



October 15, 2024

James Schireman
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Aurora Fire Station #9 Rebuild – Site Plan & Conditional Use
Application Number: DA-2387-00
Case Numbers: 2024-6029-00; 2024-6029-01
17200 E. Mexico Ave.
Aurora, CO 80017

Dear Mr. Schireman:

We are submitting revised Development Plan drawings for the Aurora Fire Station #9 Rebuild. Below is a list of review comments we have received, with our responses.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please prepare a response to the conditional use criterion similar to the letter requesting adjustments that demonstrate how the new fire station will address any potential adverse impacts that could be generated by the use. Please let me know if you need previous examples to help you compose this. **A letter has been provided with this submittal.**
- The secondary facades (east and west) still require more features/architectural treatments to satisfy the requirements in UDO 146-4.8.7.D. The western façade needs to be enhanced as this side is requesting a reduced setback and features a gap in plantings that would buffer it from the adjacent residential. **Noted. Elevations have been revised as requested.**
- Separate easements need to be prepared for the public service lines present on site.
Response: Easements will now be corridors. Our surveyor is now in the process of providing legals and exhibits. They will be provided as soon as they are finished.
Landscaping plantings need to be relocated to accommodate for easements. **Comment acknowledged. Shrubs have been moved off the water meter pit and a tree moved off the proposed waterline.**

PLANNING DEPARTMENT COMMENTS

- Three (3) adjacent property owners were notified of this application, and none provided comment regarding the proposed use and design. Thirteen (13) registered homeowners associations (HOAs) were required to be notified of the application.
- Two (2) outside agencies, Arapahoe County and Xcel Energy were referred this application. While Arapahoe County had no comments, Xcel Energy did provide comments which are included in this letter.

1.Site Plan Organization and Clarity

Sheet 3

- 1A. Copy the reduced setback explanation used for the southern property line to show what the setback is being reduced to for the western side property line.
Response: Labels changed as requested.
- 1B. For all the details shown on the site plan, please include a detail symbol that refers the reader to the matching detail drawing on sheet 14.
Response: Details have been referenced as requested. A detail symbol has also been added to the legend sheet.

Sheet 14

- 1C. Please add a note that clarifies that all signage is reviewed and approved by a separate permit.
Response: A note has been added as requested.

2. Request for Adjustment Comments

- 2A. Several adjustments can be consolidated. If the rear setback adjustment resolves the issue regarding the curb and trash enclosure encroaching on the rear yard setback, then only 1 adjustment is needed, although the letter can highlight it solves both problems. If different mitigation measures are used for each of the aspects resolved, please highlight all of the mitigation proposed.
Response: Adjustments #1 and #5 have been combined as well as #2 and #4.
- 2B. The retaining wall proposed on the western property line appears to limit the landscape coverage in this area. In order to mitigate the reduced setback, visualize impacts of the predominantly metal structure, and areas with sparse plantings, planning would require further architectural enhancement for the western elevation especially. Treatment could include but is not limited to: plantings incorporated directly into the retaining wall design, human scale elements such as awning, corner enhancements, or massing additions such as columns or notches to create visual interest.
Response: Landscape treatments include Ornamental Grasses along the retaining wall.

3. Conditional Use Comments

- 3A. (Repeat Comment) Please include notes or a meeting summary that addresses any questions that were raised at the neighborhood meeting that occurred and how the applicant intends to address any adverse impacts.
Response: A meeting summary is included with this submittal for the community meeting that was held.
- 3B. (Repeat Comment) Please include a separate document similar to the request for adjustments document prepared that serves as an applicant response to the conditional use criterion found in the section <https://aurora.municipal.codes/UDO/146-5.4.3.A.3>. Some immediate items/potential impacts that the Planning Commissioner might inquire about and could benefit from clarification in the conditional use operations plan and narrative are as follows:
- What is the typical procedure regarding the use of sirens as engines leave the station? Are measures in place to minimize noise while also prioritizing life safety?
 - What equipment is in place to ensure vehicles and equipment are adequately cleaned and free of any hazardous pollutants?
 - What landscaping and architectural measures were implemented to ensure the new station enhances the neighborhood?
 - What is the overall service area for the station, and what are some potential benefits the upgraded station provides to homes in the area served by the station?
 - How many staff are stationed at this station during the day and night?
 - How many calls on average does the station answer in a day? How about in a week?

Response: A letter has been provided with this submittal addressing the conditional use criteria.

4. Architectural and Urban Design Comments

Sheet 5

- 4A. (Repeat comment) This secondary facade needs to provide two features/elements in each of the facade character element categories. The facade needs more treatment in the massing and human scale categories. Consider adding awnings, windows, projections, or a landscape wall as approaches to satisfy this section. I would be happy to look at some alternatives you come up with before a formal resubmittal to give you feedback via email.

Because this is a conditional use, and this façade is especially close to adjacent residential, we would require that this façade feature an increased number of features and alternate non-metal materials such as masonry to better integrate it with the surrounding residential buildings. The Planning Commission will want to see this side enhanced.

Response: Elevations have been revised as requested.

Sheet 6

- 4B. (Repeat comment) This secondary facade needs to provide two features/elements in each of the facade character element categories. The facade needs more treatment in the massing and human scale categories. Consider adding awnings, windows, projections, or a landscape wall as approaches to satisfy this section. I would be happy to look at some alternatives you come up with before a formal resubmittal to give you feedback via email.

Response: Elevations have been revised as requested.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Adjustment Letter

- 5A. Several of the adjustments listed repeat and can be combined. Additional comments have been included in the adjustment letter itself.

Response: Adjustments have been combined as requested. Additional comments have been addressed as well.

Sheet 7

- 5B. Add the identified line work to the legend on the sheet or label the items individually.

Response: The retaining wall and fencing line types have been labeled in the plan.

- 5C. Dimension and label the street frontage buffer along E. Mexico Avenue.

Response: The street frontage buffer has been included in the landscape plan.

- 5D. Label the building.

Response: The building has been labeled.

- 5E. Label what appear to be transformers and condensers etc.

Response: The transformers and condensers have been labeled.

- 5F. Adjust the hatch around the gate area.

Response: The hatch has been adjusted.

Sheet 10

- 5G. Update the landscape tables per the comments provided.

Response: All landscape charts have been revised per quantity totals and adjustment requests.

- 5H. Adjustment requests for landscaping should be listed on the Landscape Plan and the Cover Sheet of the plan set. List the Section Title and Number.

Response: All adjustments are listed on both sheets as requested.

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

6A. Approved, no further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Farhad Sawari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

Sheet 1

7A. Sheet 8 is a native seed restoration plan and sheet 9 is a water use plan. Please label these sheets appropriately and readjust the numbering as appropriate.

Response: Index has been updated accordingly.

Sheet 4

7B. The retaining wall referenced on this sheet of the site plan should include a detail symbol that references the detail drawing #4 on sheet 15.

Response: Details have been referenced as requested.

7C. Please add the following note: Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

Response: All notes have been included on sheet 2 (notes & legend sheet).

7D. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."

Response: These notes have already been included on sheet 2 (notes & legend sheet).

7E. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

Response: These notes have already been included on sheet 2 (notes & legend sheet).

7F. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Response: These notes have already been included on sheet 2 (notes & legend sheet).

7G. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

Response: These notes have already been included on sheet 2 (notes & legend sheet).

7H. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

Response: These notes have already been included on sheet 2 (notes & legend sheet).

Sheet 17

7I. Remove copyright notes restricting the reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual)

Response: Copyright note has been removed, please see updated sheet 18.

8. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in orange)

Adjustment Letter

8A. Traffic will not oppose adjustment #3 due to the small amount of vehicular traffic that will be using those parking spaces and only fire trucks will be coming out of the bays. That being said, additional documentation showing concepts of other locations for the parking spaces and why they would not

work would help justify this adjustment from typical traffic engineering standards.

Response: Exhibit created for this adjustment is include with the revised adjustments letter.

9. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Sheet 5

- 9A. The fire service line into the building will require a water easement from the street (E Mexico Ave.) to the northwest corner of the building. Provide the easement by dedication.

Response: Per most recent discussion with City, the fire service is going to remain private after the reducer and therefore does not need a corridor after the reducer. The easement as shown encompasses the meter pit, fh, and fire service up to the points that they become private so as shown is fine but will instead be a corridor and not an easement.

- 9B. The 8" water line to the rear of the property is required to be located in a water easement. Please show the easement by dedication and the delineation of the easement on the Utility Plan.

Response: Per latest city direction, this easement will be actually a corridor. This has been added and docs are now being prepared.

- 9C. Show the fire access easement by dedication through the parking area to the rear of the station.

Response: Per latest city direction, this easement will be actually a corridor. This has been added and docs are now being prepared.

- 9D. Grace Gray indicated the need for recordation numbers for the fire easements and license agreements for the proposed gating system. Please reach out to Grace to confirm and coordinate the need for these easements and license agreements. Email: ggray@auroragov.org Phone: +1 (303) 7397277 x37277

Response: Per email coordination with Gracie Gray, a license agreement is not necessary.

10. Aurora Water (Ashley Ducan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

Sheet 1

- 10A. (Repeat Comment) Advisory comment, the site plan will not be approved until the associated drainage documents have been approved.

Response: Noted. As of 10/15, the design team received a few minor comments on the latest submittal and was notified to remedy those comments and provide the signature set.

Sheet 5

- 10B. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services

Response: Per latest city direction, this easement will be actually a corridor. This has been added and docs are now being prepared.

- 10C. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services

Response: Per latest city direction, this easement will be actually a corridor. This has been added and docs are now being prepared.

- 10D. Change this segment to two 45-degree bends instead of the tee.

Response: this has been changed to (2) 45 degree bends.

- 10E. Calculations are required to be shown to reflect no less than a 20 psi residual water pressure.

Response: Calculations and flow test for the hydrant across the street are provided.

- 10F. This line has to be public, and an easement will be required.

Response: line changed to public.

- 10G. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services.

Response: Per latest city direction, this easement will be actually a corridor. This has been added and docs are now being prepared.

Sheet 7

- 10H. Shrubs are required to be 3' away from meter pits and trees are required to be 5' away from meter pits.

Response: Shrubs have been adjusted.

- 10I. No trees are allowed in a public utility easement or within 8' of a public utility

Response: Tree has been removed.

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

Sheet 6

- 11A. There are trees that should be protected located on the neighboring property to the west. Communication with that neighboring property will be required so that they understand tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 202", but only 57" would be required for planting back onto the site. The mitigation value is \$17,400.00.

| TREE # | SPECIES | DIAMETER | MITIGATION VALUE | COMMENTS | MITIGATION INCHES |
|--------------|----------------|------------|--------------------|--------------------------|-------------------|
| 1 | Aspen | 3 | \$59.26 | | 1 |
| 2 | Russian Olive | 11 | \$0.00 | No mit for Russian Olive | 0 |
| 3 | Douglas Fir | 15 | \$1,239.97 | | 5 |
| 4 | ScotchPine | 6 | \$157.09 | | 2 |
| 5 | ScotchPine | 23 | \$2,300.26 | | 7 |
| 6 | Aspen | 11 | \$0.00 | Slated as removal no mit | 0 |
| 7 | Aspen | 9 | \$0.00 | Slated as removal no mit | 0 |
| 8 | Aspen | 2 | \$0.00 | no mit too small | 0 |
| 9 | Ponderosa Pine | 26 | \$3,873.71 | | 10 |
| 10 | Amur Maple | 9 | \$868.56 | | 4 |
| 11 | Crab Apple | 17 | \$2,496.08 | | 7 |
| 12 | Honeylocust | 17 | \$2,147.52 | | 7 |
| 13 | Honeylocust | 20 | \$740.88 | | 2 |
| 14 | Honeylocust | 13 | \$1,265.36 | | 5 |
| 15 | Ponderosa Pine | 20 | \$2,292.15 | | 8 |
| Total | | 202 | \$17,440.84 | | 57 |

NOTE: Mitigation values based on the International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

Response: The chart has been added to the Tree Mitigation Plan sheet. Additionally, tree protection fencing has been included for the off-site evergreen tree. A certified letter shall be sent by the project owner to the adjacent residential homeowners.

12. Land Development Services (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. Approved, no further comments at this time.

OTHER AGENCY COMMENTS

13. Arapahoe County Planning

13A. No Comments.

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14. Arapahoe County Public Works

14A. No Comments.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. Please find the attached letter below from Xcel Energy clarifying that new easements will be required in order to permit the transformer proposed.

Response: Noted. The easement will be dedicated with coordination with Xcel.

REDLINE COMMENTS

Sheet 1

- Sheet numbers only, 1,2, 3, etc.

Response: Sheet number format has been changed as requested.

Sheet 5

- The Gating System cannot be submitted and approved within this submittal. A separate Site Plan Amendment for a license agreement for the gating and fencing system is required to be submitted and approved for gates installed over a fire access easement.

Response: Per email coordination with Gracie Gray, a license agreement is not necessary.

- Provide calculations that the water pressure meets the standards or connect the fire line directly to the main.

Response: Calculations and flow test for the hydrant across the street are provided.

Sheet 7

- Incorporating landscaping directly into the retaining wall to act as "green barrier" could help minimize visual impact to the abutting residential property as well as provide human scale elements to satisfy the facade requirements of table 4.8-3.

Response: Plantings have been provided as allowed due to space constraints.

- **Sheet 15**

Side and rear yard fences can be a max of 6' tall. Requesting an increased height would require another adjustment.

Response: Height has been revised, a 6' fence will be provided.

Please don't hesitate to call or email if you have any questions as you review the revised drawings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Devon Jackson', with a stylized flourish extending from the end.

Devon Jackson
Architect, HB&A

