

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



May 10, 2023

Joshua Lester  
Penske  
17200 SE Mill Plain Blvd, Ste 160  
Vancouver, WA 98662

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

Dear Mr. Lester:

Thank you for your second submission, which we started to process on April 19, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

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 May 26, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Brad Cooney, Kimley-Horn Associates  
Scott Campbell, Neighborhood Liaison  
Justin Andrews, ODA  
Filed: K:\SDA\1461-04rev2



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

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

#### **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.
- 2B. Comment from Fire/Life Safety: a photometric plan is required. Please provide spot lighting levels per the Fire/Life Safety comments.

##### *Site Plan*

##### *Sheet 6*

- 2C. Add a delta 2 to all new sheets to reference the clouded redlines on the original 5 sheets.
- 2D. The title of sheets 6-33 should be Penske Center Site Plan Amendment. Please update all sheets.

##### *Sheet 31*

- 2E. New plan set sheets should all be 18"x24".
- 2F. All deltas on this revision need to be number 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.

##### *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.

#### **4. Streets and Pedestrian Comments**

- 4A. Streets and Pedestrian comments have been addressed.

#### **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.



## **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.
- 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.
- 6C. Callout the parapet material.
- 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.
- 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.
- 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.

## **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.

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

- 8A. Landscaping issues have been resolved.

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

### **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.

#### *Site Plan Comments*

#### *Sheet 6*

- 10B. Provide a 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.

**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.

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

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

*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.

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

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

*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.

*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.



**12. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Site Plan*

*Sheet 10*

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

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.

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

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

*Sheet 11*

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

12F. Show the water meter.

*Sheet 12*

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

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.

*Sheet 22*

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

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

13A. Forestry comments have been resolved.

**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 [releaseeasements@auroragov.org](mailto:releaseeasements@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.

*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 [releaseeasements@auroragov.org](mailto:releaseeasements@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.

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

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