



September 9, 2024

Debbie Bickmire, Senior Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: AdventHealth Aurora Highlands (Application No. DA-2062-57 / Case No. 2024-6017-00)
NW Corner Main Street and Warm Springs, Aurora, CO
Site Plan Comment Response Letter (Second Submission Review)**

Dear Ms. Bickmire,

Thank you for the Initial Submission Review Site Plan Comments for the above-mentioned project on August 16, 2024. In an effort to address your comments concisely and simplify your review of the Site Plan, we have summarized your comments and our responses below.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit a signage analysis, provide justification for the proposed adjustments, include medical office in the operations plan (Planning)
 - Add a trigger for the E-470 buffer completion, add parking islands, revise parking island plant material (Landscape)
 - Update TIS, revise striping, show sight triangles (Traffic)
 - Show fire lane turning radii, provide and accessible parking space with EV charging station, identify quantity of diesel fuel to be stored on site (Life/Safety)
 - Include all items in the keynotes, label turn radii (Public Works/Engineering)
 - Label utilities as public or private, identify meter size, label water line continuation, dimension easements (Water)
 - Label and dimension easements, start easement dedications (Land Development Review)
- *Response: Please see letter and plan GREENLINES for responses to City and referral comments.*

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

- A. The adjustment request should outline what is permitted vs. what is proposed, why, and are any measures proposed for mitigation.
 - *Response: More clarity has been added to the adjustments as requested. Signage has been removed from this SDP submission and a Creative Signage Plan to be submitted separately for review.*
- B. Include medical office in the operations plan. Provide a high-level summary of employees, hours, etc.
 - *Response: See revised letter for a summary.*
- C. Address edits per the redlines.
 - *Response: Please see plan GREENLINES for responses to City and referral comments.*

Zoning and Land Use

- D. Phase 1 is only a portion of the 37.78-acre site. Can the Project Data table identify the area of Phase 1 per the shaded area on Sheet 3 and the development statistics reflect the development within that boundary?
 - *Response: Phase 1 area added to the project data table for clarity. Please note that the Phase 1 improvements go beyond those related to zoning and land use and include areas of disturbance for sanitary sewer and drainage.*

- E. The adjustments section on the cover sheet should include the requirement and what is proposed. This section should be consistent with the Letter of Introduction.
 - *Response: Adjustments section has been revised to provide Letter of Introduction level of detail as requested.*

- F. Shade/screen labels for “future” improvements. They reference intent; however, this site plan cannot guarantee any future development.
 - *Response: “Future” improvements have been screened.*

- G. In order to consider the adjustment to defer the design and installation of the E-470 landscape buffer, staff proposes a condition of approval that the required buffer landscape shall be designed and installed prior to the certificate of occupancy for the emergency room and medical building. This gives the developer the opportunity to complete the design and installation by a separate approved site plan during the facility construction period, however, it also gives the city the certainty that the applicant will be responsible to provide the required 25’ special buffer that includes one tree and 10 shrubs per 30 feet should the separate site plan be delayed.
 - *Response: Acknowledged. This condition of approval has been added to the adjustment.*

Access, Parking and Circulation

- H. Per the pre-app notes, the entrance drives were to be designed to a local street standard with detached sidewalks, so the expectation was a sidewalk would be provided on both sides of the entrance drive from Main Street. Either add the sidewalk on the south side of the drive or add a note that a detached sidewalk will be provided with a subsequent site plan for development of the adjacent area.
 - *Response: Kimley-Horn acknowledges the comment within the pre-application notes. Landscape area has been increased on the north side of the access. However, after discussions with the Planning on 8/28, sidewalk for the south side of the access off Main Street is not proposed and a note has been added to Site Plan noting that the 8’ tree lawn and 6’ sidewalk would be added with subsequent site plan for adjacent areas.*

- I. Provide a detached sidewalk on both sides of the driveway to Warm Springs. The eastern walk was removed since the last review.
 - *Response: One point of access to Warm Springs has been provided with Phase 1. The sidewalk on the east side of the southern access to be added when other phases are proposed and this access is needed for circulation. Note has been added accordingly.*

- J. Show all adjacent streets. Include right-of-way width, classification and reception number.
 - *Response: The additional street information has been added to the plans.*

- K. Show full intersections and associated movements. Include all opposing laneage, directional arrows, as well as street names, etc. per the item above.
 - *Response: Additional design linework for Warm Springs has been added.*
- L. Show sight triangles per Detail TE-13 in the Roadway Manual.
 - *Response: Sight triangles have been added.*
- M. Clearly label all stop signs on all site plan and landscape sheets. Do not use keynotes.
 - *Response: All stop signs labeled on site plans in format as requested.*
- N. Although not currently built, the Warm Springs right-of-way is dedicated and is required for this development, so remove the "future" references.
 - *Response: Acknowledged. Labels updated accordingly.*
- O. Review the location of the fire hydrant near the west entrance, as well as the bike rack, to ensure the access from the helipad will not be disrupted.
 - *Response: The fire hydrant has moved closer to the curb. However, the doors identified in the comment is not the emergency access to the helipad. Access from the building to the helipad is at the emergency access on the south side of the building at the canopy. The doors noted in the comment are access to mechanical equipment rooms and are exterior access only.*

Building Elevations

- P. Provide a physical materials board.
 - *Response: Materials board to be delivered.*
- Q. Revise the elevations and legends so colors and hatches are more consistent. Include the proposed material colors.
 - *Response: Elevations and legends updated as needed.*
- R. Label all features, including rooftop equipment and/or screens.
 - *Response: Labels added for rooftop equipment. The mechanical units on the roof are screened by the mansard roof and will not be visible from adjacent sidewalks or property lines, site sections added for clarity.*
- S. There are some anomalies in the window glazing. Is this deliberate?
 - *Response: Elevations have been updated for clarity; there is a mixture of vision and spandrel glazing, limited vision glass provided on south and west elevations at staff lounge and public areas at ground level and some locations on the second floor are spandrel with furring walls behind. Certain portions of glazing on the third floor are sections of curtainwall based on fabrication and constructability of the peaked units at the dormers, remaining units are storefront.*
- T. See comments on the black and white, and color, elevations.
 - *Response: Comments noted, elevations updated appropriately in response*
 - *48/02: Rooftop equipment labeled, legends and materials updated for clarity*
 - *48/02: Rooftop equipment labeled, material hatches updated for clarity, CMU mechanical enclosure at ground level labeled.*

- 49/01: Fire riser room labeled, legends and materials updated, rooftop equipment labeled
- 49/02: materials clarified, CMU dumpster enclosure at ground level labeled.

Signage

- U. Additional information is required to consider the adjustment to increase the permitted signage/sign area. The total proposed signage for the first phase is approximately 977 square feet, which significantly exceeds the permitted quantity. There are a few options to request additional signage. First, Section 146-10.8.E, enables the Planning Director to approve a sign that exceeds the height, area, or location limitations if it is found that such increase is appropriate because the sign relates to a large integrated development or development in an MU-R zone district. The requested sign area may, however, require a major adjustment, which will have to be approved by the Planning and Zoning Commission. A second option is a Creative Sign program, Section 146-4.10.9, which is intended to encourage high quality signs, unique design and may provide for increased sign allowance. The creative sign program that meets the approval criteria in Section 146-5.4.3.F.3 can be approved by the Planning Director. Please review the above code sections and provide a table that summarizes what is permitted in the UDO vs. what is proposed. The table should include all the signage permitted per Section 146-4.10 and Table 4.10-3 and an outline of what is proposed for each.
- *Response: Signage removed from SDP submission and a Creative Signage Plan to be submitted separately for review.*
- V. Include details for each type of proposed sign. Monument signs shall incorporate materials that match the building architecture. If illuminated, all signs shall consist of individually illuminated letters. Cabinet signs are prohibited.
- *Response: Signage removed from SDP submission and a Creative Signage Plan to be submitted separately for review.*
- W. Clarify the orientation of the monument signs.
- *Response: Signage removed from SDP submission and a Creative Signage Plan to be submitted separately for review.*

Photometrics

- X. The accessible route should have a minimum of one fc illumination. Show the illumination measurements along the accessible route all the way to the public street.
- *Response: Accessible route has been shown on drawings and egress path has been calculated as a separate line item to capture max/min/ave values along path.*
- Y. All accessible parking spaces should have a minimum of one footcandle illumination.
- *Response: We have verified all ADA parking spaces meet 1 fc or greater.*
- Z. Adjust the locations of the lights under the emergency canopy.
- *Response: We have adjusted the lights to catch up to the site plan shift that happened so it is correct now.*
- AA. Include all fixture types in the fixture schedule. What is light type P03?
- *Response The P03 fixture has been properly labeled now to correspond with fixture schedule.*

- BB. Add matchline references to sheets and add the sheet numbers to the Key Map.
- *Response: We have changed our sheet and key map to match civil drawings to be easier to read.*
- CC. Revise the readings and the fixture schedule to increase the font size. All information must be readable with printed at 11" x 17".
- *Response: font size has been increased to make the text size of the fixture schedule and the calculation points legible at 11x17*

General

- DD. The sum of the different site areas should equal the total 100% of the site area. Revise accordingly.
- *Response: Breakdown percentages for each coverage area have been updated accordingly.*
- EE. Include the ratios used to calculate the required parking for each use.
- *Response: Detailed parking ratios for each use have been added.*
- FF. Remove duplicate site plan notes. Several are very similar, so revise to only include one version.
- *Response: Notes have been revised to reflect latest City notes.*
- GG. Adjust the locations of text boxes so underlying site plan information is not obscured.
- *Response: Acknowledged. Text conflicts have been corrected.*
- HH. Ensure all features referenced in the letter of introduction are similarly labeled on the site plan.
- *Response: All features references in the letter of introduction are similarly labeled on the site plan.*
- II. Ensure all sheets are titled to match the sheet index.
- *Response: Updated accordingly based on latest sheets.*
- JJ. Revise the cover sheet to increase the size of the amendment block and provide context in the vicinity map.
- *Response: Amendment block size increased. Additional detail added to vicinity map as requested.*
- KK. Review Keynote list and make sure all numbers used are included in the list.
- *Response: Keynotes have been adjusted as needed.*
- LL. Label and dimension all internal and adjacent sidewalks. Make sure the linework is dark enough to see.
- *Response: Acknowledged. Labels have been added and linework adjusted to provide better visibility.*
- MM. Include a scale ratio with all bar scales.
- *Response: Written scale added to all sheets.*

2. Landscape

- A. Move the landscape tables (Sheet 44) to follow Sheet 34.
 - *Response: Landscape table moved to sheet 34 and schedule with seed mix moved to sheet 44.*

- B. Add the adjustment request for the E-470 buffer to the landscape table sheet (currently Sheet 44). Include a discussion/justification for the request and describe any proposed mitigation measures taken.
 - *Response: Adjustment request added to sheet 34 with code table.*

- C. Add notes under the landscape table to reference the site plans that include the curbside landscape design for Main Street and Warm Springs Avenue. All the curbside landscape shall be installed prior to certificate of occupancy.
 - *Response: Note(s) added under code table.*

- D. Provide curbside landscape consisting of 1 tree per 40 linear feet and .025 shrubs per square feet of curbside area along the two entrance drives. Ornamental grasses may be used but may not account for more than 40 percent of the total shrub count. All curbside plant material shall be 5-gallon minimum.
 - *Response: 5 required trees are located in the median due to limited curbside landscape area width. Code table clarified*

- E. Itemize grasses separately from shrubs in the landscape tables. Note the tree and shrub equivalents under the table per Section 1446-4.7.3.B.7.
 - *Response: Grasses are now itemized.*

- F. Interior parking lot islands shall include canopy shade trees. The Aristocrat Flowering Pear is an ornamental and should not be used in the interior parking islands.
 - *Response: Ornamental trees in the parking areas have been changed to canopy (typ.)*

- G. Many of the grasses exceed 3' tall. Review the locations where they are used relative to the sight lines in the parking areas. Tall grasses and shrubs should not be used on the ends of parking islands.
 - *Response: Grasses and shrubs have been replaced.*

- H. Show all free-standing lights in the parking lot, consistent with the photometrics plan.
 - *Response: Lighting on plan has been updated.*

- I. Label and dimension the proposed 100' buffer area adjacent to E-470. Repeat the adjustment request on landscape sheets adjacent to E-470.
 - *Response: Buffer has been labeled and updated.*

- J. There are significant easements along the western property boundary that may require the relocation of the proposed monument sign. Consult Aurora Water to determine the purpose of the existing 55' drainage easement.
 - *Response: Easement to be vacated.*

- K. Show sight triangles per Detail TE-13 and confirm landscape within the triangle is no taller than 26".
 - *Response: Understood, Thank you*
- L. Clearly show the sidewalk on Main Street and revise the landscape buffer (setback) dimension to be measured from the back of the sidewalk.
 - *Response: Landscape buffer measured from back of walk*
- M. Revise the "future" note to: Future Phase - Landscape will be designed and installed with a future site plan.
 - *Response: Updated, thank you.*
- N. No more than 15 parking spaces are permitted without an intervening island. Add islands to the parking area west of the building.
 - *Response: updated, thank you*
- O. Incorporate evergreen trees to buffer the western parking area and service area from E-470.
 - *Response: Trees have been swapped out for evergreen trees.*
- P. Repeat comment: add contour labels.
 - *Response: Contour labels added.*
- Q. Add edger to the Legend. Edger shall be provided when adjacent to turf and rock mulched areas.
 - *Response: Edger has been added to bottom legend of each page.*
- R. Label all stop signs. Trees should be setback 50' from all stop signs.
 - *Response: stop signs labeled.*
- S. Address all comments and notations on the redlines.
 - *Response: Understood, Thank you.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- A. Ensure all items in the plans are included on the list of key notes.
 - *Response: Keynotes have been updated accordingly.*
- B. Label the outside radii of the fire lanes.
 - *Response: Outside radii added to all fire lanes where applicable.*

4. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study

- A. Confirm the Trip Generation for 240k sf Med-Dental Office.
 - *Response: The trip generation calculation was based on 256k sf and is correct. The square footage of the office building listed in the report text was incorrect. The report text has been revised with the correct building area.*

- B. Trip generation may affect 2050 Site Trips and Full Build Out Volume figures (#8 and #10).
 - *Response: No changes need to be made since the trip generation calculation was correct. The square footage had a typo in the text, which has been corrected.*
- C. Trip generation might affect Tables 4, 5 & 6.
 - *Response: No changes need to be made since the trip generation calculation was correct. The square footage had a typo in the text, which has been corrected.*
- D. MUTCD Fig 4C-1 should be provided for the 34th and Main Signal Warrant investigation.
 - *Response: The table above shows that none of the volumes for the Four Hour warrant are met. As requested, an MUTCDO Figure 4C-1 has been provided to illustrate each hour being below the threshold graphically as well.*
- E. Main and Warm Springs NB left turn being provided in 2026 with no evidence of being needed till 2050 build-out. Explanation required.
 - *Response: A northbound left turn lane should be provided for safety purposes since it is not typical on this type of roadway with these volumes to have left turns occurring from a through lane.*
- F. See/address redline comments throughout the report. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.
 - *Response: See GREENLINES for both Traffic Study and Site Plan Comment Responses. Fire lane radii has been confirmed and adjusted accordingly.*

Site Plan

- G. Why was the sidewalk removed from the east side of the southern drive?
 - *Response: One point of access to Warm Springs has been provided with Phase 1. The sidewalk on the east side of the southern access to be added when other phases are proposed and this access is needed for circulation. Note added to site plan.*
- H. Revise the stop bar and crossing striping as noted on Sheet 12.
 - *Response: Adjusted to be aligned as shown in redline.*
- I. Revise sign type R4-7 per the redlines.
 - *Response: Detail and label for OM3-R added.*

5. Fire / Life Safety (Mark Apodaca / 303-739-7249 / mapodaca@auroragov.org / Comments in blue)

- A. Include the gating note provided on Sheet 2.
 - *Response: Removable bollards removed, so note not required.*
- B. Label the fire lane turning radii. Provide a 26' inside turning radius for the fire lane easement.
 - *Response: Fire lane turning radii labeled. Fire lanes have a 26' inside turning radius.*
- C. Provide the total gallonage of diesel fuel to be stored for the generators.
 - *Response: Generator will have approximately 6000-gallon belly tank for diesel full storage for the required 96 hours of run time at full load.*

- D. Clarify if there will be bollards or a gate in the area noted on Sheet 6.
 - *Response: Removable bollards are not proposed.*
- E. Provide for an accessible parking space for EV charging stations. The number of accessible EV charging stations is independent of the overall site's accessible parking space count. Based on the number of EV charging station parking spaces you can utilize the IBC, Chapter 11, Section 1106 to determine the number of standard and van accessible spaces needed. Please include this additional number of accessible spaces within the Data Table on the cover sheet of this site plan.
 - *Response: EV charger spaces have been moved to accommodate the ADA space. The accessible spaces ratio meets requirements even with this change.*
- F. Bollards within the fire lane easement will require a license agreement.
 - *Response: Removable bollards removed.*
- G. Provide a detail for the removable bollard.
 - *Response: Removable bollards have been removed.*
- H. Label the fire riser room door on the building elevation.
 - *Response: 49/01 updated with door label for fire riser room.*
- I. Revise the photometrics so the light fixtures do not encroach into the fire lane easement.
 - *Response: The light pole and head are actually outside of the fire lane easement. The symbol shows the head of the fixture overlaps that easement, but it's symbolic and not actually hanging over the easement. While the symbol measures at over 9 feet from the center of the pole to the end of the fixture head, the real dimensions are only 26 inches. The pole will be installed outside the easement in all locations.*
- J. Update the sign height noted on Sheet 2.
 - *Response: Dimension updated.*

6. Aurora Water (Chong Woo / 303-739-7490 / cwoo@auroragov.org / Comments in red)

- A. Per the Drainage Report, all storm infrastructure, including drainage swales, are identified as Private. If storm is Public, please provide label(s).
 - *Response: Correct. All storm sewer is private, including the temporary drainage swales.*
- B. Repeat comment: Identify water meter size and depict appropriate easement dimensions per specification.
 - *Response: Meter size added. Easement information added.*
- C. Repeat comment: Redundant service shall not be tapped prior to the building connection and backflow prevention device.
 - *Response: Label added that backflow prevention devices are provided inside building on each domestic service lines.*
- D. Show easement dimensions.
 - *Response: Dimensions added.*

- E. Show and label the existing 16-inch waterline continuation.
 - *Response: Waterline labeled and note added for approximate location. Note to be added to civil plans requiring the contractor to pothole crossings to determine horizontal and vertical information.*
- F. Delete the gate valve install noted on Sheet 32. With weld-on tap, a gate valve is no longer needed.
 - *Response: Label for connection has been revised accordingly.*
- G. Add/revise labels per the redlines. Address all redline comments.
 - *Response: See GREENLINES on plans for comment responses.*

7. Land Development Review (Maurice Brooks / 303-739-7227 / mbrooks@auroragov.org)

- A. Label and dimension all easements. Add a line of delineation between different types of easements.
 - *Response: Easements and labels have been added/revised accordingly.*
- B. Ensure easements are dimensioned consistently.
 - *Response: Easements and labels have been added/revised accordingly.*
- C. Proposed easement dedications and releases need to be started. The packets for easement release and dedication is available at the Land Development Review Services page on the City website.
 - *Response: Acknowledged. Dedications will be completed by separate document during civil plan review. No existing easements are anticipated to be released as part of this project.*
- D. Easement dedications are to be submitted to dedicationproperty@auroragov.org, and releases are to be submitted to releaseeasements@auroragov.org.
 - *Response: Acknowledged. Dedications will be completed by separate document during civil plan review. No existing easements are anticipated to be released as part of this project.*

8. Regional Transportation District (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

- A. No additional comments.
 - *Response: Acknowledged. Thank you.*

9. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- A. No additional comments.
 - *Response: Acknowledged. Thank you.*

10. Denver International Airport-Planning (denplanningreferrals@flydenver.com)

- A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees

and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- *Response: Acknowledged.*

We appreciate your review and approval of the Site Plan Application. Please contact me at 303-228-2307 or erin.griffin@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Erin Griffin, P.E.
Project Manager