

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



November 28, 2017

Stephanie Beguin
25072 E Davies Drive
Aurora, CO 80016

Re: E-470 Storage - Initial Submission Framework Development Plan, Site Plan and Plat Review
Application Number: **DA-2115-00**
Case Numbers: **2017-6054-00; 2017-7005-00; 2017-3054-00**

Dear Ms. Benguin:

Thank you for your initial submission, which we started to process on Monday, October 30, 2017. 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 Tuesday, December 19, 2017.

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.

Your estimated administrative decision date is still set for Wednesday, March 7, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

Brenden Paradies, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Kelsey Kijowski, Kimley-Horn & Associates, Inc., 4582 s Ulster St, Suite 1500, Denver, CO 80237
Meg Allen, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$DA\2115-00rev1.rtf



Initial Submission Framework Development Plan, Site Plan and Plat Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ bparadie@auroragov.org/ 303-739-7266/ PDF comment color is teal.

1. Community Questions Comments and Concerns

1A. Referrals were sent to two abutting property owners as well as outside referral agencies. Please see comments at the end of this letter from E-470 Highway Authority, Colorado Department of Transportation, and Arapahoe County.

2. Completeness and Clarity of the Application

2A. Refer to the [FDP Manual](#) for all required components, for each FDP Tab.

2B. Include number of parking spaces on Cover Sheet in the Data Block.

2C. Circulation Plan Tabulation Calculations were not included with the digital upload, only in the binder. Please upload with the Circulation Plan in Tab #9 with next online submittal. Include any park dedication calculations in the table with next submittal.

2D. Include Form G in Tab 13 for the FDP with next submittal. See below for details of what is required for Form G in the FDP.

3.13 TAB #11: Landscape Standards

This tab may either be included with your FDP submission, or submitted after FDP approval as an amendment to your approved plan. If submitted at a later date, it must be submitted before or concurrently with your first CSP (Contextual Site Plan) for the FDP.

In either case, carefully review the existing landscape requirements of chapter 146 Article 14 of municipal code, as well as the articles relating to the E-470 or Northeast Plains zoning districts. Complete Form G: Landscape Standards Matrix and present it as the first item under this tab. As with the Urban Design Matrix, use it to itemize all the unique landscape design features that characterize your proposal and carry out the FDP theme. Do not simply restate existing code requirements, rather state each of your standards and how it compares with code minimums.

Illustrate your landscape standards using text, tables, drawings, and photographs to create your own specific and measurable standards that will be carried out in future Conceptual Site Plans. **IMPORTANT:** We highly recommend that you use an experienced landscape architecture firm to prepare this section of the application, and that the firm work closely with the Planning Department as they proceed with their work.

3. Zoning and Land Use Comments

3A. Label Self-Storage as “Future Phase”.

3B. Proposed fencing is 9 ft. in the Site Plan legend but shows 6 ft. on rendering of the fence and in the descriptions in the FDP. Please clarify.

Traffic and Pedestrian Issues

4A. Show circulation around the site with black arrows.

4B. As stated in the FDP Narrative, “Sidewalk and curb improvements are being deferred until the development of the future self-storage property”, please confirm in the next submittal if Public Works will approve this request. Reach out to Public Works-Engineering directly, their contact information is provided to you later in this letter. This will need to be addressed in the public improvement plan.

4C. Have you coordinated at all with E-470 about this project? Please include in the FDP Narrative #13.



5. Landscape Design Issues

Reviewed by: Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

5A. Refer to these comments that are on the Site Plan.

Sheet 9

- Add a Key Map.
- Add a legend.
- Spread out the required detention pond landscaping.
- Label detention pond and maximum depth.
- Add labels for streets, easements, fencing, edging, contours, signs, adjacent property, etc.
- Include more shrub diversity within the buffer landscaping.
- Relocate the proposed fencing so that the required buffer landscaping is on the outside of the fence per code.
- Add label and dimension multi-use easement.
- Add label and dimension all landscape buffers.

Sheet 10

- Please do not propose to plant any shrubs directly under evergreen trees. TYP.
- Per code, at least 50% of the required trees within the Special Buffer shall be evergreen species.
- Add label and dimension multi-use easement.
- Show the continuation of the property line.
- Fix the sheet errors.

Sheet 11

- Remove the text under the Landscape Calculations where shown.
- Recalculate the detention pond area.
- Remove or update the language used in Note 2.

6. Signage Issues

6A. Per Section 146-1609, proposed signage must be setback 4' from back of sidewalk or 21' from flow line and cannot be placed within the 30 foot site triangle. Please label the setback of the monument sign to confirm compliance.

7. Addressing

Reviewed by: Cathryn Day/ cday@auroragov.org/ 303-739-7357

7A. Require a preliminary digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes.

Include the following layers as a minimum:

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

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.



Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the [CAD Data Submittal Standards](#) and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- Numerous Engineering edits requested-Civil Engineering
- Contact Real Property directly for comments-Real Property
- Site Plan edits requested-Life Safety
- Comply with PROS Provisions for Eagle Protection Act and access to PCC- PROS
- Site Plan labeling edits required for water extension lines and meter pits-Water
- Contact Traffic directly for comments related to the TIS and Site Plan- Traffic

8. Civil Engineering

Reviewed by: Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7306 / PDF comment color is green for redlines.

8A. See comment redlines on the Site Plan in regards to standard site plan notes that are needed, labeling the minimum 24' pavement width to connect with existing Rome Way, labeling existing drainage easements and facilities, adding contour labels, labeling proposed street lights, showing grading for all proposed roadway construction, and referring to COA standard details for labeling local roadway sections.

8B. See redline comments on the Plat in regards to including the line and curve data for ROW.

8C. See redline comments on the Public Improvements Plan in regards to the full section of Rome Way being required for this development, providing a narrative for the PIP, including typical sections for Rome Way, and referring to the FDP Manual for all the requirements for the Public Improvement Plan.

8D. Contact Kristin Tanabe directly for receiving comments related to the Drainage Report.

9. Parks and Open Space

Reviewed by: Doug Hintzman / dhintzma@auroragov.org / 303-739-7147 / PDF comment color is green for redlines.

9A. The applicant shall provide project narrative addressing the following items. Include construction and operations schedule as needed to address **The Bald Eagle and Golden Eagle Protection Act.**

Plains Conservation Center

The subject property is located immediately adjacent to the Plains Conservation Center, a City of Aurora, Parks, Recreation and Open Space Department natural area. No encroachment shall be allowed on PCC property. No construction access shall be permitted on PCC.

PROS Access to PCC

The Open Space and Natural Resources Division of the Parks, Recreation and Open Space Department currently maintains a gated access across S Rome Way for management purposes for the Plains Conservation Center. With new development at the southern end of S Rome Way, PROS-OSNR will relocate the gate along the south western end of S Rome Way. The gated access into PCC will be required by OSNR.

The Bald Eagle and Golden Eagle Protection Act

The subject application is located within ½ mile of an active bald eagle nest along the stream corridor within the Plains Conservation Center. Follow all provisions of the act and permitting regulations as applicable to allow for no interference or impact to the eagle population's health and welfare.



The Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb."

"Disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

A violation of the Act can result in a fine of \$100,000 (\$200,000 for organizations), imprisonment for one year, or both, for a first offense. Penalties increase substantially for additional offenses, and a second violation of this Act is a felony.

10. Life Safety

Reviewed by: John Van Essen / jvanesse@auroragov.org 303-739-7489/ PDF comment color is blue.

10A. FDP Tab 3

Sheet 1

If required, a 1.75 acre land dedication for future fire station will be determined by next review.

FDP Tab 8

Sheet 1

- This plan does not reflect future access points from adjacent roads or where the railroad easement will be crossed to provide two points of access to the proposed light industrial site.
- Please revise note #8 to read as: THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- ADD THE FOLLOWING NOTE:
IN AN EFFORT TO PROVIDE FOR CITY-WIDE EMERGENCY FIRE AND MEDICAL RESPONSE AS WELL AS EMERGENCY NOTIFICATION WITHIN PROPOSED DEVELOPMENTS; THE FOLLOWING ITEMS MAY BE REQUIRED AT THE SUBMITTAL OF THE FRAMEWORK DEVELOPMENT PLAN, SUBMITTAL OF A SITE PLAN, WITH A SIGNIFICANT SITE PLAN AMENDMENT OR WITH SITE PLAN RENEWAL. THESE REQUIREMENTS ARE INTENDED TO ALLOW FOR ALL INDIVIDUALS AND BUSINESSES LOCATED WITHIN THE CITY OF AURORA TIMELY EMERGENCY RESPONSE AND EMERGENCY NOTIFICATION IN A MANNER THAT STRIVES TO DISTRIBUTE SERVICES IN A COST EFFECTIVE MANNER EQUALLY THROUGHOUT THE COMMUNITY. ONE TEMPORARY FIRE STATION MAY BE REQUIRED.



ONE PERMANENT FIRE STATION SITE MAY BE REQUIRED. WHELAN WARNING SYSTEM SITES. CRITERIA FOR REQUIRING TEMPORARY FIRE STATIONS IN DEVELOPMENTS AND/OR ANNEXED AREAS. THE CITY OF AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE PROVIDED BY THE DEVELOPER AND/OR ANNEXING PARTY WHEN THE FOLLOWING CRITERIA ARE MET:

THE NUMBER OF FAMILY LIVING UNITS EXCEEDS 100 AND/OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET IN TOTALITY FOR EITHER THE DEVELOPMENT OR THE DESIRED AVERAGE FIRE RESPONSE AREA (PROJECTED CIRCULAR RESPONSE AREA CONTAINING 7.07 SQ MILES AROUND THE GEOGRAPHIC CENTER OF THE DEVELOPMENT IN QUESTION).

(OR)

THE NUMBER OF ALARMS IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS 100 PER YEAR.

(AND)

THE TRAVEL TIME TO THE APPROXIMATE GEOGRAPHIC CENTER OF THE DEVELOPMENT AND/OR ANNEXATION FOR THE CLOSEST EXISTING ENGINE COMPANY WILL EXCEED 5 MINUTES AS DETERMINED THROUGH SOFTWARE MODELING OR THROUGH EVALUATION OF THE ACTUAL DRIVE TIME.

SHOULD A TEMPORARY FIRE STATION BE REQUIRED, CONTACT THE CITY OF AURORA FOR CURRENT REQUIREMENTS.

CRITERIA FOR CONSTRUCTION AND STAFFING OF A PERMANENT FIRE STATION

THE CITY OF AURORA WILL STRIVE TO BEGIN CONSTRUCTION OF A PERMANENT FIRE STATION AND PROVIDE ADEQUATE STAFFING LEVELS WHEN:

THE NUMBER OF TOTAL RESPONSES IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 400 PER YEAR.

(OR)

THE NUMBER OF SINGLE FAMILY LIVING UNITS EXCEEDS 500 OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 4 MILLION SQUARE FEET IN TOTALITY FOR EITHER THE DEVELOPMENT OR THE PROJECTED AVERAGE FIRE RESPONSE AREA (PROJECTED CIRCULAR RESPONSE AREA CONTAINING 7.07 SQ MILES AROUND DEVELOPMENT IN QUESTION).

(AND)

THE DEVELOPMENT IS SUCH THAT PROVIDING FIRE SERVICE TO ANY PORTION OF THE PROPOSED DEVELOPMENT FROM ANY TEMPORARY OR PERMANENT FIRE STATION ADJACENT TO THE DEVELOPMENT MIGHT CAUSE OR CONTRIBUTE TO A NEGATIVE IMPACT IN THE CURRENT PUBLIC CLASSIFICATION OF THE CITY OF AURORA AS IDENTIFIED BY THE INSURANCE SERVICES OFFICE.

III. WHELAN WARNING SYSTEM REQUIREMENTS

BESIDES THE OBVIOUS NEED TO PROVIDE EMERGENCY SIREN WARNINGS TO RESIDENTIAL AREAS WITHIN THE CITY, OUTDOOR RECREATION AREAS SUCH AS SPORTS FIELDS AND GOLF COURSES, ETC. ARE IMPORTANT AREAS TO COVER WITH OUTDOOR WARNING SYSTEMS. MANY OF OUR SIRENS ARE PLACED ON SCHOOL GROUNDS BECAUSE OF THEIR LOCATION AND POPULATION. THE NUMBER AND PLACEMENT OF ELEMENTARY SCHOOLS IN NEWLY DEVELOPED AREAS CAN ROUGHLY GAUGE POPULATION DENSITY. IT IS REASONABLE TO ASSUME THAT SOME FUTURE SITES COULD BE ON PUBLIC PROPERTY, SUCH AS FIRE STATIONS, LIBRARIES, GOLF COURSES AND OTHER CITY PROPERTY SO LONG AS THE SITE DELIVERS OPTIMUM COVERAGE AND HAS ADEQUATE ACCESS FOR INSTALLATION AND SERVICE.

SITE SELECTION CAN BE DETERMINED BY SEVERAL DIFFERENT METHODS. IN THE PAST, THE POPULATION DENSITY OF THE CORE OF AURORA DICTATED SITE SELECTION TO INSURE OVERLAPPING OR EDGE TO EDGE COVERAGE. NEW DEVELOPMENTS AND FUTURE ANNEXATIONS INTO THE CITY REQUIRES A DIFFERENT METHOD OF DETERMINING SIREN SITES DUE TO OVERLAPPING COVERAGE, OPEN SPACES BETWEEN DEVELOPING AREAS, RECREATIONAL SITES AND POPULATION DENSITIES.



THE FEMA REQUIREMENT FOR THE OUTDOOR EMERGENCY WARNING SYSTEM IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY USES THE WHELAN SIREN SYSTEM AND THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. SOUND PROPAGATION FROM THE WPS-2900 SERIES OMNI-DIRECTIONAL SIREN IS 70 DB AT 3000 FEET WITH THE STANDARD 50 FOOT TOWER (THIS HEIGHT IS AN OSHA REQUIREMENT). THIS DOES NOT TAKE INTO ACCOUNT TOPOGRAPHY OR OBSTRUCTIONS SUCH AS BUILDINGS. SOME OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM WIDE BASIS.

Sheet 2

- Add bullet: Location of all Public Facilities, such as; fire stations, police station and substations, schools and etc. Please work with your Planning Case Manager to properly identify these areas.

Site Plan Comments

- Life Safety cannot review the CSP or Plat until the FDP has been reviewed
- Plat Plan Comments
- Life Safety cannot review the CSP or Plat until the FDP has been reviewed.

11. Real Property

Reviewed by: Darren Akrie / dakrie@auroragov.org / 303-326-7331 and Maurice Brooks / mbrooks@auroragov.org / 303-739-7294.

11A. Contact Real Property directly for redline comments for the Plat, Title, Monument Records, Closure Sheet, and Site Plan.

12. Traffic Engineering

Reviewed by: Victor Rachael/ vrachael@auroragov.org/ 303-739-7309 / PDF comment color is gold for redlines.

12A. No comments submitted at this time. Please contact Victor directly for comments on the Traffic Impact Study and Site Plan.

13. Revenue

Reviewed by: Diana Porter / dporter@auroragov.org / 303-739-7395

13A. Due at time of Plat:

Sewer Interceptor Development Fee	14.475/acres x \$ 500.00/acre	= \$7,237.50
Storm Drain Development Fee	14.475/acres x \$ 2,903.00/acre	= \$42,020.92
Total Due		\$49,258.42

14. Aurora Water

Reviewed by: Steven Dekoski / sdekoski@auroragov.org / 303-739- 7490

14A. See redline comments on the Site Plan in regards to a 10 ft. pocket easement required for hydrants and water meters, the water main requires a 16 ft. utility easement, showing the proposed RV dump station, and providing estimates of sewage to be dumped at this location as part of your water and sanitary connection fees.



15. E-470 Public Highway Authority

Reviewed by: Peggy Davenport / pdavenport@E-470.com / 303-537-3727

15A. Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00, \$7,500 per acre for grading, and \$75,000 per acre for construction.

15B. Coordinate with the City of Aurora for determining location of regional trail.

15C. Developer may consider upsizing utilities for potential commercial development on west E-470 toll plaza.

15D. Incorporate emergency overflow near outlet structure into the E-470 MUE.

15E. The outlet pipe from the detention pond may need to be shortened and require channelization to account for future road widening. 15F. Please submit cross sections every 100 feet along the multi-use easement to determine grading impacts. 15G. Provide an existing and proposed drainage basin map to clarify there will be no impacts to offsite drainage. Clearly indicated the limits of the offsite basins.

15H. Additional comments will be provided when construction documents are submitted.

16. Colorado Department of Transportation

Reviewed by: Steve Loeffler / steven.loeffler@state.co.us / 303-757-9891

16A. We have reviewed this referral and have no objections to the 470 Storage development.

17. Arapahoe County

Reviewed by: Julio Iturreria / jiturreria@araphoegov.com

17A. Arapahoe County Planning has no comment on this proposal.