



December 6, 2024

Brit Vigil, Senior Project Manager  
City of Aurora – Development Services Department  
Office of Development Assistance  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**RE: Aurora Regional Navigation Center – Comment Response Letter**

Dear Brit,

HDR, on behalf of the Aurora Regional Navigation Center project team offers these responses to your comment letter dated September 26, 2024, regarding the Pre-Application Meeting held on September 12, 2024.

The City's comments are listed below in **bold** followed by our response in *italics* for items mentioned in pages 6 – 24 of the 32-page document, which focus on the Step 1 - Planning Phase submittal.

**Standards and Issues**

**1. Zoning and Placetype**

**1A. Zoning**

**The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subarea B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas.**

*Response: Acknowledged*

**1B. Placetype**

**The subject property is within the Industry Hub placetype in the Aurora Places Comprehensive Plan. This placetype is primarily reserved for industrial and commercial uses and is typically located adjacent to major transportation corridors like Interstate 70. The Navigation Campus would be considered a supporting land use within this placetype.**

*Response: Acknowledged*



### **1C. Gateway Park**

The subject property is within Gateway Park. The proposed Site Plan is subject to review by the Gateway Park Design Review Committee. Please reach out to them to determine the timing of the design review submittal in relationship to the city review process. Contact information for the GPDRC is:

Rebecca Taladay, DRC Administrator  
The Pauls Corporation  
303.371.4080  
100 St. Paul St., Suite 300  
Denver, CO 80206

*Response: Per the attached filed on 1/1/2024 at Local Government Filings - Maps & Boundaries | Colorado Department of Local Affairs, Holiday Inn (now the City's property) is excluded from the Sand Creek Metro District and Gateway Park. Additionally, the property is in a subdivision named JQH Commercial Park (not Gateway). Given that there is no mention of Gateway in our title policy and no legal nor Council declaration has been made to include the property within Gateway or Sand Creek MD, it seems that this is not a requirement of the site plan application.*

## **2. Land Uses**

### **2A. Historic Land Use**

The subject property was formerly a hotel and convention center. A Site Plan was approved for this building in 2003.

*Response: Acknowledged*

### **2B. Proposed Land Use**

The proposed land use is Supportive Housing, which is defined as “a dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring medical, correctional, or other mandated supervision whose right to live together is not protected by the federal Fair Housing Act Amendments, as amended and as interpreted by the courts, and that does not meet the definition of another use in the UDO.

*Response: Per conversation with Elly Watson and the City of Aurora, the use of the facility has been returned to “public facility” (attached is the original determination) which is an approved use (not “supportive housing”, conditional use). We are leaning on section CDBG regulations section 570.201(c) in the attached for the definition for public facilities.*

**Supportive Housing is a Conditional Use in the MU-C zone district. In the Letter of Introduction, please include detailed information on the operations of the Aurora Regional Navigation Campus. This letter should also outline how the proposal meets all of the approval criteria for a Conditional Use in Section 146-5.4.3.A.3.**



*Response: Per conversation with Elly Watson and the City of Aurora, the use of the facility has been returned to “public facility” (attached is the original determination) which is an approved use (not “supportive housing”, conditional use). We are leaning on section CDBG regulations section 570.201(c) in the attached for the definition for public facilities.*

## **2C. Use-Specific Standards**

**Per Section 146-3.3.2.O, there are use-specific standards for Supportive Housing and are as follows: a) Any proposed new structure or structural changes to an existing structure shall be consistent in architectural design and style with the character of the surrounding neighborhoods; b) No administrative activities of any private or public organization or agency other than those incidental to operation of the specific group home shall be conducted on the premises of the supportive housing; and c) The Planning Director shall have the authority to impose reasonable conditions to the approval, which are found necessary to operate the supportive housing in a manner compatible with the neighborhood.**

*Response: Per conversation with Elly Watson and the City of Aurora, the use of the facility has been returned to “public facility”.*

## **2D. Phasing of Site Plan**

**As discussed in the pre-application meeting, staff recommends that you submit a Phase 1 and a Phase 2 Site Plan. The Phase 1 Site Plan should identify all existing conditions plus any improvements proposed with the initial renovation / construction of the property. The Phase 2 Site Plan should identify any improvements that are proposed in the future, such as the outdoor spaces, plazas, sports spaces, etc. If the Phase 2 improvements will potentially be done in multiple phases, it may make sense to break things up into additional phases. Please coordinate with your Case Manager to discuss this in more detail.**

*Response: Acknowledged - site plan improvements have been broken out into Phase I and Phase II packages that will both fall under the umbrella of this application.*

## **2E. Touch Rule**

**The site will be subject to the Touch Rule requirements outlined in Section 146-5.4.4.F.1.d. This states that “projects that involve expansions of existing land uses or buildings, or that include a major conversion of use among major use categories, but that do not include the construction of new primary buildings, shall be required to bring the property into compliance with the standards in Sections 146-4.6.5 (Parking Design and Location), 146-4.6.6 (Off-Street Loading Areas), 146-4.6.7 (Drive-Through Stacking Areas), 146-4.7 (Landscape, Water Conservation, Stormwater Management), 146-4.8 (Building Design Standards), and 146-4.9 (Exterior Lighting).” Based on the proposed building use conversion in Subarea B, all portions of the building and site modified by the conversion shall be brought into compliance with the above-referenced sections.**



*Response: Acknowledged - Areas we addressed under the touch rule include the following: Parking lots are being updated to include islands. Substandard parking stalls seek an adjustment. Landscape plans call out for removal of trees and remedy all removals with new planting in accordance with this rule. Existing stormwater ponds are not being impacted by the improvements which is documented within the provided drainage letter. Exterior lighting has been evaluated for modern requirements.*

### **3. Development Standards**

#### **3A. Dimensional Standards**

**The dimensional table for MU-C standards (Table 4.2-3) notes that R-3 dimensional standards apply for residential uses (such as Supportive Housing) within the MU-C zone district. Therefore, please refer to the R-3 standards in Table 4.2-1 for building dimensional requirements such as building setbacks and height requirements.**

*Response: Per conversation with Elly Watson and the City of Aurora, the use of the facility has been returned to “public facility”. Please notify the team if R-3 is still applicable. The dimensional standards for MU-C only list building height which the current structure is compliant with. For various setbacks, section 4.7 of the UDO is referenced for compliance. This section appears to fall under the touch rule.*

#### **3B. Subdivision Standards**

- **Lot Design and Layout**

**All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrians, bicycle, emergency vehicle access and safety, and through-connectivity.**

*Response: The project directly abuts the Right-of-way to the north as noted in Denver GIS records. No additional easements will be required to provide access.*

- **Sidewalks**

**All properties shall provide an interconnected system of sidewalks that directly connect all lots to and within commercial centers, employment areas, designated parks and open spaces, and other uses. All lots shall include or directly abut a sidewalk. Accessible routes meeting the ADA shall also be provided from the building or site entries to a public or private street.**

*Response: A new ADA route is proposed that connects to an existing walkway with access to the E 40th Avenue Right-of-Way sidewalk.*

#### **3C. Common Space and Amenities**

**Please provide details on the amenities, site furnishings, and fencing that will be included for the outdoor spaces in the Site Plan if known at this time. If not, a Minor Amendment to the Site Plan may be required in the future to add these.**





*Response: Phase 1 and Phase 2 site amenities have been indicated in the landscape plans.*

### **3D. Access and Connectivity**

**Per Section 146-4.5.4.D, please provide a safe, convenient, and accessible pedestrian connection from the main entrance of the building to a public sidewalk or internal walkway that connects to a public sidewalk. As additional outdoor amenities are added to the site, there should be walkways between the entrances of the building and these amenity areas to improve pedestrian safety.**

*Response: Acknowledged - ADA route will be provided from E 40th Ave ROW to ARNC, and future ADA routes to outdoor amenity spaces will be shown.*

### **3E. Parking, Loading, and Stacking**

**Off-street parking is required by Section 146-4.6. Supportive Housing requires 1 parking space per 2 persons of design capacity. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. Bicycle spaces must comply with Section 146-4.6.3.F.2, including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.**

*Response: Acknowledged - Parking lots have been reorganized but will still comply with code-required parking minimums. Bicycle parking has been provided in areas that meet the listed conditions.*

*The proposed ARNC facility has a maximum design capacity of 1,238 occupants. For a Public Use Facility, the required vehicular parking is 1 space per 4 persons design capacity. This totals 310 vehicular parking spaces, of which 8 should be accessible, and 16 bicycle parking spaces. The full occupant breakdown is included in the appendix. The parking spaces are shown on the landscape plans.*

**Please note that there are many parking spaces throughout the site that appear to be only 13-15' in length. These were not shown on the original Site Plan and were likely added without city approval. The length of these parking spaces poses an issue, particularly if adjacent to any fire lane easements. Staff highly recommends that these be re-striped to meet the standard 9' x 19' length required in the UDO. The proposed dimensions for all parking spaces should be identified on the Site Plan.**

*Response: Acknowledged – Dimensions for the existing parking stalls have been added to the plans. An adjustment has been requested for existing parking stall depths, as lengthening of stalls would interfere with drive aisles and in several instances interfere with fire lane corridors. The vast majority of existing stalls on site meet the 9' width requirement, and measure approximately 16-18' depth.*

### **3F. Landscape, Water Conservation, Stormwater Management**



A Landscape Plan will be required as part of the Site Plan submittal. The Phase 1 Landscape Plan should generally show the existing conditions for all landscaping on the property, as well as any landscaping that was required by the original Landscape Plan that may be missing. The Phase 2 Landscape Plan should include additional landscaping proposed as part of the Phase 2 improvements in areas of the site that will be modified and shall comply with current UDO standards for the applicable improvements. The applicant shall be required to replace existing trees and vegetation within parking lot islands that are either missing, dead, or diseased. The requirements for internal parking lot island landscaping shall comply with the UDO as noted below.

*Response: Acknowledged - please confirm if the city will accept a phased replacement and upgrade by phase.*

As Phase 2 development occurs, the impacted parking areas will need to comply with all parking lot landscape requirements or Section 146-4.7.5.K (Parking Lot Landscaping) including the provision of end islands with landscaping and internal islands every 15 parking spaces to break up the parking rows. These requirements would be applicable to the modified parking areas and any new parking spaces created. Any modifications to the parking will necessitate the preparation of a Landscape Plan.

*Response: Acknowledged - please confirm if the city will accept a phased installation of these islands based on the parking spaces to be removed in phase 2.*

Landscape Plans shall be prepared in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The Landscape Plan shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements.

*Response: Landscape plans are prepared per UDO/Landscape Reference Manual standards. Landscape tables have been provided to demonstrate compliance with code requirements.*

#### **– Landscape Plan Preparation**

Please label all landscape sheets “Not for Construction.” Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape Plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

*Response: Landscape sheets have been updated to reflect 'NOT FOR CONSTRUCTION'.*



**Landscape Plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape Plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.**

*Response: Landscape plans have been resized to 24x36" sheets.*

**– Sight Triangles**

**Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.**

*Response: Landscape plans indicate existing sight triangles and show compliance.*

**– Section 146-4.7 (Landscape, Water Conservation, Stormwater Management Requirements)**

**The following bullet points are not necessarily an all-inclusive list of landscape requirements. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.**

*Response: Acknowledged*

**– Section 146-4.7.5.K (Parking Lot Landscaping)**

**Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate on a landscaped island. Provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' x 19' island and two trees and 12 shrubs per 9' x 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.**

*Response: Acknowledged - existing parking lots have been updated to comply with interior parking lot standards per the UDO. Additional plant material has been shown where currently none exists.*

**The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. Staff will determine whether the overlap exists once a formal Site Plan submittal is made.**



*Response: Perimeter screening will be provided where possible. Due to existing conditions in relation to the southwest property line, an adjustment request is included to exempt this area from additional screening.*

**No portion of the required parking lot island landscaping may be displaced by lighting, trash enclosures, recycling containers, transformers, fire hydrants, vacuum equipment or other mechanical equipment. The current proposal does include a trash enclosure within the designated parking lot island which is not permitted.**

*Response: Existing trash enclosure is separate from parking lot and does not displace any stalls.*

**– Section 146-4.7.8.B.2.b (Service, Loading, Storage and Trash Area Screening)**

**All trash dumpsters and recycling bins must be enclosed and set back at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.**

*Response: Existing trash enclosure is setback within the interior of the property/existing building. The existing enclosure utilizes six-foot high, screened fencing. The location is within the loading area and it is not feasible to support landscaping, an adjustment request is included to exempt this area from additional landscaping.*

**3G. Building Design Standards**

**Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. If any portions of the building exterior are modified as part of the Site Plan, they must be brought into conformance with the UDO in accordance with the Touch Rule. Regardless, the existing building elevations should be included in the new Site Plan so there is a record of them if modifications are proposed in the future.**

*Response: Acknowledged - there are no portions of the building exterior being modified with the Site Plan. All exterior is existing to remain. The exterior elevations have been included in the drawing set for reference.*

**3H. Fencing**

**The proposed Omega (Welded Wire) security fence is a permitted fence type as outlined in Section 146-4.7.9.D, but is not permitted along arterial and collector streets such as Chambers Road or 40<sup>th</sup> Avenue. Staff would be supportive of an adjustment request for this fence type given the security concerns. Masonry columns are required along the west and north property boundaries and shall be placed at a minimum spacing of 120' on center and extend 75' down interior lot lines. The maximum fence height permitted in this zone district is 6', so**



**an adjustment will need to be requested to have an 8' tall fence. Please include detailed justification for all fence adjustments in the Letter of Introduction.**

*Response: Acknowledged - masonry columns have been provided along E 40th Ave. and down 75' of interior lot lines. An adjustment request is included to increase the height to 8' for site security.*

### **3I. Exterior Lighting**

**Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the Site Plan and on building elevations.**

*Response: Acknowledged - there are no new site lighting poles nor on building elevations. Site photometrics show existing fixtures provide adequate lighting for proposed design.*

### **3J. Signs**

**Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the Site Plan and indicate the location of wall-mounted signs on the building elevations.**

*Response: Acknowledged - there is one existing monument sign to remain, shown on civil and landscape plans. There is one new wall mounted sign proposed at the existing building entry canopy. The wayfinding design drawings have been included in the appendix for reference.*

## **4. Adjustments**

**Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approval of adjustment requests is not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.**

*Response: Acknowledged*

## **5. Submittal Reminders**

### **5A. PDF Requirements**

**The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.**



*Response: Acknowledged*

**5B. Mineral Rights Notification**

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

*Response: Acknowledged - included in appendix.*

**Pre-Submittal Meeting**

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

*Response: Acknowledged - this took place on 11/14/24.*

Please note that a separate pre-submittal meeting is required with Land Development Services for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

*Response: Acknowledged- this was discussed with Sarah Wile following the pre-app meeting on 11/14.*

**Community Participation**

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

*Response: Acknowledged - we will work with the Case Manager to schedule additional community meetings if needed. See appendix for information on community meetings held thus far for reference.*

**Community Meetings**

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.

*Response: Acknowledged*



- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.

*Response: Acknowledged*

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.

*Response: Acknowledged*

- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.

*Response: Acknowledged*

- You can also find adjacent neighborhood groups associated with your site via this link: [Aurora Registered Neighborhood Associations - HOAs \(arcgis.com\)](https://arcgis.com).

*Response: Acknowledged*

#### **Energy and Environment Development**

There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

*Response: Acknowledged*

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

*Response: Acknowledged*

#### **Parks, Recreation & Open Space Department (PROS)**





The ARNC project is exempt from PROS land dedication and park development fees. Because the PROS criteria manual does not currently include all household and/or group living types, PROS reviewed past determinations on similar projects for supportive housing and emergency shelters. Dedication and fees were not exacted for these uses, since they do not constitute as permanent housing.

*Response: Acknowledged - please confirm if this changes, based on the use of the Public Facility.*

#### **Forestry Division**

A Consulting Arborist is required to be hired if 20+ trees are removed. Trees throughout the parking lot will mostly be impacted. Tree mitigation will be required for any trees that are removed for this project. A list of Consulting Arborists has been provided below.

*Response: Acknowledged*

Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

*Response: Acknowledged*

#### **Tree Mitigation Requirements**

- Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the Landscape Plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

*Response: Acknowledged - a tree mitigation plan has been provided.*

#### **Forestry's Role in Site Plan Review**

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. If you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
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David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Road Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 Dartmouth Avenue Englewood, CO 80110	303-347-0988
Scott Grimes	Colorado Tree Consultants	<a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a>	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Avenue Denver, CO 80231	303-306-3144

*Response: We have included a Tree Mitigation Plan as well as the tree inventory in the landscape plans.*

- Once the tree assessment is complete, a spreadsheet will be provided by either the Consulting Arborist, or Forestry Staff, showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – the Consulting Arborist should contact Forestry to make sure they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the Landscape Plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.

*Response: Acknowledged - tree mitigation plan has been provided. HDR will consult with Forestry Staff for additional information on dollar values of impacted trees.*

- 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. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:  
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

*Response: Trees are identified in the landscape plans which are to be protected. Notes are added to the plans. This detail will be added to the plans as the set develops.*

#### **Ash Trees Prohibited**

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this requirement.



*Response: Acknowledged*

## [Aurora Water](#)

### UTILITIES

#### Key Issues

- ▶ **The hotel has 3 existing water meters (2 – 2” water meters and a 4” water meter).**

*Response: Existing water meters have been noted in the plans based off a combination of survey data and record drawing data. All three meters noted are accounted for.*

- ▶ **There is an existing sanitary sewer connection.**

*Response: Record drawings indicate two sanitary sewer connections to the building. These are noted on the plans.*

- ▶ **Utility easements must be reconfigured to include all water mains, hydrants and water meters, as needed.**

*Response: A new utility corridor for these water features noted has been included in the plans. Please note that the general routing of the corridor will appear similar to the existing easements.*

- ▶ **Additional outdoor use fees may apply for increased irrigation areas.**

*Response: Acknowledged*

- ▶ **A water fixture unit table is required for any interior renovation.**

*Response: Noted. The current proposed water fixture table is provided in the plans. This will be updated if the interior design changes.*

- ▶ **DSAA required for existing water meters.**

*Response: Acknowledged*

- ▶ **No permanent building or structure encroachments permitted in the water utility easements within this site. Fencing to be covered by a license agreement.**

*Response: No structures besides fencing encroaches to the proposed easements except for fencing as shown in the plans.*



- ▶ **No trees permitted in utility easements.**

*Response: Existing trees are within the extents of the proposed easements and will be removed.*

- ▶ **The dog park must be outside of the detention basins.**

*Response: The dog park has been relocated so as to not overlap the detention areas.*

#### **Utility Services Available**

- **Water service may be provided from: Existing**

*Response: Acknowledged*

- **Sanitary sewer service may be provided from: Existing**

*Response: Acknowledged*

- **Project is located on the following Map Pages: 99J**

*Response: Acknowledged*

#### **Utility Service Requirements**

- **A Site Plan is required for this project and must show existing and proposed utilities including:**
  - **Public/Private Mains**
  - **Service Lines**
  - **Water Meters**
  - **Fire Suppression Lines**
  - **Fire Hydrants are necessary to service your development.**
  - **Grease Interceptors are required for commercial kitchens.**
  - **Sand/Oil Interceptors are required for vehicle maintenance facilities.**
  - **All utility connections in the arterial roadway are required to be bores.**

*Response: Civil plans have been prepared and submitted to show noted utilities. There are no proposed utilities, only new corridors surrounding existing utilities that are to remain in service.*

- **General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).**

*Response: Noted. No new utilities are proposed.*



- All commercial and industrial users that discharge wastewater to the City of Aurora are to meet [Metro Water Recovery's Industrial Pre-Treatment Program](#). Applicants are encouraged to reach out to Metro Water Recovery early in the planning process to learn more about the program requirements.

*Response: Noted. The application has been reviewed. Given that the City is also the property owner, we will be coordinating this to ensure the documentation is properly filed. Laundry on-site represents the largest concern and is not yet fully quantified at the time of this submission.*

- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

*Response: Acknowledged*

- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

*Response: Acknowledged - proposed design complies with ordinance.*

#### **Utility Development Fees**

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

*Response: Acknowledged*

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

*Response: Acknowledged*

- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). Connection fees should be paid prior to December 31<sup>st</sup> which are subject to increases as approved by City Council.

*Response: Acknowledged*

- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



*Response: Acknowledged*

## **STORMWATER MANAGEMENT**

### **Key Issues**

- ▶ **The dog park cannot be located in detention areas.**

*Response: The dog park has been relocated so as to not overlap the detention areas.*

- ▶ **The site is served by two existing on-site ponds.**
  - **Based on the current site plan, the pond in the northeast corner of Lot 1 will not be impacted by any proposed improvements. If there are changes in grading, tributary area, or tributary imperviousness with regards to this pond, additional requirements will be necessary.**

*Response: Noted. This item has been discussed between HDR and Aurora Water - Drainage. Grading at the ponds will not be impacted and the project's goal is to not impact tributary area.*

- **The pond in the southwest corner may be impacted, depending on the alternative chosen and the proposed grading. If that pond is impacted by this project, it must be improved to compliance with current City criteria.**

*Response: The layout of this area of the site has been revised since the pre-app. After discussions with Caroline and HDR, the dog park has been relocated out of the ponding area. Sub-standard sized parking around the existing pond outflow structure will be replaced with landscaping to mitigate directly connected impervious parking area draining to the structure.*

- **Neither pond is currently within a drainage corridor, nor does it have an Inspection and Maintenance (I&M) plan. As part of this project, please add a drainage corridor around each pond.**

*Response: New drainage corridors are depicted on the site plan.*

- ▶ **A Preliminary Drainage Report shall be submitted with the site plan. Note that a Final Drainage Report shall be submitted with the Civil Plans. The Preliminary Drainage Report shall be submitted at the time of the Planning Department application submittal. Refer to Sections 2.4.3 & 2.4.4 for submittal requirements. A review fee shall be paid to the City prior to acceptance of the Preliminary Drainage Report.**
  - **If the pond/s are not going to be impacted by this project, a drainage letter may be submitted in lieu of a drainage report.**



*Response: As discussed with Caroline, the project is pursuing a drainage conformance letter. The letter details the approach for compliance demonstrating the reduced impervious area. The checklist for submittal requirements has a significant number of items marked N.A. due to the approach of maintaining the existing condition.*

- ▶ **Based on the current site plan, additional Detention and Water Quality measures may not be required. Refer to Tables 10-1 and 11-1 in the SDDTC to verify.**
  - **While Detention and Water Quality measures may not be required, the city encourages draining impervious areas to pervious areas to the maximum extent practicable.**

*Response: These tables are referenced in the drainage letter. The goal of the HDR documentation is to demonstrate that the current condition is being improved, and drainage patterns are not modified.*

- ▶ **A Drainage Report Review Checklist should be completed and signed by a professional engineer and uploaded with the Report for the first review. The Checklist can be located at the following link: [Design Standards and Checklists](#).**

*Response: As noted in response to comment 49, the checklist is included but contains a significant number of items marked as N.A. due to the project goal of maintaining or improving the existing conditions.*

- ▶ **If any new inlets or detention facilities are added, the lowest point of entry (LPE) shall be minimum one-foot above all Emergency Overflow Elevations and all 100-year ponding and flow depths.**

*Response: No new inlets or detention facilities are proposed.*

- ▶ **Note that Preliminary Drainage Report (PDR) review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.**

*Response: Acknowledged*

- ▶ **The City of Aurora has an updated Drainage Criteria Manual (August 2024) which should be used for this and all future submittals. You are highly encouraged to read section 1.5 SIGNIFICANT UPDATES BY CHAPTER and Section 1.6 REVISIONS for a summary of the changes in the City's Criteria. The Manual can be downloaded at the following link: [Aurora Water Design Standards](#)**

*Response: Noted. Thank you for highlighting the changes to the manual.*

- **Important reference materials can be accessed via the City's [GIS tools](#).**

*Response: Acknowledged*





- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Approved reports and plans can be found via the City's [Property Map](#). Please note that approved City documents before approximately the year 2000 are generally not available on the City's website and must be requested by the Design Engineer from Aurora Water. The city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage, and Civil Plan documents. In cases where City review of these documents is on-going and they may have some impact on the project, it is the Design Engineer's responsibility to contact the Designers of the document's under-review and coordinate designs.

*Response: Noted. HDR has been coordinating with reviewers to get existing documents available.*

- Refer to the following Electronic Drawing Numbers (EDNs) for supporting information related to your site:
  - C8-2-1321 – original civil plans for the western parcel. These plans are not available online but can be provided upon request.
  - 207190 – civil plans for improvements to the western parking lot.
  - 960135 – civil plans for improvements to the parcel to the east of the site.

*Response: These documents have been provided to HDR. Thank you.*

- Per the [Roadway Design Manual](#): Storm water from concentrated points of discharge from a storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

*Response: Noted. The project is considering this comment as changes are made on site. The intent is to not modify existing drainage patterns and thus not introduce new concentrated flows on site.*

- See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.

*Response: A new access corridor is proposed to provide access to both existing detention areas for maintenance.*

- Stormwater Conveyance - Notification of Adjacent Property Owners link: [Stormwater Conveyance - Notification of Adjacent Property Owners](#)

*Response: Stormwater downstream flows have not changed from the current condition. Historic drainage patterns are maintained, and no water is diverted.*



- **Digital files supporting this submittal should be uploaded at the time of first review, examples are CUHP, SWMM, HEC-RAS, and MHFD Detention files.**

*Response: Noted. As discussed with Caroline Ogg, if impervious calculations sufficient show that drainage conditions are improved, further hydrologic and hydraulic calculations are not required for the drainage letter.*

## **Public Works Department**

### **Key Issues**

- ▶ **A Traffic Letter is required. See below for additional information.**

*Response: Acknowledged*

- ▶ **Traffic calming elements in the parking lot will be an area of focus of review for this site for when amenities are placed in the parking lot area. See TIS requirements below.**

*Response: Traffic calming is shown on the plan with strategically located speed humps. The design team is ready to discuss locations and specific detailing required for calming devices as the project progresses.*

- ▶ **Gates are required to be setback from public road flowline a minimum of 45-feet, longest expected vehicle or at least the 95<sup>th</sup> percentile queue. If the gating system swings, it shall swing into the site. The existing gate on west access is less than 45' and will need to be relocated.**

*Response: Existing gate on west access is now shown as being removed. Proposed vehicular gates will be sliding gates and are more than 45' from public road flowline.*

- ▶ **Evaluation of a pedestrian crossing across 40<sup>th</sup> is requested. Due to the change of use of this development the touch rule applies and City code 4.5.4.D states that pedestrian connectivity to nearby uses and amenities should be encouraged. There is a bus stop and fast-food restaurants on the north side of 40<sup>th</sup> Avenue. 40<sup>th</sup> Avenue is 80 feet wide from curb to curb, free flowing next to site, and is 40 mph. The average time for a pedestrian to cross 40<sup>th</sup> Avenue is 5 minutes and 20 seconds. Pedestrians crossing these conditions can be unsafe and for safety reasons we ask that an evaluation of a pedestrian crossing of 40<sup>th</sup> Avenue to be evaluated. 40<sup>th</sup> Avenue looks to be in Denver ROW and coordination of the crossing should be reviewed by them.**

*Response: The City and Operator will keep in mind for a future project; this crossing is not in the scope or budget of this project. This project must move quickly as there is an imminent need for services to the unhoused and underhoused community as well as a requirement to have the full renovation complete in time for the Fall 2025 cold weather shelter plan.*



- **The I-70 Ramp is a state highway. Please contact Steve Loeffler at CDOT, phone number 303.757.9891. Developers/applicants are encouraged to contact CDOT early in the review process to determine what information or if any they will need.**

*Response: We now show a continuous perimeter security fence along the south property line. We will move the fence back from the property line where it is necessary to keep it a minimum of 3' clear of the off-ramp retaining wall, so that CDOT has maintenance and inspection access. For most of its length, the clear space between the fence and the wall is greater than 3'.*

*Because this adds about 1,000 linear feet of fence and significant cost to the already strained construction budget, we will contact CDOT to discuss an alternative that would allow us to connect to their off-ramp retaining wall and save the project the cost of essentially having a double barrier on the south side.*

- **Show all adjacent and opposing access points on the Site Plan.**

*Response: Adjacent roadways and access points are shown on the civil and landscape plans.*

- **An ADA pedestrian pathway from all buildings to public ROW should be shown on the Site Plan.**

*Response: A new ADA pathway connecting to the existing sidewalk which connects to the ROW is shown on the proposed plans.*

- **Label the access movements on the Site Plan.**

*Response: Movements have been labeled on the site plans.*

- **Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#). Add the following note Landscape Plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**

*Response: Landscape plans indicate existing sight triangles and show compliance. Note, there is no proposed landscape work along 40th Ave.*

- **Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:**

**The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and**



private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

*Response: New stop signs are shown on the signage and striping plan. Note listed has been provided on the plan, but no public roadway modifications are proposed.*

#### **Traffic Letter**

- A Traffic Letter will be required documenting trip generation for this site, according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. If peak hour trips increase by 20%, then a full Traffic Impact Study will be required. Reach out to Traffic if a full TIS is required. In the case that a full TIS is not required, the applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:

- Trip Generation from the proposed site vs the existing sight.
- Safety analysis of 40<sup>th</sup> Avenue.

The Traffic Letter shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).

*Response: Acknowledged - a traffic letter has been included and will be stamped upon final submission.*

#### **Submitting the Traffic Letter**

- The Traffic Letter shall also be uploaded with the rest of the submittal.

*Response: Acknowledged*

- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

*Response: Acknowledged & received*

- Based on our review of the Traffic Letter, additional improvements may be required.

*Response: Acknowledged - based on our initial traffic impact analysis, included with this submission, the vehicular trips have been reduced from previous use. The design team is not anticipating additional improvements.*

- The plan presented a possibility of roughly 350 parking spaces being removed to accommodate garden, painted sports space, and other amenities. When those amenities are being implemented an evaluation of parking versus code should be looked at. If a parking waiver is sought, a Parking Reduction Study will be required only if the reduction of parking



spaces is greater than what is needed. Parking Study for this site which will include addressing the following items:

- Waivers from the City of Aurora Code.
- Existing parking conditions in the area, including verbiage that addresses weekday and weekend parking trends.
- Site comparison to a minimum of three Comparable Sites. Comparable Sites shall be similar in use and surrounding environment.
- Parking Reduction Factors, which may include parking management strategies, site specific uses, proximity to local transit modes, and bicycle facilities.
- Calculations Page showing Parking Reduction Calculations.

*Response: Parking stalls being removed have reduced in number. Proposed parking reconfiguration meets code-required parking minimums. The design occupant load and parking requirements are included in the appendix.*

#### **Submitting the Parking Reduction Study**

- The Parking Reduction Study shall be sent directly to Scott Bauman at [sbauman@auroragov.org](mailto:sbauman@auroragov.org) as soon as possible.

*Response: Acknowledged - not needed at this time.*

- The Parking Reduction Study shall also be uploaded with the rest of the submittal.

*Response: Acknowledged - not needed at this time.*

#### **ENGINEERING DIVISION**

##### **Key Issues**

- ▶ The public improvements for this application include providing pedestrian access to the ROW. The existing ADA ramps at the accesses to the site will need to be evaluated for current ADA compliance. Per coordination with the Development Services Department – Land Review, the 40<sup>th</sup> Avenue frontage of this property is within Denver ROW. Please coordinate with the City of Denver regarding the requirements for the ADA ramp improvements.

*Response: The project aims to reuse an existing sidewalk that connects the Denver R.O.W. sidewalk to the existing property's north parking lot. This will provide centrally located access to the site while also minimizing travel distance for pedestrians. No construction within the Denver R.O.W. is anticipated.*

- ▶ The 2023 Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below. Should your civil plans be submitted after January 1, 2025, they must meet the criteria of the 2025 Roadway Manual, which will be adopted on January 1, 2025.



*Response: Acknowledged*

- ▶ **The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions [here](#).**

*Response: Acknowledged*

- ▶ **Previously approved plans and reports can be found on the City's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.**

*Response: Acknowledged and received.*

#### **Improvements**

- **Curb ramps must be shown (located) on the plans at all curbs returns and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.**

*Response: Existing ramps will remain, and no new ramps are proposed. As design progresses and routes are finalized with the city, the design team will perform analysis of existing ramps for conformance with modern ADA grading criteria. Ramps that are not compliant will be updated and regraded as needed.*

- **Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.**

*Response: Noted. No flared curb cuts are proposed.*

- **Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.**

*Response: There are no proposed separations of 30 inches or greater or steep slopes within or adjacent to the proposed pedestrian areas.*

- **Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.**



*Response: Existing retaining walls are shown and labelled on the plans. No new walls are proposed.*

- **The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.**

*Response: Of the three current access drives, two slope down toward the public street at less than 3% while one slopes up to the public street at approximately 4.5%. Therefore, the existing drives are compliant.*

- **If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 45-feet or one truck length, whichever is greater.**

*Response: Acknowledged - gates are now shown more than 45' from public road flowline.*

#### **ROW/Easements/Plat**

- **Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.**
  - **Sidewalk easements may be required for new sidewalk installed.**
  - **A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. Please coordinate with Aurora Water for their alignment.**
  - **Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.**
  - **Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.**

*Response: Initial corridors are shown on the site plan. The project team will adjust these as deemed necessary by the city review. Once layouts are agreed upon, these will be finalized with the project surveyor and Real Property Division for dedication.*

#### **Fire/Life Safety Comments - Building Division**

##### **Key Issue**

- **Now that this is city property, existing easements within the site be released and replaced with corridors. There is a lot line currently being shown beneath the structure that will now need to be removed.**

*Response: Noted. New corridors are shown on the site plan submittal. A replat will be pursued in parallel to the SDP. Per email correspondence between Elly Watson and Darren Akrie, all easements were vacated when the City acquired the property. A copy of this correspondence is included in the appendix.*





### **Advisory Comment**

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

*Response: Acknowledged*

### **Accessibility Requirements**

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC A117.1 and the revised 2003 Colorado State [House Bill 03-1221](#), Article 5, Standards for Accessible Housing.

- Accessibility Requirements - [Residential - Apartments and Townhomes](#)
- Please contact the State to determine if the use of this facility would require compliance with HB1221. If not required, please provide a letter from the State releasing your project from the state requirements.

*Response: Acknowledged*

### **Adopted Codes by the City of Aurora – Setbacks**

The site plan and civil plans must reflect the setback requirements of the 2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2021 International Codes please utilize the following hyperlink: [ICC Codes Online](#).

- The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC. This includes the International Existing Building Code (IEBC).

*Response: Acknowledged*

### **Civil Plans**

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)

*Response: Noted. A preliminary grading plan has been prepared with the submittal. New Handicap sign locations are called out. Sign details will be prepared and included in the plans as design progresses. Initial wayfinding sign locations are included with appendix.*



### Emergency Responder Communication Coverage

The 2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2021 International Fire Code (IFC) requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERCC).

*Response: Acknowledged*

- At the time the structure is at final frame and final electrical inspections, the General Contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation are at the owner or developer's expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

*Response: Acknowledged*

- To request a pre-assessment of the existing radio frequency levels within the building please contact Lt. Bert Herrera with the Aurora Fire Prevention Bureau to request a site visit. Please note that this curtesy assessment does not remove the requirement for a qualified 3<sup>rd</sup> party assessment.

*Response: Acknowledged*

### Where required in pre-existing buildings

As a building ages, its footprint is likely to change due to tenant improvements, remodels, and additions. All of these activities — especially those that create a major “change of use” — can affect the radio signal available within the building. These circumstances will require retesting under such conditions that complies with IFC 510.6.1.

- Where a facility grows too large or complex for effective fire response.
  - The total building area is 50,000 square feet or more.
- Buildings 4 stories in height or greater.
  - Buildings where there is one or more basements 10,000 square feet in area or more.
- There are below-grade building levels.
- Underground buildings
- New installations or replacement of existing high-piled racking systems.
- The existing building is within the shadows of other buildings.



*Response: Acknowledged*

#### **Fire Department Access:**

**Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this site is:**

- **Now that this is a city property, the existing easements within the site will need to be released and replaced with corridors. There is an existing lot line being shown beneath the structure that will also need to be removed.**

*Response: New fire access corridors are shown on the site plan. The existing fire easements are released upon property acquisition by the City and will not be required to be removed by separate document. The two lots will be combined via the replat process.*

#### **Fire Lane Corridor**

- **Buildings less than 30' in height require only a 23' wide fire lane corridor with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane corridor with a 26' inside and 49' outside turning radii.**

*Response: The existing building has a hotel tower that is greater than 30 ft in height. The new fire corridor adjacent to this tower has its dimensions increased to meet this requirement. The remaining portions of the building are less than 30 ft and have the reduced corridor dimensions.*

- **Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Corridor and two points of emergency access. Typically, the 26' fire lane corridor is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.**

*Response: See comment response above regarding separate building heights. Emergency access via the new corridor will mirror current access and closely follow the building perimeter.*

#### **Fire Hydrants**

**The number and spacing of fire hydrants are determined using the 2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.**

- **Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.**

*Response: Noted. Existing hydrants are shown and called out on the plans.*

#### **Fire Sprinkled Structures**



The requirements for the installation of a fire sprinkler system are provided within Chapter 9 of the 2021 IFC and IBC.

*Response: Acknowledged*

#### **Gated Entry**

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division 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.

*Response: Acknowledged*

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway, please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the designated Fire Code representative within the Aurora Building Division.

*Response: Acknowledged - gates are shown more than 45' from flow line of street. Gating systems will comply with the International Fire Code.*

- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

*Response: Acknowledged - two perimeter gates vehicular-sized automatic sliding gates with capability to be opened via the know box will be provided. Specifications for them will be provided in a subsequent submittal.*

#### **Knox Hardware**

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

*Response: Acknowledged - key boxes will be provided at the (2) proposed vehicular gates.*



### Legend

The cover sheet must include a “Site Plan Legend” reflecting both existing and/or proposed site elements that are existing or proposed within site.

*Response: The cover sheet does not have sufficient space to include a legend. Specific legend elements are added to the individual sheets.*

### Phasing Plans

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

*Response: Phase 1 and Phase 2 site work has been broken out each on their own sheets.*

### Photometric Plan

- Add the following note to the Photometric Site Plan:  
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

*Response: Acknowledged*

- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 footcandle of illumination along its entire length.

*Response: Acknowledged*

### Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- [\(Plat Note\) If Plat Contains Designated Fire Lane Corridor](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Accessibility Note for Multi-Family Projects Built under the 2021 IBC/IRC and HB-1221](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Americans with Disabilities Act](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#)
- [\(Site Plan Note\) Emergency Responder Radio Coverage](#)



- [\(Site Plan Note\) Fire Lane Corridors](#)
- [\(Site Plan Note\) Fire Lane Signs](#)

*Response: Notes have been added to the plan set.*

#### **Site Plan Data Block**

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

*Response: The city provided data block is located on the cover sheet of the SDP submittal set.*

#### **Special Design Considerations**

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- [Access to within 150 feet of Each Structure](#)
  - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2021 IFC, Section 503.1.1. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.

*Response: The building is fully sprinkled. The hydrant coverage provides 200 ft reach criteria, and no improvements are proposed.*

- Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.

*Response: Current FDC locations are located next to drives that are dedicated as fire lane corridors.*

- See the 2021 IFC, Section 503.1.1 that discusses fire access requirements to within 150’ of “facilities” such as your outdoor storage yard.

*Response: There is no proposed outdoor storage yard. The perimeter of the property will be limited to parking and outdoor amenity space for users.*

- [Fire Apparatus Access Road Specifications](#)
  - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.

*Response: Noted. The new corridor proposed by the project is provided in the SDP plan for Fire and Life Safety consideration.*



- [License Agreement](#)
  - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.

*Response: Noted. No alternative surfacing materials are proposed.*

#### **Trash Enclosure**

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

*Response: Acknowledged*

#### **Land Development Review Services Division**

##### **Key Issues**

- ▶ There is an existing Lot line that goes through the existing building. The Lot line is to be deleted by way of a new Subdivision Plat.

*Response: Noted. The subdivision plat will be pursued in parallel with the SDP submittal.*

- ▶ There are some easements that will need to be released (vacated by separate documents). Follow the directions below to accomplish this task.

*Response: As noted in email correspondence between Elly Watson and Darren Akrie, all existing easements dedicated to the City are removed upon the property acquisition. Therefore, no separate documents will be required to release these easements.*

- ▶ There is possibility of a need for new (corridors) to be dedicated by separate documents. City owned properties need dedicate corridors – they are the same as easements, but they are named differently.

*Response: New corridors are shown on the SDP for City consideration. Upon receiving approval of the layouts, the team will prepare documents to get the new corridors recorded.*

#### **Subdivision Plats**

- The property is currently platted; however, due to your proposed use, it will need to be re-subdivided (replated) at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in the most current [Subdivision Plat Checklist](#). Plat reviews may run concurrently with your other Planning Dept. submittals.

*Response: The replat of the site will be pursued in parallel to the site plan process.*





- A pre-submittal meeting with Land Development Review Services is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1<sup>st</sup> submittal of plats only and is by appointment only. Call **Darren Akrie** at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

*Response: Acknowledged- this was discussed with Sarah Wile following the pre-app meeting on 11/14.*

#### **Site Plans**

- A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services [Subdivision Plat Checklist](#).

*Response: A site plan has been prepared for the SDP submittal and developed using the city checklist and comments provided in this pre-app. Given the pace of the project, not all items are included in full. As the plans and programming progress, the plans will be updated and expanded upon.*

#### **Separate Documents**

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

*Response: Acknowledged*

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:
  - [Dedications Packet](#)
  - [Easement Release](#)
  - [Revocable License Packet](#)
  - [License Agreement Packet](#)

*Response: Acknowledged*



- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. **They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.**

*Response: Noted. The current plan does not propose any work off-site and thus no off-site easements are proposed.*

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. **They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.**

*Response: As noted in email correspondence between Elly Watson and Darren Akrie, all existing easements dedicated to the City are removed upon the property acquisition. Therefore, no separate documents will be required to release these easements.*

- The developer may need to dedicate new corridors and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Land Development Review Services specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about 4-6 weeks to complete the process. **They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.**

*Response: Noted. The site plan submittal will show the initial corridor layouts. Once corridor layouts are approved by the city, the separate documents will be submitted for recording.*

- (Residential only) No portion of any roofed structure may encroach into any easement. However, the city will allow certain items to encroach in easements such as fences, gates, retaining walls, monument signs, etc. as long as they do not interfere with the use of the easement. If your encroachment is approved, you must obtain a Revocable License from Land Development Review Services. It is the responsibility of the applicant to identify and include all encroachments on their Revocable License application which can be found in the [Revocable License Packet](#). A Revocable License takes about 12 weeks to complete and must be complete before Land Development Review Services will record the Site Plan.



*Response: Due to security concerns for the site, fences and gates will need to cross easements. The initial layout of fences and easements is illustrated in the site plan for City consideration. A Revocable License will be applied for once major comments are resolved.*

- **Land Development Review Services may require a Monumented Field Survey but are unable to determine that until the 1<sup>st</sup> review is completed.**

*Response: Noted. Project team will stay tuned for 1st review comments.*

- **If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Land Review Services Agent* at 303.739.7300 for additional details and contact information.**

*Response: Per Brit Vigil's comment on 10/10/24, streetlights are under Denver Jurisdiction and no additional lights will be required from Aurora.*

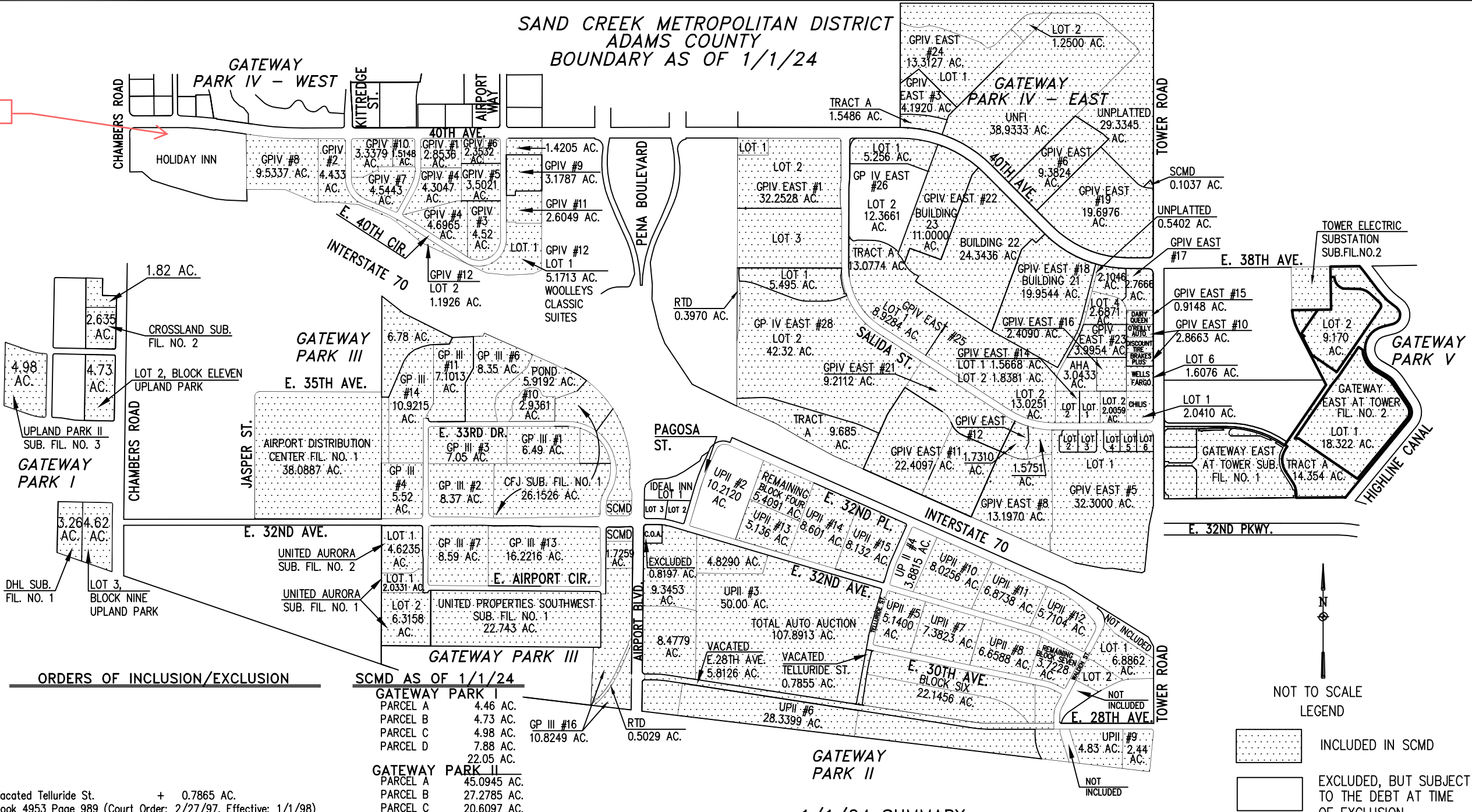
Please reach out with any questions or concerns.

Sincerely,  
HDR

Sheridan Staats, AIA, NCARB, LEED AP, Fitwel  
Architect

**Attachments:**

- Documentation excluding site from Gateway Park (Sand Creek Metro District Adams County Boundaries as of 1/1/24; J.Q.H. Commerical Park Subdivision Filing)
- 15500 E 40th Avenue Zoning District / Use Confirmation Letter
- Proposed occupant breakdown and parking requirement
- Wayfinding design drawings (site)
- Mineral Rights Affidavit
- Memo summarizing community meetings held thus far
- Email confirming release of existing easements



1995 FORMATION

GATEWAY PARK I	
PARCEL A	4.46 AC.
PARCEL B	4.73 AC.
PARCEL C	4.98 AC.
PARCEL D	7.88 AC.
GATEWAY PARK II	
PARCEL A	45.0495 AC.
PARCEL B	27.2785 AC.
PARCEL C	20.6097 AC.
PARCEL D	6.8862 AC.
PARCEL E	7.2735 AC.
GATEWAY PARK III	
PARCEL A	64.2982 AC.
PARCEL B	99.3108 AC.
GATEWAY PARK IV	
PARCEL A	446.2942 AC.
PARCEL B	68.3393 AC.
GATEWAY PARK V	
PARCEL A	66.6364 AC.
PARCEL B	142.8697 AC.
TOTAL	
1,016.8960 AC.	

GATEWAY PARK I	
PARCEL A	4.46 AC.
PARCEL B	4.73 AC.
PARCEL C	4.98 AC.
PARCEL D	7.88 AC.
GATEWAY PARK II	
PARCEL A	45.0495 AC.
PARCEL B	27.2785 AC.
PARCEL C	20.6097 AC.
PARCEL D	6.8862 AC.
PARCEL E	7.2735 AC.
GATEWAY PARK III	
PARCEL A	64.2982 AC.
PARCEL B	99.3108 AC.
GATEWAY PARK IV	
PARCEL A	446.2942 AC.
PARCEL B	68.3393 AC.
GATEWAY PARK V	
PARCEL A	66.6364 AC.
PARCEL B	142.8697 AC.
TOTAL	
1,016.8960 AC.	

SCMD AS OF 1/1/24

GATEWAY PARK I	
PARCEL A	4.46 AC.
PARCEL B	4.73 AC.
PARCEL C	4.98 AC.
PARCEL D	7.88 AC.
GATEWAY PARK II	
PARCEL A	45.0495 AC.
PARCEL B	27.2785 AC.
PARCEL C	20.6097 AC.
PARCEL D	6.8862 AC.
PARCEL E	7.2735 AC.
GATEWAY PARK III	
PARCEL A	64.2982 AC.
PARCEL B	99.3108 AC.
GATEWAY PARK IV	
PARCEL A	430.8848 AC.
PARCEL B	68.3393 AC.
GATEWAY PARK V	
PARCEL A	66.2757 AC.
PARCEL B	0 AC.
TOTAL	
1,018.4932 AC.	

1/1/24 SUMMARY  
SAND CREEK METROPOLITAN DISTRICT  
ADAMS COUNTY

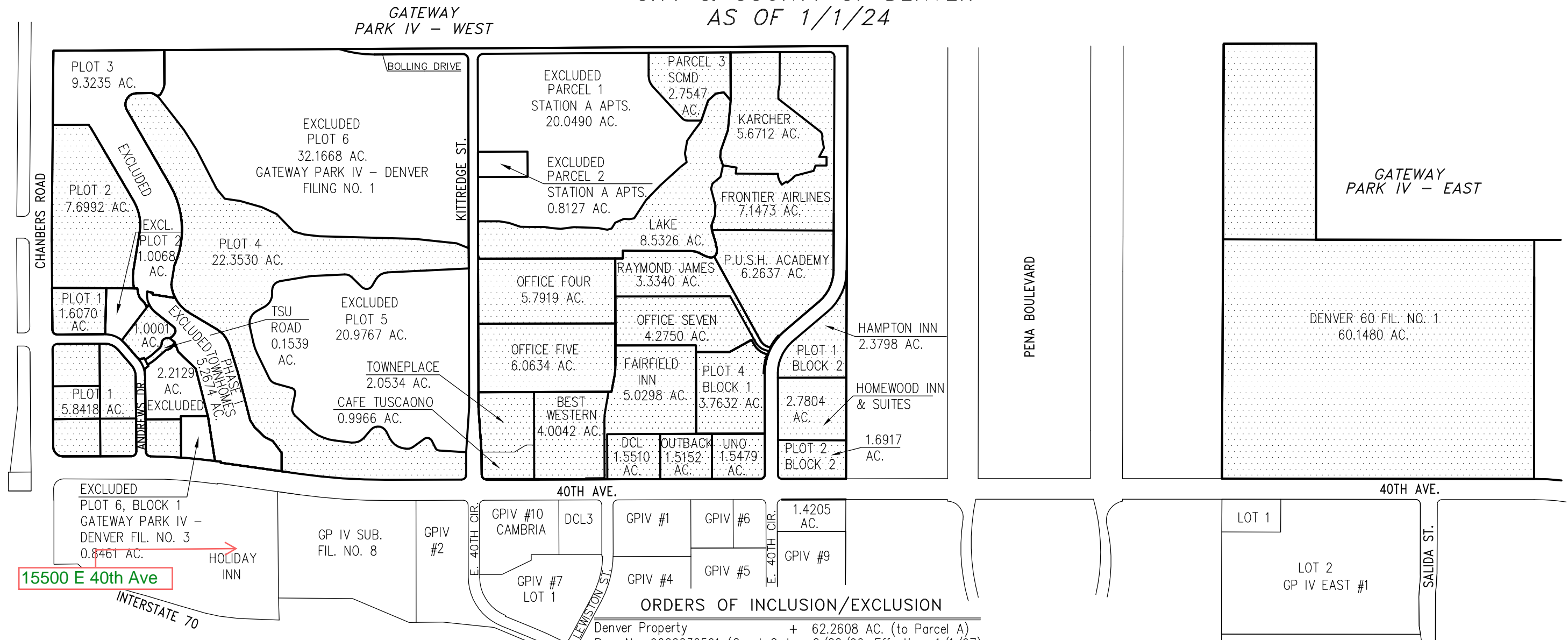
GATEWAY PARK I	22.0500 AC.
GATEWAY PARK II	214.9897 AC.
GATEWAY PARK III	215.9537 AC.
GATEWAY PARK IV	499.2241 AC.
GATEWAY PARK V	66.2757 AC.
TOTAL	
1,018.4932 AC.	

NOTE: ACREAGES AS SHOWN HEREON ARE INCLUSIVE OF RIGHT-OF-WAY DEDICATIONS.

NOTE: ACREAGES SHOWN HEREON FOR GATEWAY PARK IV ARE LOCATED IN ADAMS COUNTY ONLY. PARCEL A ACREAGES ARE PARCELS LOCATED EAST OF PENA BLVD. PARCEL B ACREAGES ARE PARCELS LOCATED WEST OF PENA BLVD.



SAND CREEK METROPOLITAN DISTRICT BOUNDARY  
CITY & COUNTY OF DENVER  
AS OF 1/1/24



1/1/24 SUMMARY  
SAND CREEK METROPOLITAN DISTRICT  
CITY & COUNTY OF DENVER

GATEWAY PARK IV-EAST	62.2608 AC.
GATEWAY PARK IV-WEST	133.4121 AC.

TOTAL 195.6729 AC.

NOTE: ACREAGES AS SHOWN HEREON ARE  
INCLUSIVE OF RIGHT-OF-WAY DEDICATIONS.

NOTE: ACREAGES SHOWN HEREON FOR GATEWAY PARK IV ARE LOCATED IN DENVER COUNTY ONLY. PARCEL A ACREAGES ARE PARCELS LOCATED EAST OF PENA BLVD. PARCEL B ACREAGES ARE PARCELS LOCATED WEST OF PENA BLVD.

## 1995 FORMATION

GATEWAY	PARK	IV
PARCEL A	0	AC.
PARCEL B	0	AC.
	<hr/>	
	0	AC.

TOTAL 0 AC.

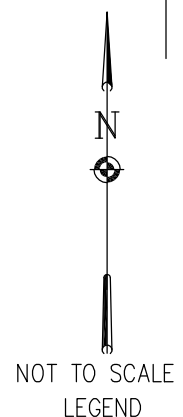
## ORDERS OF INCLUSION/EXCLUSION

Denver Property	+	62.2608 AC. (to Parcel A)
Rec. No. 9600030501 (Court Order:		2/22/96, Effective: 1/1/97)
Denver Property	+	226.0738 AC. (to Parcel B)
Rec. No. 9600030501 (Court Order:		2/22/96, Effective: 1/1/97)
Lincoln	-	20.9767 AC. (from Parcel B)
Rec. No. 9800161703 (Court Order:		9/4/98, Effective: 1/1/99)
Townhomes Phase I	-	5.2674 AC. (from Parcel B)
Rec. No. 9900182518 (Court Order:		10/7/99, Effective: 1/1/00)
Townhomes Phase II	-	9.3235 AC. (from Parcel B)
Rec. No. 2000156904 (Court Order:		10/18/00, Effective: 1/1/01)
Lakecrest	-	32.1666 AC. (from Parcel B)
Rec. No. 2000174701 (Court Order:		10/18/00, Effective: 1/1/01)
Townsquare Condominiums	-	2.2129 AC. (from Parcel B)
Rec. No. 2000181636 (Court Order:		12/7/00, Effective: 1/1/01)
Station A Apartment - Parcel 1	-	20.0490 AC. (from Parcel B)
Rec. No. 2018026899 (Court Order:		3/6/18, Effective: 3/6/18)
Station A Apartment - Parcel 2	-	0.8127 AC. (from Parcel B)
Rec. No. 2021225569 (Court Order:		12/9/21, Effective: 12/10/21)
Plot 6, Blk. 1, GPIV-Den. Fil. No. 3	-	0.8461 AC. (from Parcel B)
Rec. No. 2022030179 (Court Order:		3/4/22, Effective: 3/4/22)
Plot 2, Blk. 1, GPIV-Den. Fil. No. 3	-	1.0068 AC. (from Parcel B)
Rec. No. 2022059903 (Court Order:		5/3/22, Effective: 5/3/22)

## SCMD AS OF 1/1/24

GATEWAY PARK IV	
PARCEL A	62.2608 AC.
PARCEL B	133.4121 AC.
	<u>195.6729 AC.</u>

TOTAL 195.6729 AC.



INCLUDED IN SCMD

EXCLUDED, BUT SUBJECT  
TO THE DEBT AT TIME  
OF EXCLUSION

## J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

File 16 Map 658

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF J.Q.H. COMMERCIAL PARK SUBDIVISION, FILING NO. 1; THENCE N89°51'40"E A DISTANCE OF 364.00 FEET; THENCE S00°28'33"E A DISTANCE OF 784.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 ALSO BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT (WHOSE CHORD BEARS N78°39'46"W A DISTANCE OF 229.03 FEET) HAVING A RADIUS OF 11,625.00 FEET, A CENTRAL ANGLE OF 1°07'44", AN ARC DISTANCE OF 229.03 FEET TO A POINT OF NON-TANGENCY; THENCE N45°01'W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 A DISTANCE OF 149.95 FEET TO THE SOUTHEAST CORNER OF SAID J.Q.H. COMMERCIAL PARK SUBDIVISION, FILING NO. 1; THENCE N00°28'33"W A DISTANCE OF 682.99 FEET TO THE POINT OF BEGINNING, CONTAINING 6.172 ACRES (268,859 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF J.Q.H. COMMERCIAL PARK SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DOES DEDICATE TO THE CITY OF AURORA, COLORADO FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING -- FIRE LANE".

THE UNDERSIGNED OWNER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES WITH THE CITY OF AURORA THAT NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY ARTICLE XXII, CHAPTER 41, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY. THE SOUTH 1/2 OF EAST 40TH AVENUE ABUTTING THIS SUBDIVISION SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER, ITS SUCCESSORS OR ASSIGNS TO THE STREET DESIGN STANDARDS OF THE CITY OF AURORA AND THE CITY AND COUNTY OF DENVER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THE UNDERSIGNED OWNER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES WITH THE CITY THAT ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 39-133 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

EXCEPTING FROM THIS DEDICATION AND RESERVING UNTO UNION PACIFIC LAND RESOURCES CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO UNION PACIFIC LAND RESOURCES CORPORATION, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY DEDICATED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS, OR TO INTERFERE WITH THE USE THEREOF BY THE PUBLIC.

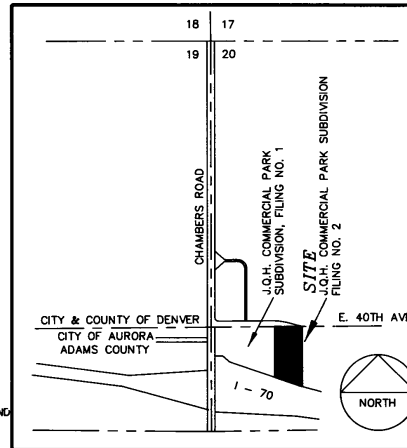
UNION PACIFIC LAND RESOURCES CORPORATION  
A NEBRASKA CORPORATION

By L. E. Olson  
L. E. Olson, VICE-PRESIDENT

By G. L. Seaborn  
G. L. Seaborn, ASSISTANT SECRETARY

Sheet 1 of 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP  
SCALE: 1" = 1000'

Prepared By:

HAYNES AND ASSOCIATES, LTD.  
9600 E. Arapahoe Rd., Suite 230  
Englewood, Colorado 80112

790-2822

Civil Engineering &amp; Land Surveying

## NOTARIAL:

(STATE OF NEBRASKA } s.s.  
(COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF FEBRUARY A.D. 19 87

BY: L. E. Olson, VICE-PRESIDENT & G. L. Seaborn, ASSISTANT SECRETARY  
UNION PACIFIC LAND RESOURCES CORPORATION  
A NEBRASKA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL L. E. Olson



MY COMMISSION EXPIRES 10-9-90

BUSINESS ADDRESS 302 S. 26th Avenue NE

## CONTRACT PURCHASER SIGNATORY

THE UNDERSIGNED, AS CONTRACT PURCHASER OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

J.Q. HAMMONS

## NOTARIAL:

(STATE of Missouri } s.s.  
(COUNTY of Greene }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF FEBRUARY A.D. 19 87 BY: J.Q. HAMMONS

WITNESS MY HAND AND OFFICIAL SEAL Jaw Robbins

MY COMMISSION EXPIRES 10-26-88

BUSINESS ADDRESS 300 JOHN D. HAMMONS PARKWAY SPRINGFIELD, MO 65806

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 2-13-87

Harold B. Haynes  
HAROLD B. HAYNES, COLO. PE-LS NO. 15649

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND DEDICATION OF THE STREETS AND EASEMENTS SHOWN HEREON IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS 7th DAY OF March, 1987 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE OWNER, ITS SUCCESSORS OR ASSIGNS.

CITY ENGINEER H.C. LaBonde 3/19/87  
DATE

CITY ATTORNEY Robert Rame 5-7-87  
DATE

PLANNING COMMISSION Chairman 5-7-87  
DATE

CITY COUNCIL Mayor 5-7-87  
DATE

ATTEST: Donna L. Young 5-7-87  
CITY CLERK DATE

## RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

ADAMS COUNTY, COLORADO AT 1:48 O'CLOCK P.M. THIS 21st

DAY OF Sept. A.D. 19 87 File 16 Map 658 Rec. #B770484

CLERK AND RECORDER: William Sobal

DEPUTY: James Reasoner



870088 1/2

File 16 Map 658

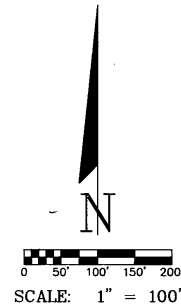
1/42

870088 1/2

F/6-658 29/2

2/2

6. ALL ANGLES ARE  $90^\circ$  UNLESS OTHERWISE INDICATED



DATE \_\_\_\_\_

Civil Engineering &amp; Land Surveying

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



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January 4, 2024

Andy Proctor  
Proctor Housing  
[Andy@Proctorhousing.com](mailto:Andy@Proctorhousing.com)

RE: 15500 E 40<sup>th</sup> Avenue Zoning District/Use Confirmation

Dear Mr. Proctor:

The following is confirmation of the permitted zoning for the proposed use at 15500 E 40<sup>th</sup> Avenue. The current zoning district for this parcel is Mixed-Use Corridor (MU-C) within subarea B. Per the Unified Development Ordinance (UDO), The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subareas A and B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas.

Additionally, per section 146-3.2 (Table 3.2-1), the proposed Navigation Center (as defined and categorized at a "Public Facility") is a permitted use within this zone district. Please see a snip of the code below.

Table 3.2-1		P = Permitted						A = Accessory		
Permitted Use Table		C = Conditional use						T = Temporary		
		RESIDENTIAL								
ZONE DISTRICT & Subarea or Subdistrict		R-1	R-2					MU-N		
Land Use		R-1 A&B C	R-2 A&B C	R-3	R-4	R-MH	A&B C	MU-OI	MU-C	
Civic or Cultural Facility		C	C	C	P	P	P	P	P	P

Please let me know if you need additional information or if there are further questions.

Sincerely,

Liz Fuselier  
Planning and Development Services-City of Aurora  
Planner II

CC: Elly Watson, Manager of Business Services-Public Services





Jessica Prosser, Director of Housing and Community Services  
Emma Knight, Manager of Homelessness Services  
Brandon Cammarata, Manager of Current Planning

24 CFR Part 570 (up to date as of 10/21/2024)  
Community Development Block Grants

24 CFR 570.201

**§ 570.201 Basic eligible activities.**

CDBG funds may be used for the following activities:

- (a) **Acquisition.** Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of § 570.207.
- (b) **Disposition.** Disposition, through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds or its retention for public purposes, including reasonable costs of temporarily managing such property or property acquired under urban renewal, provided that the proceeds from any such disposition shall be program income subject to the requirements set forth in § 570.504.
- (c) **Public facilities and improvements.** Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, except as provided in § 570.207(a), carried out by the recipient or other public or private nonprofit entities. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements, including those provided for in § 570.207(a)(1).) In undertaking such activities, design features and improvements which promote energy efficiency may be included. Such activities may also include the execution of architectural design features, and similar treatments intended to enhance the aesthetic quality of facilities and improvements receiving CDBG assistance, such as decorative pavements, railings, sculptures, pools of water and fountains, and other works of art. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction described in § 570.207(b)(3). Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group homes for mentally retarded persons and temporary housing for disaster victims. In certain cases, nonprofit entities and subrecipients including those specified in § 570.204 may acquire title to public facilities. When such facilities are owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public during all normal hours of operation. Public facilities and improvements eligible for assistance under this paragraph are subject to the policies in § 570.200(b).

Name	Use Designation	Occupant Load Factor	Area	Occupant Load (Egress)	Occupant Load (Actual)	Parking Req. (1 space per 4 persons)
Assembly						
(E) THEATER ROOM	Group A-1	15	1542.26 SF	103		
(E) DINING	Group A-2	15	2666.21 SF	178		
(E) KITCHEN	Group A-2	200	4073.1 SF	21	21	
(E) WARMING KITCHEN	Group A-2	200	1274.74 SF	7	7	
(E) DAY ROOM	Group A-3	15	5384.09 SF	359	359	
(E) MEETING ROOM	Group A-3	15	2027.95 SF	136		
(E) MEETING ROOM	Group A-3	15	2744.03 SF	183		
(E) MEETING ROOM	Group A-3	15	1756.64 SF	118		
(E) MEETING ROOM	Group A-3	15	2021.83 SF	135		
(E) MEETING ROOM	Group A-3	15	2020.74 SF	135		
Assembly: 10				1375	387	
Business						
(E) ADMIN SUITE	Group B	150	3000.23 SF	20	20	
(E) EXERCISE ROOM	Group B	50	1032.35 SF	21		
(E) LAUNDRY BOH	Group B	150	1148.26 SF	8	8	
(E) LOBBY	Group B	150	1695.7 SF	12	12	
(E) MAINT. OFF.	Group B	150	548.07 SF	4	4	
(E) MEETING ROOM	Group B	150	440.66 SF	3		
(E) OFFICE	Group B	150	146.55 SF	1	1	
(E) OFFICE	Group B	150	140.79 SF	1	1	
(E) OFFICE	Group B	150	510.8 SF	4	4	
(E) OFFICE	Group B	150	95.27 SF	1	1	
(E) OFFICES	Group B	150	226.17 SF	2	2	
(E) OFFICES	Group B	150	386.36 SF	3	3	
(E) STAFF BREAK	Group B	150	556.76 SF	4		
(E) STAFF LCKS	Group B	50	176.86 SF	4		
(E) STAFF LCKS	Group B	50	293.91 SF	6		
DAY CENTER LOCKERS	Group B	50	1270.96 SF	26		
DAY CENTER MEETING ROOMS (3)	Group B	150	1010.51 SF	7		
DAY CENTER MEETING ROOMS (5)	Group B	150	1391.33 SF	10		
DAY CENTER SHOWERS	Group B	50	1009.49 SF	21		
MAIL ROOM	Group B	150	485.05 SF	4	4	
MEETING ROOM	Group B	150	400.8 SF	3		
MEETING ROOM	Group B	150	427.2 SF	3		
MEETING ROOM	Group B	150	209.52 SF	2		
MEETING ROOM	Group B	150	344.12 SF	3		
PET AREA	Group B	150	1997.72 SF	14		
POSSESSION CHECK	Group B	150	501.93 SF	4	4	
Business: 26				191	64	
Institutional						
TIER 1 / TIER 2 SHOWERS	Group I-1	50	316.97 SF	7		
TIER 1 / TIER 2 SHOWERS	Group I-1	50	318.16 SF	7		
TIER 1 / TIER 2 SHOWERS	Group I-1	50	490.8 SF	10		
TIER 1 / TIER 2 SHOWERS	Group I-1	50	105.12 SF	3		
OVERFLOW / FLEX SPACE	Group I-1	50	13025.38 SF	261		
TIER 1 SLEEPING AREA*	Group I-1	0	7224.45 SF	81	81	
TIER 1 SLEEPING AREA*	Group I-1	0	5234.93 SF	65	65	
TIER 1 SLEEPING AREA*	Group I-1	0	4575.99 SF	60	60	
TIER 1 SLEEPING AREA*	Group I-1	0	6814.33 SF	98	98	
TIER 2 SLEEPING AREA	Group I-1	0	2819.86 SF	36	36	
TIER 2 SLEEPING AREA*	Group I-1	0	2774.6 SF	36	36	
TIER 2 SLEEPING AREA*	Group I-1	0	2347.75 SF	28	28	
TIER 2 SLEEPING AREA*	Group I-1	0	2738.21 SF	32	32	
Institutional: 13				724	436	
Residential						
(E) TIER 3 BEDROOMS (LEVEL 1)*	Group R-1*	0	8897.52 SF	31	31	
(E) TIER 3 BEDROOMS (LEVEL 2)*	Group R-1*	0	16235.63 SF	64	64	
(E) TIER 3 BEDROOMS (LEVEL 3)*	Group R-1*	0	16182.77 SF	64	64	
(E) TIER 3 BEDROOMS (LEVEL 4)*	Group R-1*	0	16182.77 SF	64	64	
(E) TIER 3 BEDROOMS (LEVEL 5)*	Group R-1*	0	16182.77 SF	64	64	
(E) TIER 3 BEDROOMS (LEVEL 6)*	Group R-1*	0	16166.53 SF	64	64	
(E) TIER 3 COMMUNITY ROOM (LEVEL 6)	Group R-1* - Accessory	15	673.15 SF	45		
LAUNDRY (LEVEL 1)	Group R-1* - Accessory	50	25.93 SF	1		
LAUNDRY (LEVEL 2)	Group R-1* - Accessory	50	53.21 SF	2		
LAUNDRY (LEVEL 3)	Group R-1* - Accessory	50	53.21 SF	2		
LAUNDRY (LEVEL 4)	Group R-1* - Accessory	50	53.21 SF	2		
LAUNDRY (LEVEL 5)	Group R-1* - Accessory	50	53.21 SF	2		
LAUNDRY (LEVEL 6)	Group R-1* - Accessory	50	58.2 SF	2		
LAUNDRY SHARED (LEVEL 1)	Group R-1* - Accessory	50	337.52 SF	7		
TIER 3 COMMUNITY ROOM (LEVEL 1)	Group R-1* - Accessory	15	670.2 SF	45		
TIER 3 COMMUNITY ROOM (LEVEL 2)	Group R-1* - Accessory	15	667.88 SF	45		
TIER 3 COMMUNITY ROOM (LEVEL 3)	Group R-1* - Accessory	15	667.88 SF	45		
TIER 3 COMMUNITY ROOM (LEVEL 4)	Group R-1* - Accessory	15	667.88 SF	45		
TIER 3 COMMUNITY ROOM (LEVEL 5)	Group R-1* - Accessory	15	667.88 SF	45		
Residential: 19				639	351	
Storage						
(E) H.S. STORAGE	Group S-1	300	326.65 SF	2		
(E) JAN (LEVEL 2)	Group S-1	300	50.84 SF	1		
(E) JANITOR	Group S-1	300	21.32 SF	1		
(E) JANITOR	Group S-1	300	37.92 SF	1		
(E) JANITOR	Group S-1	300	31.24 SF	1		
(E) JANITOR	Group S-1	300	72.55 SF	1		
(E) LINEN / JAN (LEVEL 2)	Group S-1	300	157.3 SF	1		
(E) LINEN / JAN (LEVEL 3)	Group S-1	300	157.3 SF	1		
(E) LINEN / JAN (LEVEL 4)	Group S-1	300	157.3 SF	1		
(E) LINEN / JAN (LEVEL 5)	Group S-1	300	157.3 SF	1		
(E) LINEN / JAN (LEVEL 6)	Group S-1	300	158.1 SF	1		
(E) STG (LEVEL 2)	Group S-1	300	62.35 SF	1		
(E) STG (LEVEL 3)	Group S-1	300	50.84 SF	1		
(E) STG (LEVEL 4)	Group S-1	300	113.19 SF	1		
(E) STG (LEVEL 5)	Group S-1	300	113.19 SF	1		
(E) STG (LEVEL 6)	Group S-1	300	117.25 SF	1		
(E) STORAGE	Group S-1	300	57.92 SF	1		
(E) STORAGE	Group S-1	300	2522.79 SF	9		
(E) STORAGE	Group S-1	300	106.31 SF	1		
(E) STORAGE	Group S-1	300	559.97 SF	2		
(E) STORAGE	Group S-1	300	68.26 SF	1		
(E) STORAGE	Group S-1	300	121.04 SF	1		
(E) STORAGE	Group S-1	300	182.17 SF	1		
(E) STORAGE	Group S-1	300	1078.68 SF	4		
(E) STORAGE	Group S-1	300	103.5 SF	1		
(E) STORAGE	Group S-1	300	456.36 SF	2		
(E) STORAGE	Group S-1	300	42.48 SF	1		
Storage: 27				41	0	
Utility						
(E) BOILER	Group S-1	300	116.67 SF	1		
(E) ELEC	Group S-1	300	213.79 SF	1		
(E) ELEC	Group S-1	300	82.28 SF	1		
(E) ELEC	Group S-1	300	108.41 SF	1		
(E) ELEC	Group S-1	300	123.75 SF	1		
(E) ELEV CONTROL	Group S-1	300	83.69 SF	1		
(E) EQUIP.	Group S-1	300	83.91 SF	1		
(E) FIRE RISER	Group S-1	300	84.64 SF	1		
(E) IDF	Group S-1	300	82.15 SF	1		
(E) IDF	Group S-1	300	113.3 SF	1		
(E) IDF (LEVEL 3)	Group S-1	300	62.35 SF	1		
(E) MDF	Group S-1	300	126.74 SF	1		
(E) STORAGE	Group S-1	300	58.84 SF	1		
(E) STORAGE	Group S-1	300	292.83 SF	1		
(E) W.H.	Group S-1	300	40.87 SF	1		
(E) W.H.	Group S-1	300	166.85 SF	1		
(E) WATER ENTRY	Group S-1	300	269.52 SF	1		
W.H.	Group S-1	300	79.75 SF	1		
Utility: 18				18	0	
Grand totals:					1238	309.5
					occupants max.	parking min.

<https://aurora.municipal.codes/UDO/146-4.6>

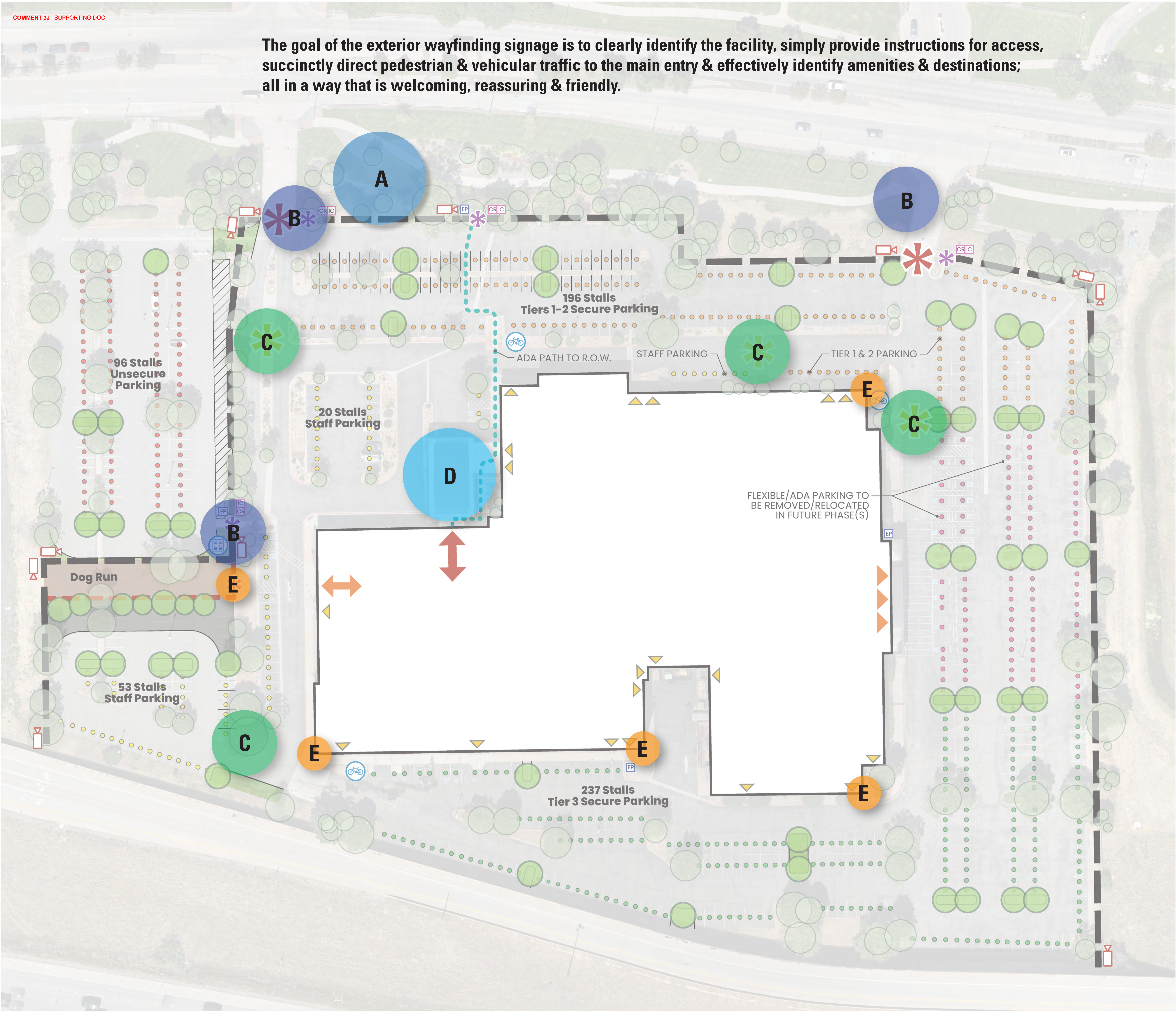
Category: Civic, Cultural or Public Use Facility  
Club, Lodge, and Service Organization

Required Parking: 1 space per 4 persons  
design capacity

8 Accessible Parking Spaces  
15.5 Bicycle Parking Spaces (5%)

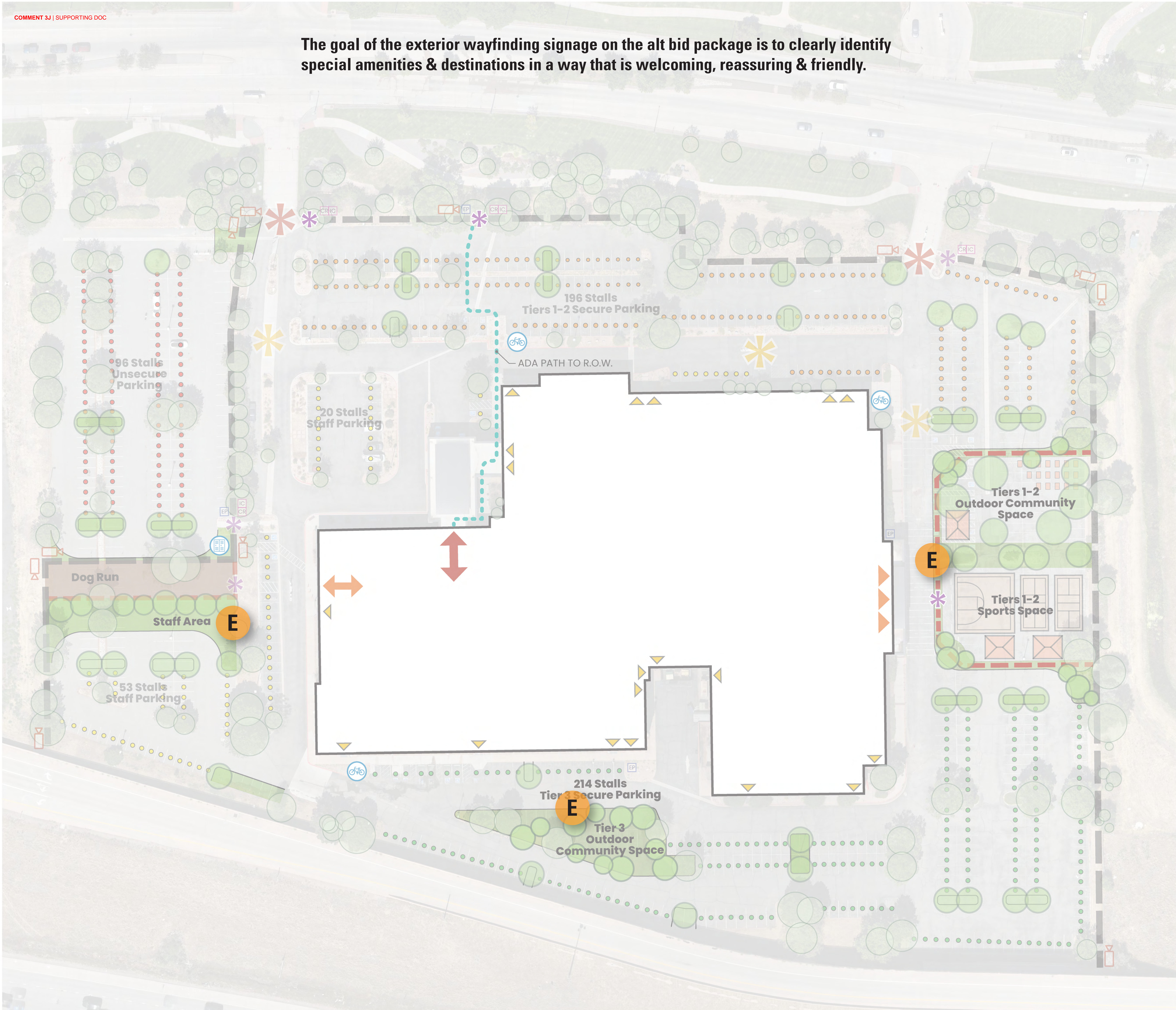


11/10/2024 12:11 PM Autodesk Docs/1039429 Aurora Regional Navigation Center - ARNC/1039429-A-ARNC.dwg





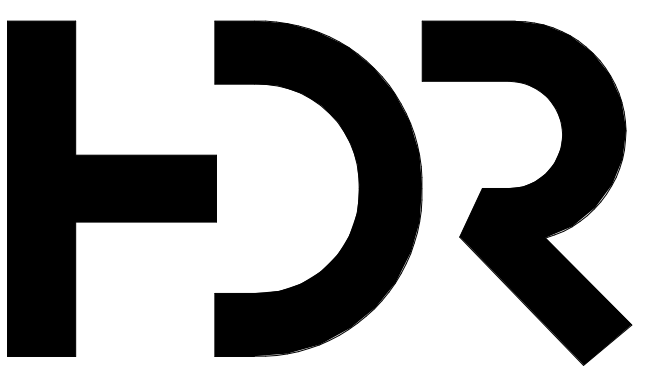
11/13/2024 10:42:29 AM Aurora\_Regional\_Navigation\_Campus\_ARNC\10389429\_Alt-WF-900.dwg



## WAYFINDING LEGEND

### Exterior Sign Types

- E** Pedestrian Directional  
fence mount  
medium size  
audience: vehicular & pedestrian  
messages:  
- identification of outdoor amenities



HDR Architecture, Inc.  
1670 Broadway, Suite 3400  
Denver, CO 80202  
303-764-1520

## TACITO DESIGN INC

BRANDING & SIGNAGE DESIGN

5455 LANDMARK PLACE 501  
GREENWOOD VILLAGE COLORADO 80111  
720.353.9197

## CITY OF AURORA

AURORA REGIONAL  
NAVIGATION CAMPUS  
[ARNC]

15500 E 40TH AVE.  
DENVER, CO 80239



## WAYFINDING GENERAL NOTES

Individual sign messages will be developed with owner input.

Sign locations shown are approximate.

Additional signs will provide more specific information & identification.

It is assumed that existing directional signs to rooms & existing room number signs shall remain.

New graphic signs shall be enhanced with color & icons (e.g. the green frog floor") to enliven the space & aid in wayfinding, helping users to identify & recall their floor.

The site and building backgrounds are shown here for reference only. Refer to civil, landscape, architectural & interior drawings for the relative scope.

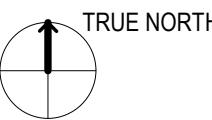
## SHEET KEYNOTES

Project Manager	Bernie McMullen
Project Designer	James Bream
Project Architect	Sheldon Staats
Landscape Architect	Karl Frost
Civil Engineer	Matt Jarrett
Structural Engineer	Colin Mulderick
Mechanical Engineer	Justin Green
Electrical Engineer	Brian Johnson
Plumbing Engineer	Justin Green
Fire Protection	Ricardo Gonzalez
Interior Designer	Rebecca McFarland
Signage & Wayfinding	Bob Greaney

Sheet Reviewer		Author
MARK	DATE	DESCRIPTION
1	11/15/2024	100% DESIGN DEVL

Project Number	10389429
Original Issue	10/31/24

Key Plan



PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet Name

ALTERNATE -  
WAYFINDING SITE  
PLAN

Sheet Number

ALT-WF-900

Project Status  
100% DESIGN DEVELOPMENT





## Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

### Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, ***unless no development has occurred on the property since the plan was originally approved.***

### Certification

I, Elly Watson, City of Aurora, Applicant for the following named development under the Aurora Zoning Code \_\_\_\_\_

DA # \_\_\_\_\_, hereby certify that I or my agent have examined the records in the Office of the Adams [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

☐ No such mineral estate owners or lessees exist in the Subject Property.

☒ Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Elly Watson 10/24/24  
Applicant Signature Date

Elly Watson City of Aurora

Applicant Name (Print)

**Note:** The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.

## COMMENT 8 | SUPPORTING DOC

The city has hosted two 2 engagement meetings, one for businesses and one primarily targeting residents. The first occurred on March 14, 2024 and was for businesses near the proposed navigation center. The City also hosted a public meeting/open house in the lobby of the municipal center on March 28, 2024 which was heavily attended by the residents.

The Sentinel has published several articles about the proposed navigation center including one on March 5<sup>th</sup> to notify readers about the open house.

Additionally, the City hosts <https://engageaurora.org/navigationcampus> with a project news feed and an opportunity for submission of questions which are answered by staff. Visitors to the site can subscribe to project updates to stay informed.

Comments from the various engagements, particularly site security, have been incorporated into the site plan amendment application. Additionally, operational plans for the facility also reflect the input from these engagements such as the Good Neighbor Plan.

Attached is the internal show plan/agenda for the March 28<sup>th</sup> meeting.

## Homeless Navigation Center Public Forum Show Plan

3/28/2024 – 6:00pm-8:00pm. Aurora Municipal Center

Attending Staff – Johnathan Harris, Scott Campbell, Rachel Whipple, Emma Knight, Emily Fuller, Odie Anaya, Nikki Reising, Jordan Tremblay, Q Lance, Sav Starling, Darius Bullock, Jessica Prosser, Cristal Dukes, Elly Watson, Liz Fuselier, Scott Bauman, Sarah Carroll, Alicia Montoya, Andrew Rael-Trujillo, Kristen Gates, Ralph Sisler, Minsoo Song, and Jason Bachelor.

### Schedule –

6:00pm – Doors open and staff at the welcome table will lead residents to refreshments and auditorium for initial presentation.

6:15pm – 6:45pm – Attending members of Council and Jason Bachelor will be given the opportunity to address the residents followed by a presentation from Emma Knight on the Navigation Center.

6:45pm – John Harris will direct all in person guests to the lobby to visit the stations and meet with staff to ask questions about the navigation center.

6:45 – 7:45pm – Residents will freely roam the lobby visiting stations and asking questions to staff.

6:45-7:45pm – Residents online will submit questions in chat to be addressed by Jessica Prosser in our active TEAMS link.

7:45pm – John Harris will make an announcement to wrap up the meeting and have residents start exiting.

8:00pm – Event closes and all residents must leave the AMC.

### Station Assignments –

Welcome Table – Rachel Whipple, Johnathan Harris, and Andrew Rael-Trujillo

Chambers Presentation – Emma Knight, Cristal Dukes, Scott Campbell

Design Station – Elly Watson and Liz Fuselier

Services Station – Emily Fuller and Odie Anaya

Safety Station – Assigned members of APD PAR and AFR

Get Involved Station – Sav Sterling and Q Lance

Other Services Station – Sarah Carrol, Alicia Montoya, Scott Bauman, Nikki Reising, Jordan Tremblay, Darius Bullock, Kristen Gates, and Ralph Sisler

Immigrant/Refugee Station – Minsoo Song

Food – Will be provided to staff and available in the cafeteria area.

**F/LS COMMENTS - BLDG DIVISION**  
**KEY ISSUE | SUPPORTING DOC**

**From:** [Akrie, Darren](#)  
**To:** [Watson, Elly](#)  
**Cc:** [Brooks, Maurice](#); [Gray, Grace](#); [Westerfield, Rebecca](#); [Cox, Jacob](#)  
**Subject:** RE: Aurora Regional Navigation Campus (ARNC) (#1831498)/Pre-Application  
**Date:** Thursday, October 10, 2024 12:57:05 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)

---

Good afternoon Elly, all easements previously dedicated to the city would essentially go away as soon as the city acquired the property by merger of estates. We would however would like to recognize our current infrastructure by changing the previously dedicated into easements into corridors, In an effort to keep this project moving forward we will not hold up approval of your site plan knowing that you are working to satisfy our comments. Thank you.

---

**From:** Watson, Elly <elwatson@auroragov.org>  
**Sent:** Thursday, October 10, 2024 12:33 PM  
**To:** Akrie, Darren <DAKRIE@auroragov.org>  
**Subject:** Aurora Regional Navigation Campus (ARNC) (#1831498)/Pre-Application

Hi Darren,

The City purchased a property recently at 15500 E 40<sup>th</sup> Ave and had our preapplication meeting for a change of use and remodel of the property . The pre-app comments said we need to vacate the easements by Quit Claim Deed. I asked for confirmation since below, on the other property, you stated that “legally the easements went away once the city acquired the property” and that we could “just focus on the issue at hand which is creating the corridor”. I stated that I was assuming the case would be the same here but was told that we need to do the Quit Claim.

I am reaching out not to be difficult but the political pressure to move this project along as quickly as possible is immense and, as such, trying to avoid any unnecessary steps that could lengthen the process. If the release is required, is that something I can work on now while my consultant finishes the site plan application (and then we submit the new corridors as part of the stie plan amendment)?

Thanks,

Elly Watson (she/her/hers) PMP, A-DBIA  
Assistant Director- Finance and Capital Planning  
Public Works | City of Aurora  
office 303.739.7109  
main 303.739.7300

**Please note upcoming out of office days (sorry, it is a crazy month!): 10/11, 10/17-10/21, 10/31-11/1**  
**Upcoming City Holidays: November 11**



**F/LS COMMENTS - BLDG DIVISION**  
**KEY ISSUE | SUPPORTING DOC**



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**From:** Akrie, Darren <[DAKRIE@auroragov.org](mailto:DAKRIE@auroragov.org)>  
**Sent:** Thursday, September 12, 2024 5:47 PM  
**To:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>  
**Cc:** Westerfield, Rebecca <[RWesterf@auroragov.org](mailto:RWesterf@auroragov.org)>  
**Subject:** RE: 23026 Aurora PD Firing Range - Civil comments

Legally the easements went away once the city acquired the property, which is considered a merger of estates. The line work and information shown is merely identifying the location of the infrastructure. You could either just focus on the issue at hand which is creating the corridor in order to get the job done and not worry about the other items listed as easements. Attached is our easement packet that your consultant can utilize to prepare the exhibits and descriptions, just remind them that any identifier that would typically say easement would just say “corridor” . Please have your consultant work with Rebecca directly to process your corridor. Thanks

---

**From:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>  
**Sent:** Thursday, September 12, 2024 5:31 PM  
**To:** Akrie, Darren <[DAKRIE@auroragov.org](mailto:DAKRIE@auroragov.org)>  
**Subject:** RE: 23026 Aurora PD Firing Range - Civil comments

Hi Darren:

Is there a template, example, or checklist I should give my civil engineer to prepare the exhibit(s)/legal description?

Does it make a difference if we are changing the existing “easement” or if we are just adding another corridor?

(The existing easement doesn’t capture where the water line actually lives but there is some equipment within that easement. So we either need to expand/change it or create another one to capture the water line)

Thanks!

Elly Watson (she/her/hers) PMP, A-DBIA  
Assistant Director- Finance and Capital Planning  
Public Works | City of Aurora  
office 303.739.7109  
main 303.739.7300

**Please note upcoming out of office days: September 20<sup>th</sup>**  
**Upcoming City Holidays:**

**F/LS COMMENTS - BLDG DIVISION**  
**KEY ISSUE | SUPPORTING DOC**



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**From:** Cox, Jacob <[jcox@auroragov.org](mailto:jcox@auroragov.org)>  
**Sent:** Thursday, September 12, 2024 9:44 AM  
**To:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>; Akrie, Darren <[DAKRIE@auroragov.org](mailto:DAKRIE@auroragov.org)>  
**Cc:** Adam, Vern <[Vadam@auroragov.org](mailto:Vadam@auroragov.org)>; Woo, Chong <[cwoo@auroragov.org](mailto:cwoo@auroragov.org)>  
**Subject:** RE: 23026 Aurora PD Firing Range - Civil comments

Hey Elly,

Yes, for the utility corridor on a city property, it's pretty straight forward. Darren's group would need an illustration and description to review. Once that aspect is approved we'll route for signatures. Is this site technically PROS property? If so we will need to have it also signed by Nicole or Brooke.

Eric, the chief surveyor in Hector's group has prepared these for city projects before, he just submitted one on another site. I would suggest reaching out to Hector and seeing if they would have the bandwidth to do the exhibits for you. Let us know if so and Darren and Chong can coordinate with them on the details.

Let us know of questions.

Thanks,

**Jacob Cox**

Director of Development Services

City of Aurora | 15151 E. Alameda Parkway | Aurora, CO 80012

303.739.7346 *direct*



---

**From:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>  
**Sent:** Monday, September 9, 2024 11:40 AM  
**To:** Woo, Chong <[cwoo@auroragov.org](mailto:cwoo@auroragov.org)>; Cox, Jacob <[jcox@auroragov.org](mailto:jcox@auroragov.org)>  
**Cc:** Adam, Vern <[Vadam@auroragov.org](mailto:Vadam@auroragov.org)>  
**Subject:** RE: 23026 Aurora PD Firing Range - Civil comments

**F/LS COMMENTS - BLDG DIVISION**  
**KEY ISSUE | SUPPORTING DOC**

[@Cox, Jacob](#) – How can we add another utility corridor (or expand the existing) outside of the SA process? Thank you!

Elly Watson (she/her/hers) PMP, A-DBIA  
Assistant Director- Finance and Capital Planning  
Public Works | City of Aurora  
office 303.739.7109  
main 303.739.7300

**Please note upcoming out of office days: September 20<sup>th</sup>**  
**Upcoming City Holidays:**



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---

**From:** Woo, Chong <[cwoo@auroragov.org](mailto:cwoo@auroragov.org)>  
**Sent:** Friday, September 6, 2024 3:03 PM  
**To:** Kamysz, Diana <[dkamysz@auroragov.org](mailto:dkamysz@auroragov.org)>; Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>  
**Cc:** Adam, Vern <[Vadam@auroragov.org](mailto:Vadam@auroragov.org)>; Cox, Jacob <[jcox@auroragov.org](mailto:jcox@auroragov.org)>; Bender, Janet <[jbender@auroragov.org](mailto:jbender@auroragov.org)>  
**Subject:** RE: 23026 Aurora PD Firing Range - Civil comments

Hi Elly,

I am catching up on emails. Please let me know if there is any follow-up needed here. Otherwise, a Utility Corridor seems appropriate in this situation.

Thanks.

**Chong Woo, P.E.**  
Engineering Supervisor  
Aurora Water | City of Aurora  
**Phone:** 303.739.7249  
**Cell:** 303.435.9154  
Out of Office Dates: Sep 13



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---

**From:** Kamysz, Diana <[dkamysz@auroragov.org](mailto:dkamysz@auroragov.org)>

**F/LS COMMENTS - BLDG DIVISION**  
**KEY ISSUE | SUPPORTING DOC**

**Sent:** Friday, August 30, 2024 8:14 AM

**To:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>

**Cc:** Adam, Vern <[Vadam@auroragov.org](mailto:Vadam@auroragov.org)>; Cox, Jacob <[jcox@auroragov.org](mailto:jcox@auroragov.org)>; Bender, Janet <[jbender@auroragov.org](mailto:jbender@auroragov.org)>; Woo, Chong <[cwoo@auroragov.org](mailto:cwoo@auroragov.org)>

**Subject:** Re: 23026 Aurora PD Firing Range - Civil comments

Elly,

This was not my comment as I make drainage comments. I believe this may be a Utility comment. I have cc'd Chong on this email.

Diana Kamysz, E.I.

Development Review | City of Aurora



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**NEW 2024 Storm Drainage Design & Technical Criteria (SDDTC) Manual**, Facility Certification (aka Pond Certification), MDR and PDR checklists, I&M template and more available. [Download here.](#)

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**From:** Watson, Elly <[elwatson@auroragov.org](mailto:elwatson@auroragov.org)>

**Sent:** Thursday, August 29, 2024 1:59 PM

**To:** Kamysz, Diana <[dkamysz@auroragov.org](mailto:dkamysz@auroragov.org)>

**Cc:** Adam, Vern <[Vadam@auroragov.org](mailto:Vadam@auroragov.org)>; Cox, Jacob <[jcox@auroragov.org](mailto:jcox@auroragov.org)>

**Subject:** Re: 23026 Aurora PD Firing Range - Civil comments

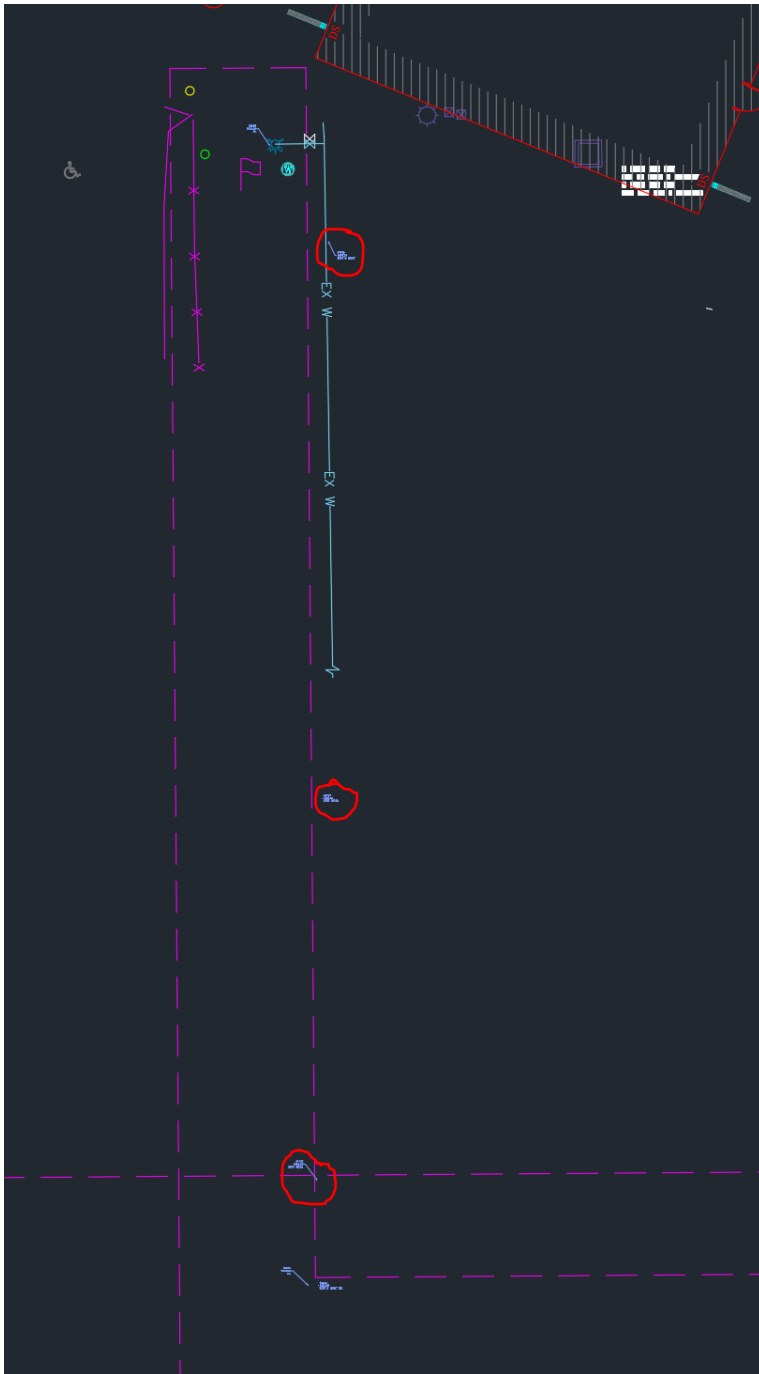
Hi Diana,

There is a comment on the civil for the Aurora Firing Range “Verify and confirm easement limits. The water line is not located within this easement. Fire Hydrant and Water Meter must also be included in a Water Easement”. Therefore, we did additional survey work and our survey indicates that the *existing* water line and gate valve are outside of the limits of the easement for the majority of the lateral portion into the site. The hydrant and proposed meter are both shown within the existing easement.

The city doesn’t grant easements to itself anymore and achieves this via utility corridors. Additionally, we used that existing easement as shown on survey records to place the

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new transformer. The cost-effective solution is to resolve the records with an additional or expanded utility corridor, but, as you are aware, we are in a time sensitive position and do not have a site application. Thoughts?



Thanks,

Elly Watson (she/her/hers) PMP, A-DBIA  
Public Works | City of Aurora

**F/LS COMMENTS - BLDG DIVISION**  
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