



September 4, 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.

1. Site Plan Organization and Clarity

Sheet 1

- 1A. Because the site plan requires an adjustment and a conditional use, the site plan title should read: "Aurora Fire Station #9 With Adjustments and Conditional Use."
Response: Revised cover sheet title to "Aurora Fire Station #9 With Adjustments and Conditional Use."
- 1B. The vicinity map should feature the names of nearby local streets close to the proposed site.
Response: Added nearby street names to vicinity map.
- 1C. Relocate the sheet index table to the center of the cover sheet for easy organization.
Response: Relocated sheet index to center of sheet.
- 1D. Include site plan notes 4 and 7 and realign the site plan notes.
Response: Added site plan notes 4 & 7 to site plan notes.
- 1E. Because you are requesting an adjustment, the cover sheet needs to feature an adjustment block that identifies the section(s) of code you are requesting an adjustment from, and how the standard is being modified. You do not need to list the proposed mitigation within this amendment block, as that is addressed in the separate request for adjustment document.
Response: Added adjustment block and listed requested modifications.
- 1F. Site plan note #19, regarding conditional uses, needs to state this site plan features a "Public Facility" conditional use.
Response: Revised note #19 [now 21 after adding additional notes 4 & 7]

Sheet 2

- 1G. Label all of the surrounding properties with their corresponding zone district.
Response: Surrounding properties labeled with zone district.
- 1H. The rear property line needs to feature a 25' rear setback as well since it is adjacent to residential as well.
Response: Added 25' rear setback line.

- 1I. The site data and parking table on this sheet seem to largely repeat info from the cover sheet and could be removed for extra room on this site plan sheet.

Response: Removed site data & parking tables to make room to show north side of E. Mexico Ave.

Sheet 5

- 1J. Did some other department request the coordination signature block? Otherwise, it does not seem to be necessary to include.

Response: The signature block has been removed.

2. Conditional Use Comments

- 2A. 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: This is being coordinated on the City side. We held a Community meeting on 6/1 at the fire station. The majority of the comments pertained to the schedule of demolition.

- 2B. Please include a separate document 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 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: This parcel is an existing fire station that will be replaced with a new station. The day to day use of the station will not be changing with the new building.

3. Potential Adjustment Comments

- 3A. All adjustments requested should be identified in a separate document titled "Aurora Fire Station 9, Requests for Adjustments." The document needs to explicitly address each section of code you are requesting an adjustment from, and each instance of each adjustment. I.E., a request to reduce a setback from 25' to 5' does not cover the entire site and should reference each property line that requires the reduced setback. The document should also highlight the mitigating factors and approaches utilized in each instance of adjustment to achieve the original intent of the section being adjusted.

- In the case of a reduced setback, increased plantings for greater screening or more architectural features to provide an enhanced view could be viewed as acceptable mitigation. Both approaches would be especially appropriate for the western property line that is directly adjacent to residential.

Response: A separate document has been prepared for the request for adjustments.

- 3B. The request for adjustments document should explicitly address the criteria for approval listed in section <https://aurora.municipal.codes/UDO/146-5.4.4.D.3>.

Response: Noted. The document addresses the criteria for approval.

Sheet 2

- 3C. The reduced setback shown on sheet 2 should show what the actual provided setback is, and then in

parentheses below say: (Reduced from 25' per adjustment X) referring back to the matching adjustment block item on the cover sheet.

Response: Labeling added as requested and added corresponding adjustment block to Cover Sheet.

- 3D. If you are going to request an adjustment to the rear setback to accommodate the trash enclosure, that will require a separate adjustment item in the adjustment block on the cover sheet, as well as entirely separate mitigating approaches.

Response: A separate Adjustment has been provided for this. Mitigation efforts include having changed the trash enclosure from a masonry structure to a simple wood fence.

4. Dimensional Standards

Sheet 2

- 4A. The proposed trash enclosure is currently encroaching on the 25' rear setback that should be provided because this site is adjacent to residential.

Response: Noted. A separate adjustment is requested for this condition.

5. Architectural and Urban Design Comments

Sheet 5

- 5A. The metal used in this building appears to be corrugated metal, which per permitted building material table 4.8-5, buildings consisting of corrugated metal need to feature at least 42 inches of masonry wainscoting around the perimeter of the building.

Response: Wainscoting has been added as requested.

- 5B. This secondary facade needs to provide 2 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.

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.

Response: Additional windows have been added to this façade.

Sheet 6

- 5B. This secondary facade needs to provide 2 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.

Response: Additional windows have been added to this façade.

6. Signage & Lighting Comments

Sheets 5 & 6

- 6A. Please show any building-mounted light fixtures on the plan elevations, confirming they will be downcast and not project excess light into adjacent residential properties.

Response: Light fixtures have been added.

Sheet 7

- 6B. Please confirm that the brick veneer present on the monument sign will either match the masonry present on the primary building or feature historic brick material from the previous station.

Response: Additional notes have been added to clarify intent for bricks.

Sheet 1

- 7A. In the sheet index and on the sheet number on subsequent, use only a numeral for the sheet number. A prefix such as LS for landscaping is not preferred.
Response: Landscape sheet numbers have been adjusted.
- 7B. Landscaping-related sheets should be placed after the utility plans.
Response: Sheet index and order of plans are updated to reflect this.
- 7C. Tree removal on site necessitates a tree mitigation plan which should be included in the site plan.
Response: Tree mitigation plan showing tree removals and caliper size that is now included in Landscape sheets.

Sheet 7

- 7D. Include a detail of the proposed retaining wall. Include the material, height, and color.
Response: Retaining wall detail has been added to Site Details Plan.
- 7E. Why is it important to call out the width of the street on the fence detail? It does not seem applicable to this project. Is the fence as proposed the one being used along the west, south, and east sides of the southern half of the development? If so, label the detail differently to reflect that.
Response: The detail noted is not a fence detail, but is a detail for the pivot gate. The width of the street is noted so the gate can be sized appropriately.

Sheet 8

- 7F. Remove the Landscape Notes.
Response: Landscape notes have been removed.
- 7G. Include a separate tree mitigation plan. If any trees are to remain, they should be included on the landscape plan with different symbology. Trees to be removed should not be included in the landscape plan. Work with the Forestry Division on the requirements for a tree mitigation plan.
Response: A tree mitigation plan has been developed noting trees to be removed and is included in the landscape sheets.
- 7H. Landscape plan sheets should go after utility plan sheets. This includes the tree mitigation plan as well.
Response: Sheets have been reordered to follow this format.
- 7I. Turn off the interior of the building and only include the outline of the building.
Response: Building interior linework has been turned off.
- 7J. Dimension and label the western buffer. This does not appear to meet the minimum buffer width of 12'. An adjustment is necessary. Staff does support the use of the building wall as the buffer reduction feature.
Response: An adjustment has been requested for this western buffer.
- 7K. Parking is not permitted to encroach into the required buffer. An adjustment should be requested. Dimension and label the street frontage buffer. To avoid an adjustment, is it possible to locate this non-accessible space to the rear where the other parking is located?
Response: An adjustment has been prepared by the civil engineer for this item.
- 7L. Label the street.
Response: Street is now labeled.
- 7M. Add labels to the requested items.
Response: All items noted on plans have been labeled.
- 7N. Darken/thicken the property line.
Response: Property line will be darkened.
- 7O. Update the tree quantity where indicated.
Response: Landscape code requirements have been updated to reflect the current site design and changes noted have been incorporated.

- 7P. Dimension and label the southern buffer. While the buffer width is being met, the buffer reduction feature in this case would be a masonry wall. That is not being provided and therefore an adjustment should be requested.
Response: In lieu of a low masonry wall, we are providing dense hedge plantings (3 to 4 foot shrubs three feet on center) as per the UDO Table 4.7-2.
- 7Q. Squeegee or the Denver Botanic Gardens soil mix is acceptable. Crushed Granite is not permitted as an actual mulch treatment.
Response: Landscape Plans have been updated to reflect this comment.

Sheet 10

- 7R. Update the Landscape Notes per the comments provided.
Response: Landscape notes have been updated to reflect this comment.
- 7S. Add the remaining identified landscape notes.
Response: Note #1 will be shown on the electrical plans. Note #2 will be shown on the civil site plans.
- 7T. Update the Landscape Requirements tables per the review comments provided.
Response: Landscape code requirements table has been updated to reflect the current site design and changes noted have been incorporated.
- 7U. Enlarge the Plant Schedule as the font is too small.
Response: Plant schedule has been enlarged.
- 7V. Move the quantity column in the plant schedule as noted.
Response: Plant quantity column has been shifted as noted.

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

- 8A. 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: A dwg file will be provided with the resubmittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Sheet 2

- 9A. Per the COA roadway manual, including private/public denotation and roadway classification as well as ROW width and easements on all sheets.
Response: Classifications, public/private denotation, easement and ROW width labeling has been added.
- 9B. Include a note that says the existing public street light photometric will be evaluated with the civil plan submittal, and additional public streetlights may be required to meet current roadway manual requirements.
Response: This note has been added to the NOTES sheet.
- 9C. There appears to be some work that falls outside the bounds of the property line. Please provide a letter of authorization that this offsite work is allowed.
Response: The area of this work outside the property boundary is an existing condition in which a common driveway allows for access to the communication tower site. I believe an existing license agreement is in place for this.

Sheet 11

9D. Please adjust the overlapping text on this page.

Response: Text has been adjusted.

Sheet 15

9E. Please identify all of these light fixtures as private.

Response: Light fixtures have been indicated as "private" in the Luminaire Schedule.

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

Sheet 2

10A. A throat depth of 50' is required for parking spots, consider relocating the accessible spots located near the building entrance.

Response: It is not possible on this site to provide public/ADA parking at the entrance area and be 50' from the street. The parking will remain where it is and an adjustment be requested.

10B. The proposed monument sign is within the sight triangle of this intersection and should be relocated.

Response: The monument sign has been relocated outside the sight triangle.

10C. The sight triangle for this area should follow TE-13, and therefore the distance provided for this application is not correct.

Response: The sight triangles have been modified per TE-13 for a multi-lane collector with a 35mph design speed (left side distance is 360' and right side distance is 415' per Table on TE-13.1 (1 of 3).

10D. The north side of E. Mexico Avenue and its access points should be visible on the site plan.

Response: Viewport has been increased to show the north side of the street.

10E. Add a stop sign to the northeast corner of the site.

Response: Stop sign has been added.

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

Sheet 2

11A. Use the proper naming convention for the vehicle gate, per the redlines.

Response: Labeling changed as provided.

Sheet 4

11B. The fire service line appears to be a dead-end water line with a fire hydrant.

Response: Fire service has been revised to come in at NW corner of the building so it will be taken from the Mexico Avenue side.

11C. The water line shown is not looped and the sum of all bends exceeds the maximum allowable 90 degrees.

Response: No loop necessary with revised layout. Bends to back hydrant are still there, but this line has been revised to be an 8" main (private).

11D. Adhere to the hydrant siting requirements listed in the diagram included in the redlines.

Response: Hydrants have been revised to be min. 3.5' from back of curb and 8' max.

Sheet 5

11E. Show the location of the FDC with proper signage.

Response: A keynote has been added for the FDC location.

Sheet 7

11F. A minimum of 7' is required for accessible parking signage, measured from the top of the grade to the bottom of the sign.

Response: Height has been updated as noted.

Sheet 8

- 11G. Show the proposed hydrant on the landscape plan and demonstrate there is proper clearance to operate the hydrant.
Response: The hydrant location has been updated to reflect the current design. The landscape has been shifted accordingly.

Sheet 11

- 11H. Adhere to the hydrant siting requirements listed in the diagram included in the redlines.
Response: This detail will be shown on the civil engineering sheets.

Sheet 14

- 11I. The Accessible Route must terminate at the public way and into the accessible parking loading area.
11J. The Photometric Plan must show the Accessible Route throughout the site. Please ensure that a minimum of 1-foot candle of lighting is provided within the accessible route.
Response: The accessible route has been indicated on the sheet.

Sheet 15

- 11K. Show on this sheet an elevation and proposed location for the card reader or key pad at the electric gate entrance.
Response: A card reader detail has been added to the sheet. The card reader location has been added to the Electrical Site Plan.

12. Aurora Water ([Ashley Ducan / 720-859-4319 / aduncan@auroragov.org / Comments in red](#))

Sheet 1

- 12A. Advisory comment, the site plan will not be approved until the associated drainage documents have been approved.
Response: Noted. Drainage comments were also provided and those have been addressed and resubmitted along with this submittal.

Sheet 4

- 12B. Identify a portion of water service downstream of the Meter as Private.
Response: Label changed to call out PRIVATE on that portion of the line.
- 12C. Identify the portion of water service upstream of Meter as Public.
Response: Label changed to call out PUBLIC on that portion of the line.
- 12D. Meters must be sited within a water easement unless located within the ROW.
Response: Proposed water easement added to allow for min. 5' around the meter vault.
- 12E. Confirm that the hydrant installed will be new and not a re-installation of the existing one. The hydrant must also be located within a water easement, unless in the ROW.
Response: Hydrant will be installed with new rather than reused one. Labeled on plans as such. Water Easement for hydrant added to also encompass meter.
- 12F. Delete the reference to a fire line, this hydrant is connected to a public hydrant lateral.
Response: This label has been deleted.
- 12G. All sanitary bends require double clean-outs per specification (typ).
Response: Double cleanouts now called out on labels.
- 12H. Remove the size specifications regarding the sand and oil separator, this will be determined at the building review.
Response: Noted. The size has been removed from the label.
- 12I. Public fire hydrants cannot be tapped from a private fire line. Hydrants must be tapped from public mains and included with a dedicated water easement.

Response: This configuration has been redesigned to utilize a private main and the fire hydrant will tap off of that.

- 12J. Use of existing sanitary sewer will require verification of current condition.

Response: Label added to plans. Old FS#9 plans found to show revised location of sewer service so plans have been updated accordingly. However, note is still added for Contractor to verify.

- 12K. Per specification 5.05.4, fire lines may only have one 90-degree bend, and the sum of all bends cannot exceed 90 degrees. Hydraulic calculations may be required at the time of the civil plan if this requirement is exceeded.

Response: The fire line has been changed to a main so as to be allowed some bends.

- 12L. Identify the Fire Line as private, which should typically be ductile iron pipe unless resistivity rests require pvc.

Response: Changed label to call out line as private and DIP.

- 12M. The license agreement will be required for storm sewer crossing in an existing water and sanitary sewer easement.

Response: Please clarify this comment. Not sure what/where this is referring to. We have no existing or proposed storm sewer on the project.

- 12N. Include more information about the type and size of the existing sanitary sewer line in site plan notes.

Response: Note added to say that contractor will use CCTV and locate existing sanitary sewer service line.

- 12O. The water meter must be located in a landscaped area, not in the curb and gutter. Must be within an easement or in ROW.

Response: Noted. Meter vault is located in landscaped area.

Sheet 11

- 12P. No trees are allowed in a water easement or within 8' of a water easement.

Response: Noted.

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

Sheet 10

- 13A. There are several mature trees that could be impacted by the proposed reconstruction of the facility as well as the demolition of the existing building. Mitigation could be substantial due to the size and number of trees. Any tree, except for the Russian-olive, will require mitigation if removed.

Response: A tree mitigation sheet has been added.

- 13B. There are also trees that should be protected that are located on the neighboring property to the west and south. Communication with those neighboring properties 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.

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site.

- Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>

Response: A tree mitigation sheet has been added.

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

Sheet 1

- 15A. Eliminate the unnecessary spaces from the site plan notes.
Response: Formatting has been corrected.
- 15B. Update the legal description to feature the proper reception number, per the redlines.
Response: The legal description has been changed as provided.
- 15C. Include the note regarding easement liability and responsibility, per the redlines.
Response: This note has been added to the other plan notes now included on a separate Notes Sheet.

Sheet 2

- 15D. Please note that any fencing located within a utility easement might be damaged or destroyed during utility work without recourse.
Response: Noted. The owner is willing to assume that risk.
- 15E. Consider relocating the proposed monument sign to not fall within the 10' utility easement.
Response: Monument Sign has been relocated.
- 15F. Affirm and label the ROW width for E. Mexico Ave.
Response: 70' ROW for E. Mexico Ave has been confirmed and labeling added.
- 15G. The leader line is not pointing to the metal security fence.
Response: Leader has been corrected.

OTHER AGENCY COMMENTS

15. Arapahoe County Planning

- 15A. No Comments.

16.Arapahoe County Public Works

- 16A. No Comments.

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

- 17A. When I receive comments on this proposal from Xcel Energy, I will pass them along to you.

REDLINE COMMENTS

Sheet 2

- Need to show north side of the street. Access points on the north side of the street should be seen.
Response: Viewport has been expanded and north side of the street is now shown.
- Sight triangles need to follow TE-13 for roadway. The distance provided is not correct for this

application.

Response: Sight Triangles have been revised per TE-13.

- Per section 4.08.1 and 4.04.2 of the Roadway Manual, please include public/private denotation, and roadway classification as well as existing ROW width and easements on all sheets. (typ ALL Sheets)

Response: Classifications, public/private denotation, easement and ROW width labeling has been added.

- Fence within the utility easement? The fence may be destroyed by required utility work without recourse.

Response: Noted. The owner is willing to accept this risk.

- 70' ROW?

Response: ROW is 70' and label has been added.

- Sign will need to be out of the sight triangle once it is updated.

Response: Monument sign has been moved outside of the sight triangle.

- Relocate outside of the utility easement?

Response: Monument sign has been relocated outside of easement.

- Please add a note here that "Existing public street light photometrics will be evaluated with the civil plan submittal, and additional public streetlights may be required to meet current Roadway manual requirements."

Response: Note has been added but included with other notes found on separate Note Sheet that has been added to the set.

Sheet 3

- Per section 4.02.7.04 of the Roadway Manual, provide a typical section for the wall that dimensions the maximum wall height for the proposed retaining wall. Also include material type for the wall.

Response: Typical section and detail for the retaining wall has been added to the Site Details Sheet.

- Per section 4.02.7.06.1 of the Roadway Manual, any retaining walls over 30" require railing.

Response: A note has been added and railing shown for the portion of the wall over 30" where railing would be required.

- Advisory comment:

Should the retaining wall exceed 4' in height, structural calculations will be required with the civil plan submittal.

Response: The max height of the wall is 3' such that no calculations will be necessary.

- Show ADA route to building and public ROW on the plan.

Advisory comment: During the civil plan submittal review the curb ramps, ADA accessible stalls, access aisles and ADA accessible route will be checked for compliance to relevant criteria.

Response: ADA route has been added to the Plan.

- Per Figure 4.05.4.1 of the 2023 Roadway Manual, there is a requirement for the first 65' of both accesses to have a maximum 4% slope down to the public street, or maximum 6% slope up to the public street for a private driveway, typ. all.

Response: Grading has been revised to keep slopes to max 4% as per criteria.

- Per section 4.05.1 of the Roadway Manual, include labels for the existing longitudinal roadway slopes, typ. ALL.

Response: Existing slope labels have been added in E. Mexico Ave to show longitudinal roadway slopes.

- Please remove the "-" from the slope arrows, there does seem to be positive drainage towards E Mexico Avenue here.

Response: Label style has been revised to remove the negative sign in the label.

- Please remove existing contours where the grading is being revised and only show the proposed contours.

Response: Existing contours have been removed in areas of revised/proposed grading.

- Please remove spot elevations from the site plan submittal, and only include this level of detail on

the civil plan submission, typ. ALL

Response: All spot elevations have been removed as requested.

Sheet 4

- Remove size. Size will be determined at time of Building Permit.
Response: Noted. Removed from label.
- All fire hydrants shall be located not less than three feet – six inches (3'-6") and not more than eight feet (8') from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be five feet (5') fire hydrants are not allowed in sidewalks.
Response: Fire hydrants have been reconfigured to meet this criteria. Dimensions have been added to verify distances from back of curbs.

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

Sincerely,



Devon Jackson
Architect, HB&A