



March 13, 2018

Sarah Weider, Planner II
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Montview and Dallas Redevelopment Plan (Case #2018-0064-00)

Dear Sarah,

Below, please find the narrative responses to the planning department comments to the initial Site Redevelopment Plan submission.

1A. This has been completed as noted.

1B. This has been completed as noted.

1C. This has been completed. A dashed red line has been added to the image to show the property line location.

1D. This has been completed as noted.

2A. The plans have been updated to show vinyl-clad fencing. The Owner has indicated a preference to stay close to the minimum requirements for this particular design feature.

2B. The plans have been updated to show a more defined fencing location in plan and the legend has been updated to reflect this change.

2C. The dumpster area has been redesigned per the comments and sample elevation provided. It has been enlarged slightly so the enclosure access can be had from both the alley and the parking lot through locked doors. This is needed not only for the dumpsters but to project the new electrical gear. The dumpsters can be accessed for trash pickup through two sets of double, locking, swing gates. The dumpsters can be rolled into the alley and rotated for emptying by the contracted trash company. It is our opinion that a design that would allow for a garbage truck to back up to the dumpster location is not ideal for this site, especially if the dumpsters are to remain close to the main structure.

3A. This has been completed as noted.

3B. This has been completed as noted.

3C. This has been completed as noted.

3D. This has been completed as noted.

3E. This has been completed as noted.

3F. This has been completed as noted.

4A. This has been completed as noted.

5A. The colors shown on the elevations and perspective views are very close to the current colors. The north side stucco and concrete masonry along the alley has been recently painted dark gray. Any images referenced from Google may not be current or accurate to the existing conditions. The intent is to keep all existing exposed brick natural and unpainted. All stucco and CMU will be painted dark gray (if not already painted that color).

5B. The proposed color of the canopies is brushed aluminum, which is being represented on the elevations and perspective views by a light grey.

5C. The "wedge" will be painted dark grey to match the stucco and CMU.

5D. The intent is to remove all existing rooftop equipment and replace it over time as new tenants take space or existing tenants expand. The design and engineering intent is to locate all new rooftop equipment as close to the center of the roof area as possible, so it is not easily visible from the street so hopefully a rooftop screen will not be needed due to sightlines. If it is determined a rooftop screen is needed based upon the size and/or location of new rooftop equipment it will be provided per 146-1300 requirements.



5E. This has been completed as noted. See the response to 2C above.

5F. The intent is to remove this awning,

6A. This has been completed as noted.

6B. This has been completed as noted.

6C. This has been completed as noted.

6D. This has been completed as noted.

6E. This has been completed as noted.

6F. This has been completed as noted.

6G. All future drawings issued for construction permit will include utility locations and all landscaping locations and specifications will be adjusted accordingly.

6H. This has been completed as noted.

6I. This has been completed as noted.

6J. This has been completed as noted.

6K. This has been completed as noted.

6L. This has been completed as noted.

7A. This has been completed as noted.

7B. This has been completed as noted.

8A. This has been completed as noted.

8B. This has been completed as noted.

9A. This has been completed as noted.

9B. This has been completed as noted.

9C. This has been completed as noted.

9D. This has been discussed with Ted Caviness and it has been agreed that a fully compliant Civil Engineering package including Signage and Striping information will be provided as part of the upcoming permit set for the work which will be issued upon approval of this Site Development Plan. This upcoming permit set will follow the Civil Plan Sign Package outline as provided by Ted Caviness.

9E. This has been discussed with Ted Caviness and it has been agreed that a fully compliant Electrical Engineering package including a Photometric Plan including all accessible routes will be provided as part of the upcoming permit set for the work which will be issued upon approval of this Site Development Plan.

10A. This has been completed as noted.

10B. This has been completed as noted.

11A. This process has been started.

11B. All other comments and redlines on the initial submission have been addressed.

Please let me know if there is anything else.

Thank you.

Richard Moore

Kestrel Design Group

cc: 9555 E. Montview LLC