easements, typical

*Sheet 6*

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.

*Sheets 8 & 11*

7E. Gates must be set back a minimum of 35' from the flowline

*Sheet 12*

7F. Label existing and proposed easements, typical.

7G. The contours do not seem to represent curb and gutter, typical.

7H. Maximum 4% slope across fire lanes.

7I. Will there be steps at the building access with the proposed slopes? Typical

*Sheet 14*

7J. Min 1% slope for asphalt pavement



**8. Traffic Engineering** (Briana Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

*Sheet 3*

8A. This area is needed with Phase 1.

*Traffic Conformance Letter*

8B. No additional comments. The Traffic Conformance Letter has been approved.

**9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Sheet 2*

9A. In the data tables provide the building height.(TYP.)

9B. Provide mail facility data block information.

9C. 5 accessible spaces per 2015 IBC section 1106.

9D. 3 accessible spaces per 2015 IBC section 1106.

*Sheet 3*

9E. *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.

*Sheet 5*

9F. Label gate with: 26' Automatic Sliding gates with approved siren operated system, knox key switch and manual release.

9G. Provide Knox box at fire riser room. (TYP.)

*Sheet 10*

9H. Provide accessible route form accessible entrance to public right of way, per 2015 IBC section 1104.

*Sheet 14*

9I. Traverse grading cannot exceed 4% in a fire lane easement.

**10. Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

***Site Plan***

*Sheet 3*

10A. *Repeat comment:* Sanitary sewer outfall to be included in Phase 1.

*Sheet 14*

10B. Please confirm need for this inlet.

***Plat***

10C. No additional comments.

**11. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in mauve)

***Site Plan***

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.

11B. Please label the walk material.

11C. If fencing is proposed, please identify within the legend.

***Plat***

11D. No additional comments.

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

***Site Plan***

12A. *Repeat comment:* 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](mailto:ggray@auroragov.org)) to start the license process.

12B. Please label with lot, block, and subdivision name where noted.



**Plat**

12C. *Repeat comment:* Send in the Certificate of Taxes Due for the site. Obtained from the County Treasurer's office.

*Sheet 1*

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

*Sheet 2*

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

*Sheet 3*

- 12N. Add: Lot, Block and Subdivision where noted.
- 12O. Add the period where noted.

*Sheet 4*

- 12P. Add: Lot, Block and Subdivision where noted.
- 12Q. Add the period where noted.

**13. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

13A. No additional comments.

**14. CenturyLink (Kandice Bremer / (402) 613-7933 / [kandice.bremer@lumen.com](mailto:kandice.bremer@lumen.com))**

14A. Engineering has approved this project with no reservations.