

May 23, 2024

Liz Fuselier
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Seconds Submission Review: Gun Club Data Center Phase 2
Application Number: DA-2231-08
Case Numbers: 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Liz:

Thank you for the comments on November 28, 2023 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Development Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: SECOND SUBMISSION CONDITIONAL USE, SITE PLAN AND REPLAT COMMENTS

CITY OF AURORA PLANNING DEPARTMENT
LIZ FUSELIER / 303-739-7450 / EFUSELIE@AURORAGOV.ORG

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 4, 2024.

- *Response: Understood, another submission will be made*

An estimated Planning & Zoning Commission hearing date will be scheduled after the next submittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

- *Response: Understood, public hearing notices will be posted at least 10 days prior to the hearing date.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. See comment (below) from E-470 Public Highway Commission.

- *Response: Acknowledged*

2. Completeness and Clarity of the Application

2A. Please breakout "Building Coverage" from "Yard Coverage" in the Data Tables. Is "Yard Coverage" Landscaping? Please explain.

- *Response: Building coverage represents the actual building footprint. Yard coverage represents the gravel lined generator yards that is adjacent to each building. Building and yard coverage have been updated to be separate line items in the data table. Landscaping is represented by the 'Open Space' row in the data table.*

2B. The Letter of Introduction needs to discuss the conditional use and specifically note the conditional use criteria from the UDO and why it meets these requirements. References should also be made to the operations plan and noise study in the discussion of the conditional use. (Second Request)

- *Response: The letter of introduction was updated to discuss the conditional use and specifically noted conditional use criteria from the UDO per the existing MU-R zoning. The letter discusses how the Project aligns with the intent of the MU-R zoning code and references the operations plan/noise study.*

2C. List the Conditional Use on the cover sheet. (Second Request)

- *Response: Conditional Use was listed on the Cover Sheet below the Data Tables (Data Center).*

2D. Please use the same side panel description for all sheets throughout the entire plan set.

- *Response: Same titleblock is used throughout the set.*

3. Parking Comments

3A. Please provide justification for the amount of parking for both phases as it exceeds code requirements. (Second Request)

- *Response: Parking was reduced for both buildings to align with required parking standards from City of Aurora. Building 2 has an additional 2 standard parking spaces than required and Building 3 has an additional 5 parking spaces than required from the City of Aurora.*

4. Architectural and Urban Design Comments

4A. Sheet 40: Please provide information as well as an “call-out” elevation showing the “mountain” etchings on the building elevations with your next submittal.

- *Response: “Call-out” elevation showing the mountain etchings on the building elevations has been included with this submittal.*

4B. All sheets must include the side bar information. Use proper information-should match coversheet title.

- *Response: Architectural sheets have updated the titleblock to match the rest of the project sheets.*

5. Signage & Lighting Comments

5A. Sheet 42: Remove the name from the sign.

- *Response: Name has been removed from the sign.*

6. LANDSCAPING ISSUES

Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal

6A. General Comments

Darken the screen walls on the north and south sides of the project. Add/turn on the contour labels. On all landscape sheets.

- *Response: All screen walls have been darkened and all contour labels have been added to all sheets.*

6B. Sheet 5

Update the fence information in the legend to state 6', 8' etc. tall wrought iron fence in all the legends. Add the proposed height for the screen wall.

- *Response: Fence height was identified to state the correct height in all legends. Screen wall height is 25' and has been added to the plans. It is also shown within the Architectural Elevations.*

Sheet 26

The retaining wall detail appears to be block retaining wall yet the description lists this a cast in place. Please provide either the right detail or correct description. Include the intended color for the wall as well. See comment on Sheet 33.

Include the proposed fence and sidewalk in the retaining wall cross section. Include a detail of the proposed screen wall. Material, color and height.

While the fence is available in various heights, please indicate the intended height of the fence for this project.

- *Response: Detail was updated to show cast in place retaining wall. The intended color for the retaining wall is light gray. Proposed fence and sidewalk have been added to the retaining wall cross section. A detail of the proposed screen wall has been included in the site details sheet. The intended fence height has been identified with a thick black box on the site details sheet.*

6C. Sheet 28

The buffer trees for Gun Club Road need to be spaced along the road. Unless there is an easement precluding these trees from being located along the northern part of the road, they need to be moved. There are no trees along the north side of the development in the required buffer. Please move all of these trees that are along the trail to the street.

While code permits tree equivalents for building perimeter landscaping given the space that is available adjacent to this side of the building and the massiveness of this building, why can't some trees be provided, even columnar varieties. Providing trees would be more water conserving considering the number of shrubs proposed and the number of drip emitters that would be needed.

Is Horizon River Rock proposed for the identified landscape bed? What is the overlapping of the two lines? Can these be turned off?

- *Response: There is an existing 90'-0" multi-use easement. Rec. no. B1076982 that prevents buffer trees from being placed along the northwestern part of Gun Club Road. All 6 trees have been added to the western building frontage and all tree equivalents have been removed. Hatch for horizon river rock has been added. Overlapping lines have been removed. Shrubs have been retained within the easement.*

6D. Sheet 29

Is there an actual curb cut proposed as shown? The landscaping should be adjusted accordingly. While tree equivalents are permitted, per the ordinance they are to be used in instances where there are encumbrances such as easements that preclude the installation of trees. There do not appear to be any easements along Gun Club Road that overlap with the buffer. Provide the additional 13 trees and remove the tree equivalents.

- *Response: Curb cut is existing and will be removed as the project is not utilizing the existing entrance. Linework has been updated.*

6E. Sheet 30

Is there a monument sign being proposed? If so, why isn't there more aesthetic landscaping being provided around it?

- *Response: Flowering shrubs have been added around the monument sign.*

6F. Sheet 31

While a nice evergreen shrub, the junipers will only get 12"-18" tall and therefore will not provide the required three to four foot tall screen.

These parking lot trees should be deciduous canopy trees and not columnar species.

- *Response: Buffalo Juniper has been replaced with Old Gold Juniper (3'-4' high) in these areas around the parking perimeter. Parking lot columnar trees have been replaced with canopy trees.*

6G. Sheet 32

The buffer trees for Gun Club Road need to be spaced along the road. Unless there is an easement precluding these trees from being located along the northern part of the road, they need to be moved. There are no trees along the north side of the development in the required buffer for Gun Club Road. Please move all of these trees that are along the trail to the street.

The requirement for the curbside landscaping is to have a variety of shrub species that differ in height, color, width and have visual interest throughout the season. The current design of two plant species does not meet this code requirement.

The landscape plan does not include the proposed eight-foot tall retaining wall.

Expand upon this to statement to clarify that this is applicable to the landscaping within the curbside area. While code permits tree equivalents for building perimeter landscaping given the space that is available adjacent to this side of the building and the massiveness of this building, why can't some trees be provided, even columnar varieties. Providing trees would be more water conserving considering the number of shrubs proposed and the number of drip emitters that would be needed.

- *Response: There is an existing 90'-0" multi-use easement. Rec. no. B1076982 that prevents buffer trees from being placed along the northwestern part of Gun Club Road. 2 more species of shrubs have been added to the curbside landscape along 10th avenue to provide additional variety. The retaining wall has been included and is darkened. Note regarding the deferral agreement has been removed from all plans. All 6 trees have been added to the western building frontage and all tree equivalents have been removed.*

6H. Sheet 33

Provide a cross section where indicated. See comment on Sheet 26.

- *Response: Please see updated cross section in Civil Documents.*

6I. Sheet 35

These parking lot trees should be deciduous canopy trees and not columnar species. While a nice evergreen shrub, the junipers will only get 12"-18" tall and therefore will not provide the required 3'-4' tall screen.

- *Response: Buffalo Juniper has been replaced with Old Gold Juniper (3'-4' high) in these areas around the parking perimeter.*

6J. Sheet 36

Update the tables per the comments provided.

- *Response: All tables have been updated per comments.*

7. ADDRESSING

Phil Turner / 303-739-7357 / pturner@auroragov.org

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

- *Response: This comment was addressed on the last round of comments. Addressing was identified as the following: Guard Shack – 1164 N Gun Club Rd; Building 2 (northern building) – 1140 N Gun Club Rd; Building 3 (southern building) – 1100 N Gun Club Rd*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. CIVIL ENGINEERING

Kendra Hanagan/ 303-739-7306 / KHanagan@auroragov.org / Comments in green

8A. Cover Sheet: Deferral draft for east half of roadway is ongoing, please send updated draft to Kendra Hanagami at khanagam@auroragov.org to continue and complete the ongoing deferral agreements by QTS Aurora for E 10th Avenue.

- *Response: Deferral agreement has now been fully executed.*

8B. Sheet 2: New comment based on new information: Per the standard detail S1.3, there should be 0.5' between the back of sidewalk and the ROW line. Please revise.

New comment based on new information: This should be 8' not 8.5'.

New comment based on new information: Per the standard detail S1.3, there should be 0.5' between the back of the sidewalk and the ROW line. Please revise.

Please remove Colfax Typ Sections, since Colfax is not an adjacent roadway

- *Response: Updated cross section to include an 8' tree lawn and added the 0.5' separation between back of sidewalk and ROW line. Colfax typical sections were removed from the sheet.*

8C. Sheet 3: Revise to "Major" not "Minor" (all)

- *Response: Revised to Major for all applicable sheets.*

8D. Sheet 5: Advisory Comment based on new information: Per section 4.02.7.03.1 Retaining walls that support roadway infrastructure shall be designed in accordance with the current edition of the IBC.

Also per Table 4.02.7.03 of the 2023 Roadway Manual, structural calculations will be required during the civil plan submittal.

Please ensure there is an ADA compliant route, and the curb opening is in the right place.

- *Response: Structural calculations will be provided during the civil plan submittal. ADA compliant route is shown and included in the legend. Updated curb opening so it is in the correct location around the guard shack.*

8E. Sheet 7: See previous advisory comment on page 5 about required structural calculations.

New advisory comment based on revised design: A detail for this flush curb and transition will be required during civil plan submittal. Clarify with the linework if this is intended to be asphalt or concrete.

- *Response: Acknowledged, structural calculations and a detail for this flush curb and transition will be provided during civil plan submittal. Curb cut will be asphalt until it reaches landscaping.*

Label curb return radii on site plan. The curb return radii at this access will need to be labeled and meet the minimum radii requirements for a collector street (20') per Table 4.04.5.02.

Advisory comment for civil plan submittal: Also, the radii needs to be tangent to the linear flow lines (of the access and E 10th Avenue. Please revise.

- *Response: Curb return radii has been labeled on the site plan. Radii was updated to be tangent to the linear flow lines.*

8F. Sheet 9: See previous advisory comment on page 5 about required structural calculations.

- *Response: Acknowledged, structural calculations of the retaining wall will be provided during the civil plan submittal.*

8G. Sheet 10: Please revise curb openings so it aligns with the ADA route and pedestrian crossing. (typ)

New advisory comment based on revised design: A detail for this flush curb and transition will be required during civil plan submittal. Clarify with the linework if this is intended to be asphalt or concrete.

- *Response: Curb openings have been provided in the correct locations. A detail of the flush curb/transition will be provided during civil plan submittal. Added the intention of the flush curb pavement in the callout (it will be a concrete flush curb).*

8H. Sheets 11-12: See previous advisory comment on page 5 about required structural calculations.

- *Response: Acknowledged, structural calculations of the retaining wall will be provided during the civil plan submittal.*

8I. Sheet 14: See previous comments about proposed curb return radii

New advisory comment based on new information: Please check background, since it appears to be duplicated.

- *Response: Curb radii was added to the plan. Survey sheet indicates two structures are located in the location identified on the plans. No changes were made.*

8J. Sheet 17: Repeat Comment: Please add contour labels, typ. ALL

- *Response: Contour label was added in the requested location.*

8K. Sheet 26: Advisory Comment based on new information: Per section 4.02.7.03.1 Retaining walls that support roadway infrastructure shall be designed in accordance with the current edition of the IBC. Also per Table 4.02.7.03 of the 2023 Roadway Manual, structural calculations will be required during the civil plan submittal.

- *Response: Acknowledged, structural calculations of the retaining wall will be provided during the civil plan submittal.*

9. TRAFFIC ENGINEERING

Dean Kaiser /303-739-7584 / DJKaiser@auroragov.org/ Comments in amber

9A. Ready for Technical Referral/Civil Plan Intake, TIS approved, Minor comments to Site Plan, comment to remove Gun Club Road access point as it is not proposed any longer..

- *Response: Acknowledged. Called out removing Gun Club Road existing access point.*

10. FIRE / LIFE SAFETY

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue

10A. Sheet 2 of 51 / Sections

- *Response: We are not designing or proposing any updates to Gun Club Road. The sections shown on sheet 2 were from the approved plans (EDN 221360) sheet 4. No updates to the sections will be made. Refer to the note at the bottom of sheet 2 for additional reasoning to not update the sections.*

10B. See comment to show the fire hydrant setbacks.

- *Response: Fire hydrant setback is understood. I will not add a dimension for fire hydrant setback since Gun Club Road is already constructed.*

10C. Sheet 3 of 51 / Phasing

- *Response: Phasing notes were added to the plan*

10D. See note to add a note to phasing plan.

- *Response: Phasing notes were added to the plan*

10E. Sheet 4 of 51 / Easements

Please add the easement note to the phasing plan. Update note to include 2nd point of access.

- *Response: Easement note was added to the phasing plan. The note was updated per the redlines.*

10F. Sheet 6 of 51 / Site

See comment regarding multiple FDCs and riser rooms.

- *Response: FDC and riser room were removed from the west side of both buildings so only one FDC and riser room remains.*

10G. Sheet 7 of 51 / Site

See comment regarding multiple FDCs and riser rooms.

Any encroachment into the fire lane easement requires a license agreement through Land Development Review Services.

- *Response: FDC and riser room were removed from the west side of both building. It is understood that license agreements will be required for the gate crossing the fire lane easement.*

10H. Sheet 10 of 51 / Site

See comments for the gating systems.

- *Response: Gating system notes were added and secondary power to gating system was confirmed. Refer to the operations plan (letter) to see the day-to-day operations of the site.*

10I. Sheet 17 of 51 / Grading

See notes to provide spot elevations for the accessible park and accessible route.

- *Response: Spot elevations for accessible parking and accessible route will be provided in the Civil Plan submittal. Site plan process is geared more towards getting the horizontal layout of the site set. We had a meeting with Mark on 1/17 where we discussed this comment.*

10J. Sheet 18 of 51 / Grading

See notes to provide spot elevations for the accessible park and accessible route.

- *Response: Spot elevations for accessible parking and accessible route will be provided in the Civil Plan submittal. Site plan process is geared more towards getting the horizontal layout of the site set. We had a meeting with Mark on 1/17 where we discussed this comment.*

10K. Sheet 20 of 51 / Utility

See comment to provide 26' fire lane turning radii.

See comments to remove the fire line, FDC, Knox box & riser room from westside of buildings 2 & 3. See comment to relocate the water main and fire hydrants.

- *Response: Updated plan to provide a 26' inside turning radii. Per meeting with Mark on 1/17, we confirmed that it was okay to keep the water line as is but shift the fire hydrants to be adjacent to the man gates. Fire service line, FDC, and riser room were removed from the west side of both buildings.*

10L. Sheets 21 of 51 / Utility

See comments to remove the fire line, FDC, Knox box & riser room from westside of buildings 2 & 3. See comment to relocate the water main and fire hydrants.

See new hydrant locations.

- *Response: Per meeting with Mark on 1/17, we confirmed that it was okay to keep the water line as is but shift the fire hydrants to be adjacent to the man gates. Fire service line, FDC, and riser room were removed from the west side of both buildings.*

10M. Sheet 22 of 51 / Utility

See comments to provide a sign at the man-way gates. See comment to relocate the water main and fire hydrants. See new hydrant locations.

- *Response: Sign at man-way gates are not needed since the fire hydrants will remain outside the screen wall. Fire hydrants were relocated to be adjacent to the man gates.*

10N. Sheet 23 of 51 / Utility

See comments to provide a sign at the man-way gates. See comment to relocate the water main and fire hydrants. See new hydrant locations.

See note to remove hydrant from outer drive isle.

- *Response: Per meeting with Mark on 1/17, we confirmed that it was okay to keep the water line as is but shift the fire hydrants to be adjacent to the man gates. Sign at man-way gates are not needed since the fire hydrants will remain outside the screen wall.*

10O. Sheet 24 of 51 / Utility

See note to provide a hydrant within 100' of FDC. Please show the fire riser room location.

See note to remove hydrant.

See comment to update fire line label.

- *Response: Moved fire hydrant to be within 100' feet of the fire riser room and removed the fire hydrant that was identified on the redlines. Added the fire riser room location to the architectural file and called it out. Updated fire line callout to include DIP.*

10P. Sheet 25 of 51 / Utility

See note to provide a hydrant within 100' of FDC. Please show the fire riser room location.

See note to remove hydrant.

See comment to update fire line label.

- *Response: Moved fire hydrant to be within 100' feet of the fire riser room and removed the fire hydrant that was identified on the redlines. Added the fire riser room location to the architectural file and called it out. Updated fire line callout to include DIP.*

10Q. Sheet 26 of 51 / Details

See updated EV signage detail

Sheet 39 of 51 / Elevations

See comment to remove FDC, Knox box & Riser room signage from westside of building. Sheet 42 of 51 / Details

See comment to add gating notes.

Please show 6" clearance at bottom of gate.

- *Response: Added EV signage detail to sheet 26. FDC, knox box, and riser door have been removed from the architectural elevations plan. Clearance dimension was added to the gate detail. Gating system notes were added to sheet 42.*

10R. Sheet 44 of 51 / Photometric

See note for lighting is encroaching into the fire lane. Random fire hydrant symbols need to be removed.

- *Response: Photometrics plan shows the light overhang is within the fire lane easement not the light pole itself; however, we updated the photometric blocks to show as not encroaching into the fire lane easement. Random fire hydrant symbols were removed.*

11. AURORA WATER

Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red

11A. Sheet 24: Water meter is to be outside of any gated or secure area. Must be publicly accessible at all times. Access through a guardshack is not an allowed variance. Typical for all water meters.

- *Response: Water meter has been relocated to be publicly accessible. Project proposing connection to existing watermain from phase 1 portion of the project (EDN 222024) to service the guardshack. Water meter is already provided as part of the phase 1 project.*

11B. Any unused utility stubs need to be capped at the main.

- *Response: Added a note on the detailed utility plans to cap any unused stubs at the main. Project proposing connection to existing watermain from phase 1 portion of the project (EDN 222024) to service the guardshack. Water meter is already provided as part of the phase 1 project.*

11C. Sheet 25: Water meter is to be outside of any gated or secure area. Must be publicly accessible at all times.

Access through a guardshack is not an allowed variance. Typical for all water meters.

- *Response: Water meter has been relocated to be publicly accessible. Project proposing connection to existing watermain from phase 1 portion of the project (EDN 222024) to service the guardshack. Water meter is already provided as part of the phase 1 project.*

12. Land Development Services

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

12A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan. Check the easement names and configurations.

- *Response: Redlines on the plat and site plan were addressed. Updated Title and Cert. of Taxes will be provided when the plat is close to approval.*

13. E-470 Public Highway Authority

Brandi Kemper/303-537-3727/ BKemper@e-470.com

13A.Comment: In addition to previous comments, E-470 has the following additional comments:
1) Landscaping is only allowed in the outer 25' of the MUE. 2) The E-470 TBMS (fiber) crosses Gun Club Road at the bottom of Sheet 28, this needs to be protected in place and there's no landscaping (except seeding) allowed. 3) Aurora Water has a Common Use Agreement for its facilities within the MUE, *please see attached*. It will require Aurora Water's consent for all work within the CUA area.

- *Response: Trees have been removed from MUE. Seeding and shrubs are proposed around Fiber Optic line, to adhere to Aurora's Landscape requirements for buffer yards.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or stephen.litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, P.E.

Project Manager