

Rachid Rabba  
City of Aurora – Planning Division  
15151 E. Alameda Parkway  
Suite 5200  
Aurora, CO 80012

**RE: Second Submission Review – Penske Center Expansion – Site Plan Amendment**  
**Application Number: DA-1461-04**  
**Case Numbers: 2000-6030-05**

Dear Dan,

Thank you for the comments on May 10, 2023, for the above-mentioned project. 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.

## COMMENT RESPONSE LETTER: SDP AMENDMENT COMMENTS

### 1. COMMUNITY QUESTIONS, COMMENTS AND CONCERNS

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.
- *Response: Acknowledged.*
- 1B. Xcel Energy acknowledges the comment response. Comments have been resolved and no resubmittals to Xcel are necessary.
- *Response: Acknowledged.*

### 2. COMPLETENESS AND CLARITY OF THE APPLICATION

#### Generally

- 2A. The comment response letter did not include a response to comments for Fire/Life Safety comments. There are some repeat comments; please ensure that comments are addressed and included in the subsequent comment response letter.
- *Response: Comments have been addressed.*
- 2B. Comment from Fire/Life Safety: a photometric plan is required. Please provide spot lighting levels per the Fire/Life Safety comments.
- *Response: Photometric plan and spot lighting levels to be included.*

#### Site Plan Sheet 6

- 2C. Add a delta 2 to all new sheets to reference the clouded redlines on the original 5 sheets.
- *Response: Delta 2 symbol to be added to all sheets to reference amendment on cover sheet.*

2D. The title of sheets 6-33 should be Penske Center Site Plan Amendment. Please update all sheets.

- *Response: Title block title updated to "Penske Center Site Plan Amendment" for all sheets.*

## Sheet 31

2E. New plan set sheets should all be 18"x24".

- *Response: All plan sheets to be 18"x24". Original Landscape and Building Elevations plan sheets (4-5) to remain 24"x36" to fit all content on page.*

2F. All deltas on this revision need to be number 2.

- *Response: All deltas for the revision to be #2.*

## 3. ZONING AND SUBDIVISION USE COMMENTS

### Sheet 6

3A. It is referenced in the response to the comments letter that adjustments have been requested for various items, but none appear on this site plan nor has an updated letter of introduction been included with this submission. For all adjustment requests (see the review letter for details), list the section of the UDO being adjusted, justification for the request, and mitigation measures provided to comply with Section 146-5.4.4.D.3. Include further detail within the letter of introduction regarding how the adjustment requests comply with the criteria for approval found in the section listed above.

- *Response: Adjustment request has been included in this submittal per meeting on 12/7/23 with Rachid Rabbaa.*

### Sheet 7

3B. Based on my notes from the 1/30/23 meeting, the amenity space is required; however, an adjustment request needs to be submitted to waive the requirement. Staff would need to see the justification and mitigation measures included to comply with Section 146-5.4.4.D.3 to evaluate support of any adjustment request.

- *Response: Adjustment request has been included in this submittal per meeting on 12/7/23 with Rachid Rabbaa.*

## 4. STREETS AND PEDESTRIAN COMMENTS

4A. Streets and Pedestrian comments have been addressed.

- *Response: Acknowledged.*

## 5. PARKING COMMENTS

### Site Plan Sheet 6

5A. It is referenced in the response to comments letter that adjustments have been requested for various items, but none appear on this site plan nor has an updated letter of introduction been included with this submission. For all adjustment requests (see the review letter for details), list the section of the UDO being adjusted, justification for the request, and mitigation measures

provided to comply with Section 146-5.4.4.D.3. Include further detail within the letter of introduction regarding how the adjustment requests comply with the criteria for approval found in the section listed above.

- *Response: Adjustment request has been included in this submittal per meeting on 12/7/23 with Rachid Rabbaa.*

## 6. ARCHITECTURAL AND URBAN DESIGN COMMENTS

### Site Plan Comments

#### Sheet 31

6A. Repeat comment: show only a dashed box area and indicate "existing sign area" or "proposed sign area". Actual content of wall signage should not be shown on the site plan elevations.

- *Response: Dashed box area inserted to replace actual content of wall signage. Label added to "proposed sign area" to call box out as such.*

6B. Repeat comment: provide a materials calculation table indicating the percentages of metal, glass, and masonry on each elevation. Provide a total for the entire facade as well. Note that metal may not exceed 10% of the elevation facing E 32nd Ave.

The response to comments indicated that a materials calculation table has been provided, but it was not included in this plan set.

- *Response: Material Calculation Table added to plan sheet for each elevation direction of building. Verified that north facing facade of building (toward E 32<sup>nd</sup> Ave) is composed of < 10% metal.*

6C. Callout the parapet material.

- *Response: Material has been identified.*

6D. Horizontal articulation methods were not called out in the response to comments or on these elevations. Horizontal articulation methods are required every 100'. The building addition is 117' and is not utilizing a horizontal articulation method identified in Table 4.8-3.

- *Response: An adjustment has been included in the resubmittal.*

6E. Repeat comment: show compliance with Table 4.8-8 Facade Character Elements for Four-Sided Building Design (copy the table and include it filled out on this sheet - use special purpose columns). The elevations have been labeled on the redlines in accordance with this section. Call out any facade character element utilized for points on each elevation.

The response to comments only indicated to see the updated elevations. The table is not included on this sheet and corresponding items need to be called out.

- *Response: The colored rendering has been provided as a separate document with the resubmittal.*

6F. Many items in the response to comments letter indicate a design narrative was provided, but it is not included in this plan set or in other associated documents.

- *Response: Narrative has been provided as part of the adjustment request.*

## 7. SIGNAGE & LIGHTING COMMENTS

### Site Plan Sheet 31

7A. Repeat comment: show only a dashed box area and indicate "existing sign area" or "proposed sign area". Actual content of wall signage should not be shown on the site plan elevations.

- *Response: Dashed box area inserted to replace actual content of wall signage. Label added to "proposed sign area" to call box out as such.*

## 8. LANDSCAPING ISSUE

(Tammy Cook / 954-684-0532/ [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

8A. Landscaping issues have been resolved.

- *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

## 9. CIVIL ENGINEERING

(Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

### Site Plan Sheet 2

9A. Reflect the note regarding the existing accessible ramp at the eastern access for the ADA ramps for both accesses.

- *Response: Identical notes regarding the existing ADA ramps reflected in eastern site access.*

9B. Match the site plan in labeling this as an access easement.

- *Response: Label changed to a "20.0' Access Easement" to match Site Plan.*

## 10. TRAFFIC ENGINEERING

(Dean Kaiser / 303-739-7584/ [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

### Traffic Impact Study

10A. Comments on the Traffic Impact Study have been resolved.

- *Response: Acknowledged.*

### Site Plan Comments Sheet 6

10B. Provide a stop sign detail (R1-1) with size and reference COA's TE-11 sign post detail.

- *Response: STOP sign detail (R1-1) with size and reference COA's TE-11 sign post detail.*

### Sheet 14

10C. The tree is within 50' of the stop sign.

- *Response: Selected tree variety will not block visibility of the sign.*

## 11. FIRE / LIFE SAFETY

(Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

### Site Plan Sheet 1

11A. Repeat Comment: Please include a photometric plan sheet. It must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within this accessible route.

- *Response: Photometric plan sheets included with accessible route shown.*

## Sheet 3

11B. Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).

- *Response: Fire riser room door and fire service line have been labeled.*

11C. Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR FDC w/app'd Knox Caps.

- *Response: FDC label has been updated.*

## Sheet 4

11D. Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).

- *Response: Fire riser room door and fire service line have been labeled.*

11E. Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR FDC w/app'd Knox Caps.

- *Response: FDC label has been updated.*

## Sheet 5

11F. Update the elevation sheets to show the symbol and label for the FDC; show the symbol and label for the Knox box; and show the location of the riser room exterior door.

- *Response: This sheet is from the previously approved set and not modified. Please refer to revised building elevations on A7-0.*

## Sheet 6

11G. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

- *Response: Gates and knox boxes are denoted on plan sheets and will be installed per ASTM F 2200.*

**11H.** Gating or barricade systems must be shown on the site plan in the following manner:

- The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
- Gating and barricade systems must be located a minimum of 35 feet back from the adjacent street flow line.

- *Response: Gates are greater than or equal to 23 feet in length and are 35 feet or further from the street flow line. The stationary structures of the proposed sliding gates do not encroach in the fire lane easement.*

**11I.** Label the type of gating or barricade system being installed on the site plan using one of the following examples:

- 23' Automatic sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 23' Manual Swinging Gate with Approved Knox hardware.
- 23' Manual Sliding Gate with Approved Knox Hardware.
- 23' Electrical Sliding Gate with Approved Knox Hardware.

- *Response: Gate denoted as "30' Manual Sliding Gate with Knox Hardware" and detail is provided.*

**11J.** Provide gate details, see the example on the redlines. All gates must be named identically across all sheets, typical.

- *Response: Gate detail provided.*

## Sheet 8

**11K.** ICC A117.1 Accessible Usable Buildings and Facilities: The running slope of walking surfaces shall not be steeper than 1:20 (5% slope). The cross slope of a walking surface shall not be steeper than 1:48 (2% slope).

- *Response: Proposed walking surfaces designed to not exceed a longitudinal slope of 5% or a cross slope of 2%.*

**11L.** Provide longitudinal and transverse grade spot elevations within fire lane easements.

- *Response: Longitudinal and transverse slope arrows have been added within fire lane easements in favor of spot elevations for plan legibility.*

## Sheet 11

**11M.** See the example of the manner in which the fire riser room, fire department connection, fire line, and Knox box should be shown within this plan set on the redlines.

- *Response: Fire riser room, fire department connection, fire line, and Knox box have been labeled.*

## Sheet 31

**11N.** Update the elevation sheets to show the symbol and label for the FDC; show the symbol and label for the Knox box; and show the location of the riser room exterior door.

- *Response: The FDC is remote and thus not labeled on the building. Riser room has been labeled.*

**12. AURORA WATER (STEVE DEKOSKI / 303-739-7490 / SDEKOSKI@AURORAGOV.ORG / COMMENTS IN RED)**

**Site Plan Sheet 10**

12A. Use 2 - 45° bends in lieu of 90's.

- *Response: 90 degree bend converted to two 45 degree bends.*

12B. Will this be removed? Multiple fire line taps are not permitted. There should only be a single fire line connection serving this building. Please clarify and show which single fire line will serve this address. If the existing is to be abandoned, it must be disconnected and capped at the main.

- *Response: The existing fire service line will be removed.*

12C. Advisory comment - Please include a water fixture unit table with civil plans to verify water meter capacity.

- *Response: Acknowledged. Water fixture unit table will be provided with civil plans.*

12D. Should the fire lane easement include "and access"? Access easement must extend to the ROW for detention pond access.

- *Response: Easement that wraps around building to be denoted as a fire lane easement. Easement That begins and ends at Site entrance to pond maintenance path to be denoted as an access easement. Section in which each overlaps with each other to be denoted as a fire lane and access easement.*

**Sheet 11**

12E. This needs to be combined with the access easement to get to the drainage easement.

- *Response: Easement that wraps around building to be denoted as a fire lane easement. Easement That begins and ends at Site entrance to pond maintenance path to be denoted as an access easement. Section in which each overlaps with each other to be denoted as a fire lane and access easement.*

12F. Show the water meter.

- *Response: Water meter shown.*

**Sheet 12**

12G. The access easement needs to extend to the maintenance access pathways. Show access easement extending this maintenance access.

- *Response: Access easement has been adjusted to align with pond maintenance path.*

12H. This doesn't provide access to the maintenance pathways. This easement needs to be modified to extend to the existing maintenance access at the southwest corner of this pond.

- *Response: Access easement has been adjusted to align with pond maintenance path.*

**Sheet 22**

12I. Access easement to extend to this maintenance access.

- *Response: Access easement has been adjusted to align with pond maintenance path.*

## 13. FORESTRY

(Rebecca Lamphear / 303-739-7177 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

13A. Forestry comments have been resolved.

- *Response: Acknowledged.*

## 14. REAL PROPERTY

(Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

### Site Plan Sheet 3

14A. Check the recording information for the easements labeled on the SP Amdt. Start or continue the easement release and the easement dedication processes – contact [releasereleases@auroragov.org](mailto:releasereleases@auroragov.org) and the [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and submit the needed documents for the processes. There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement. Contact [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to submit the items needed for this process.

- *Response: Acknowledged.*

### Sheet 4

14B. Check the recording information for the easements labeled on the SP Amdt. Start or continue the easement release and the easement dedication processes – contact [releasereleases@auroragov.org](mailto:releasereleases@auroragov.org) and the [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and submit the needed documents for the processes. There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement. Contact [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to submit the items needed for this process.

- *Response: Acknowledged.*

14C. Show and label the gate at the location shown on the redlines.

- *Response: No gate is proposed in this location.*

14D. Are the reception numbers correct for the items called out on the redlines?

- *Response: Easements have been verified.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or [brad.cooney@kimley-horn.com](mailto:brad.cooney@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.  
Project Manager