



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

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December 8, 2021

Velocity Development Company, LLC
Theron Skidmore
1331 17th St. Ste. #1000
Denver CO 80202

Re: Second Submission Review: Transport Colorado Industrial Campus – Site Plan and Plat
Application Number: DA-1793-16
Case Numbers: 2021-6040-00; 2021-3050-00

Dear Mr. Skidmore:

Thank you for your recent submission, which we started to process on November 17, 2021. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, December 29, 2021.

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.

Feel free to contact me if you have any questions or concerns. I can be reached at 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Allison Graham – Dig Studio 1521 E 15th Street Denver, CO 80202
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SDA\1793-16rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the various comments from Planning and Public Art (Items 2, and 3)
- See Addressing comments (Repeat Comments) (Item 4)
- See Landscape comments (Item 5)
- See comments from Public Works/Engineering regarding drainage and street improvements (Item 6)
- Contact Traffic Engineering directly for comments (Item 7)
- See the various comment redlines from Real Property for the Site Plan and Plat (Item 8)
- See comments from Aurora Water regarding hydrant laterals, water meters, and manholes (Item 9)
- See the minor comments from Life Safety for the Site Plan and Plat (Item 10)
- Please respond to each comment in your response letter and adjust the Site Plan, Plat and TIS as needed

PLANNING DEPARTMENT COMMENTS

Reviewed by: Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods or outside agencies.

2. Completeness and Clarity of the Application

2A. Public Art – Clarify where the “accompanying” sheets are provided. This is stated in the “Comment Response” letter.

3. Planning Comments

3A. Ensure that all dock doors are screened with the painted tilt wall/screen wall. This detail should be added to the Detail sheet or the elevation sheets.

3B. (**Repeat Comment**) Include a notated Table 4.8-8 that shows how these elevations are meeting character elements for four-sided building design. Find this table at the end of this letter. When this is resubmitted, staff will fully evaluate the elevations for code compliance. This is a requirement prior to the administrative decision.

3C. Pedestrian-scale lights should be used along pedestrian paths. Please add these to the Photometric Plan with detail on and Site Plan. Identify the MH-20, MH-12 and similar on the light detail sheet(s).

4. Addressing comments: Phil Turner / pturner@auroragov.org

4A. (**Repeat Comment**) Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org. *Staff has not received the file to date.

5. Landscape Comments: Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / (303) 739-7189/ PDF comments in teal.

5A. Sheet 30

- Update the landscape table per the comments provided.

5B. Sheet 31

- The Plant Schedule font is too small and not dark enough.

**5C. Sheet 32**

- Darken the native seed hatch and in the legend. It's too light when printed out.
- Label the landscape buffer.
- While the rock mulch hatch was lightened per the last review comment, it is too light.
- Dimension and label the buffer being provided.
- City previous comment mistake. Please change to CN: 2020-6039-00.

5D. Sheet 33

- City previous comment mistake. Please change to CN: 2020-6039-00.
- Dimension and label the buffer being provided.

5E. Sheet 34

- This dimension appears to be in the wrong spot.
- Text overlap issue with 30' gas easement label and plant call out. Please adjust.
- City previous comment mistake. Please change to CN: 2021-6043-00
- Dimension and label the buffers being provided along both street frontages.
- City previous comment mistake. Please change to CN: 2020-6039-00

5F. Sheet 35

- Label the landscape buffer.

5G. Sheet 37

- Fix the text overlaps.
- Label the landscape buffer.
- City previous comment mistake. Please change to CN: 2021-6043-00

5H. Sheet 38

- Label the landscape buffer.

5I. Sheet 40

- Label the landscape buffer.
- City previous comment mistake. Please change to CN: 2021-6043-00

5J. Sheet 41

- Correct the text overlap.
- Given this is parking for tractor trailers, use some evergreen trees along to screen.
- Use two or three shrub species along here to create a more unified aesthetic.

5K. Sheet 43

- City previous comment mistake. Please change to CN: 2021-6043-00.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**6. Civil Engineering**

Reviewed by: Julie Bingham, jbingham@auroragov.org / Comments in **green**.

6A. Site Plan**Sheet 1:**

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 5:

- Label inside and outside radius of fire lane easement, typical all site plan sheets
- There appears to be railing along the ramps on the elevations - please show/call out the proposed railing on the site plan sheets as well.



Sheet 14:

- Show the proposed drainage and access easements on all site plan sheets, typical.

Sheet 16:

- Call out wall material and railing

Sheet 17:

- Please remove COA detail and instead reference the detail number on the relevant sheets.

Sheet 18:

- Max 4% slope down to public ROW
- Label all sump inlets as sump and indicate the direction of the emergency overflow, typical
- Max 4% slope down to public streets

Sheet 20:

- Minimum 2% slope in unpaved areas
- Max 4% when sloping down to public streets

Sheet 22:

- Max 4% cross slope in fire lanes, typical

Sheet 25:

- Max 4% cross slope in fire lanes, typical

Sheet 26:

- Max 4% when sloping down to public streets

Sheet 27:

- Add dimension to maintenance path, typical
- Add slope label to maintenance path, max 10%, typ.

Sheet 28:

- An access easement is required to connect the maintenance path to the ROW
- Max 4% cross slope in fire lane

Sheet 29:

- An access easement is required to connect the maintenance path to the ROW
- Is there a wall here? How does his connect to existing?
- Indicate max height of headwall and provide railing if over 30"
- Max 3:1 slope
- Minimum 1% slope on asphalt

Sheet 30:

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Sheet 41:

- Please remove proposed landscaping from maintenance paths, typical
- Revise text overlap ensure that 100 yr WSEL is called out/shown.

Sheet 45:

- Show and label railing on proposed wall section



7. Traffic Engineering

Reviewed by: Cassie Slade / cslade@auroragov.org / 303-652-3571

- 7A. TIS comments to be emailed to applicant.
- 7B. Call out allowable access movements, i.e. "Full-Movement Access" (typ.)
- 7C. Move sight triangles to stop location.
- 7D. Call out turn lane storage lengths (typ.)
- 7E. Show striping for right turn lanes. (typ.)
- 7F. Call out sight triangle dimensions (typ.)
- 7G. Call out turn lane taper lengths (typ.). Check speed limit along E 32nd. 30 MPH would require an 8:1 taper ratio.
- 7H. Show lane striping along E 32nd Ave (typ.)
- 7I. Move sight triangles to stop location.
- 7J. See typical comments from previous site plan sheets (typ.)
- 7K. See typical comments from previous site plan sheets (typ.)
- 7L. Shift ramp south to provide full crossing alignment.
- 7M. Provide a single directional north-south crossing ramp. Adjust east-west sidewalk connection accordingly
- 7N. These two stubs do not appear to be functional walkways. This needs to be modified. Consider removing stubs or providing patterned concrete.
- 7O. Advisory note: Signage and striping to be reviewed in detail at the civil review stage.

8. Real Property

Andy Niquette and Maurice Brooks aniquette@auroragov.org / 303-739-7294 Comments in magenta.

- 8A. See the red line comments on the plat and the site plan. Add all the Lot and Tract B&D on both documents. Add the areas of the Lots and Tracts to the Site Plan – match the plat.

9. Aurora Water

Casey Ballard // (303) 739-7382) Comments in red.

- 9A. Sheet 4 - Depending on length of hydrant laterals it may be beneficial to remove some of the internal loop and connect directly to the main in the internal road. It may be beneficial to discuss in a separate meeting.
- 9B. Aurora Water does not utilize Knox boxes. Water meter are to be placed outside of any gated/secured area. Are the main entry roads going to be fenced in? If not, meter can be placed near those mains.
- 9C. This site plan cannot be approved until surrounding infrastructure (ISP) is approved. Similarly, the civils cannot be approved until the surrounding civils are approved.
- 9D. Sheet 29 – Provide access to all manholes.
- 9E. Sheet 36 – Is this area being planted or hard surfaced?

10. Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

- 10A. Cover Sheet - Are these all van accessible stalls?
- 10B. Sheet 2 - Add the following note:
ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NID (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 10C. Fire Lane spacing can be increased to 100’.