



Property Consultants, llc

June 15, 2023

City of Aurora
Planning Department
15151 E. Alameda Ave, 5th Floor
Aurora, CO 80012

**Re: Raine Building at Global Commerce Center
Site Plan Minor Amendment Response to Comments**

1. Planning (Kim Kreimeyer / 303-739-7126 / kkreimey@auroragov.org / Comments in teal)
Sheet 7

1A. This sheet can't replace Sheet 7 Site Details. Rename the sheet and insert it with the building elevations.

Renamed to Sheet 12 - Building 1 Exterior Elevations and Fence Details.

1B. The proposed architecture doesn't look like any other building architecture approved for this site.

The building architecture is replicated identically from the approved, existing ESPEC building located at the Building 5 pad site.

2. Landscaping Issues (William Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

2A. No further comments at this time.

Noted.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. No further comments at this time.

Noted.

4. Fire/Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)
Sheet 1

4A. The Data Block needs to correctly reflect the Building Criteria such as single-story or two-story, sprinklered or non-sprinklered, and actual building height. Building 1 is shown as both a single-story and a two-story and both sprinklered and non-sprinklered within the Data Block. Please correct and resubmit with the building height.

As discussed, the data block exhibits options for the remaining pads to develop with either a one-story or two-story option. The building height shown is a maximum allowed, not actual, which is shown on the elevation sheets for each building. Building 1 for this amendment will be a one-story building, at a height of 32'-2" as depicted on Sheet 12.

4B. The Van Accessible Spaces indicated on the Data Block do not correlate with the Van Accessible Spaces shown on the plans. Data Block shows two Van Accessible Spaces provided and the plans

only show one Van Accessible Space. Please show ALL Van Accessible Spaces provided on the Site Plan and make sure the information correlates with the Data Block.

As discussed, the provisions in the data block for the ADA spaces are for maximum build-out with two-story options on the remaining building pads. At present, 2 ADA spaces have been striped with the construction of ESPEC, and a minimum of two more are accounted for, one with the construction of Raine (this project) and another in front of pads 2-4. The parking is inclusive for the lot as a whole, not just one building. The Data Block has been revised to remove duplicate, conflicting information.

Sheet 2

4C. A separate Permit and additional information for the Fenced Liquid Nitrogen Tank Area will be required. Submit plans that show site location, Accident Potential Zone, Vehicle Impact Protection, setbacks from buildings, lot lines etc. Show Sign/Placard Package as required per NFPA 704.

The Nitrogen Tank is existing. It was installed with the ESPEC project at Building 5. The note remains as this is a minor amendment to the approved plans which included the ESPEC construction.

4D. Please provide additional details for the Fence and Gating System indicated on the Site Plan. Fences 7 feet in height or greater are regulated by the International Building Code and prior to any work being performed the applicant shall first apply to the Aurora Building Department. Installation of fencing cannot physically or visually impede responding fire crews' access to fire hydrants, fire department connections, Knox hardware etc. fences cannot be located within 5 feet of an existing fire hydrant. No portion of the fencing can encroach into a fire lane easement or other roadway used for emergency apparatus access. Label the type of gating or barricade system being installed in the site plan using one of the following examples:

*23' Automatic Sliding Gate with Approved Knox Hardware and Manual Release.

*23' Manual Swinging Gate with Approved Knox Hardware.

*23' Manual Sliding Gate with Approved Knox Hardware.

*23' Electric Sliding Gate with Approved Knox Hardware.

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. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner. Please contact Real Property regarding any License Agreements at 303-739-7331.

A note has been added to denote the gate as a 20' electric gate with approved Knox hardware.

4E. Provide gating details, Knox hardware.

Details are added.

4F. If Building is Sprinklered Show FDC Location on Plans, FDC must be within 100' of a Fire Hydrant.

The building will not be sprinklered. The Data Block has been revised to reflect non-sprinklered for Building 1.

4G. Will a Man/Service gate be provided as part of the Perimeter fencing System? If so, please indicate on the Site Plan.

No man gate will be added.

Elevations

4E. Elevation sheets must show the locations of the FDC, Fire Sprinkler Riser Room and Knox Box Locations. Building 1 is shown as Sprinklered and Non-Sprinklered in the data Block. Please clarify and resubmit with the required information.

The Knox box location has been added. Since the building will not be sprinklered there is no FDC or riser room.

5A. Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
Sheet 2

5A. Remove the detail reference. The ADA ramps will be reviewed in detail as part of the civil plans.

Removed.

5B. The civil plans will be required to evaluate the photometric values of Scranton Street. Additional streetlights may be required. The pedestrian levels of Scranton would be defined as "medium" per Section 4.10.4.04.01 of the 2023 Roadway Manual due to the nearby bus stop at Scranton/Smith.

Noted.

5C. The ramps at the access are required to be updated to current standards. This will be reviewed in detail as part of the civil plans. For the purpose of the site plan, please indicate that these ramps are to be updated to current standards.

Note added.

5D. The ramps on both sides of the intersection of Smith and Sable are required to be updated to current standards. For the purpose of the site plan, please indicate that these ramps are to be updated to current standards.

Note added.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Traffic Letter

6A. More site traffic should be directed to/from the east on Smith Road 20-25%

Revised.

7. Utilities (Cliff Stephens / 303-739-7490/ cstephen@auroragov.org / Comments in red)

7A. No further comments at this time.

Noted.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Thompson', with a stylized flourish extending to the right.

Aaron Thompson

Aperio Property Consultants, LLC

Cc: Matt Raine, Raine Building
Jim Saunders, Global Consulting, LLC