



Aspen Business Park

TAB #5

Response to Pre-Application/ Other
Review Comments

Pre-Application Comment Responses

Comment: Gun Club Road: The Southeast Area Transportation Study (SEATS 2007) identifies Gun Club Road as a six-lane arterial. Gun Club Road is a state highway within the jurisdiction of the Colorado Department of Transportation (CDOT) and all access to Gun Club Road must be approved and permitted through CDOT.

Response: Understood. Gun Club Rd will be designed as a 6 lane arterial with 144' ROW and expanded as such for the half roadway section abutting this site.

Comment: E-470 Setback: Buildings in the Airport District (AD) zoning district shall have a setback of 25-feet from public streets and 100-feet from the E-470 Highway.

Response: Understood.

Comment: Traffic and Vehicular Circulation: The Master Plan and Traffic Impact Analysis must identify the future roadway network. The expectation is that the development will include an internal street network that will provide both north/south and east/west connectivity through the site. Additionally, the north/south access should align so access can be extended to the north for future development.

Response: Understood. Connections and access will be maintained as required.

Comment: Pedestrian Circulation: Pedestrian access should be provided into and around the property, between individual sites and/or buildings. Accessible routes are required between parking areas, buildings and to the public right-of-way.

Response: Understood.

Comment: Master Utility Study: A Master Utility Study (MUS) is required for this development. All utilities must be installed in accordance with an approved MUS. A looped water supply is required for each planning area of development.

Response: Understood. A master utility study has been prepared with looped water supplies for each planning area.

Comment: Traffic Signal Escrow: The Gun Club Road and Yale Avenue intersection has been identified to be signalized in the future. Traffic signal escrow will be required for the traffic signal. Additionally, there is the potential for other site access intersections that may require and warrant signalization in the future. Traffic signal escrow will be required for these traffic signals.

Response: Understood. A traffic signal escrow will be provided where required.

Comment: Public Improvements: A Public Improvement Plan (PIP) shall be submitted with the master plan documents. Public improvements shall include the western half of Gun Club Road including necessary auxiliary lanes and transitions. Internal roadways shall be private streets.

Response: Understood. A PIP has been provided with this submittal and will included all required above.

Comment: *Streetscapes:* Hierarchy of streetscape aesthetic treatments for internal vs. external streets. Tree spacing shall meet current city standards, but alternative design options can be proposed that

exceed current code requirements. Address any proposed street furnishings such as benches, trash receptacles, planters, signage, banners, lighting etc. in terms of their style and use throughout the development.

Response: This will be addressed with a future submittal as part of the urban design and landscape standards.

Comment: *Public gathering spaces:* Incorporate design standards for any proposed plaza spaces associated with retail and/or commercial areas of the development and the integration of pedestrian public spaces associated with residential development. Amenity spaces might be located between building entrances and the street. For residential units, spaces should be centrally located to the site. Describe how the interconnection of public spaces with walkways and trails will be designed

Response: We are not proposing any retail, commercial, or residential development.

Comment: *Views:* Explain how building placement will be oriented to address what people see when looking into the development from the external streets surrounding the site. What views, if any, are highlighted or captured from within the development looking out? Amenity spaces, buildings, public art, and principal entrances are encouraged to be located to create interesting views from the street and from within the site.

Response: We are orienting the buildings to not block the views to the west into the Plains Conservation Center. We are not providing amenity spaces or public art.

Comment: *Public Art:* Will a public art component theme get carried throughout the development within the architecture or public accoutrements? Is there only one larger public art piece provided in a central location? Public art can act as a gateway entrance into the site or building and can serve multiple purposes if designed and sited properly.

Response: We will not be providing any public art.

Comment: *Landscaping:* The MP should address the streetscape including street frontage buffers that detail proposed widths, berming, plant quantities and plant types. Street buffers should reflect the hierarchy of the street in addition to the proposed land development associated with that frontage. The MP should include landscape design standards for screening of loading areas, detention basin landscaping, building perimeters, parking lot landscaping, non-street frontage buffers and enhanced site entrances. The proposed landscape standards should meet the current UDO, but where landscape standards are missing or silent, they shall defer to the requirements found within the UDO.

Response: This will be addressed in a future submittal as part of the landscape design standards.

Comment: *Entry Monumentation:* Will there be multiple primary entrances into the development and how will they be treated aesthetically with landscape, monumentation/signage, hardscape, etc.?

Response: There will be one entrance into the development. Aesthetic treatments will be covered in a future submittal as part of the architectural and urban design standards.

Comment: *Hardscapes:* How do hardscape materials, patterns and colors relate to the public areas within the development? Where are they used relative to traditional concrete?

Response: This will be addressed in a future submittal as part of the urban design standards.