



Planning Division
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June 5, 2019

Patrick Gunn
Ware Malcomb
990 S Broadway, Suite 230
Denver, CO 80209

Re: Second Submission Review – Project Peak Contextual Site Plan and Plat
Application Number: **DA-1127-34**
Case Number: **2018-6020-00; 2019-3019-00**

Dear Mr. Gunn:

Thank you for your second submission, which we started to process on Tuesday, May 14, 2019. 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 after your Administrative Decision tentatively scheduled Wednesday, June 19, 2019. Following the Administrative Decision, the expectation is the issues identified in this will be resolved.

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 list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Rob Kiester - Ware Malcomb 1600 Champa St 350 Denver CO 80202
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1127-34rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Provide a better solution for a pedestrian connection to 38th Avenue.
- ✓ Plat 38th Avenue to Picadilly
- ✓ Make final adjustments to building elevations and foundation plantings.
- ✓ Begin License Agreement process and any easement processes with Real Property.
- ✓ Public Art proposal does not meet criteria.
- ✓ Clarify access easement for the Tibet access per comments.
- ✓ Approved FDP must be recorded prior to site plan recording. Also, a Majestic Design Review Board approval letter required prior to final approval.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments were received from the public.

2. Zoning and Land Use Comments

Platting

2A. 38th Avenue needs to be platted to Picadilly Road (57' wide). Platting is typically required prior completion of the civil design.

2B. Tract A needs to be identified for public access on the plat or an access easement in yellow needs placed on the plat. In either case, the access easement or tract needs to accommodate the full access to and from the un-platted parcel to the east. The easement should be wide enough to encompass the curb to curb section as well and any adjacent sidewalks.

CSP

38th and Picadilly

2C. The sidewalk along Picadilly is also a minimum 10-foot detached and 10-foot tree lawn. The corner of Picadilly and 38th Avenue needs to start this precedent. There will be room in the tree lawn which is outside of the sewer easement to plant street trees. The sidewalk walk will be placed on top of the sewer line based on the layout in the plans. This line work needs to be updated.

2D. My understanding is this facility will be a long term major employer in the area. The removal of pedestrian access to 38th limits options for future transit or ridesharing access. The proposed route is very indirect and requires pedestrians to cross six lanes of semi-truck traffic, twice. It is highly recommended the originally proposed pedestrian connection to 38th Avenue be restored and routes to accommodate ridesharing or drop-offs does not require difficult multilane truck crossings.

2E. Thank you for identifying the inclusion of aesthetic berming along 38th Avenue in your response letter. However, I am not clear how this berming is being identified on the grading plan and landscape plan. Please make clear on the grading and landscape plans the expectation of berming. An approach may be to include a typical detail for the berms if that level of detail is not feasible on the larger plans.

Architecture.

2F. Repeat parapet variations from the north side on all four sides, please see redline comments.

2G. Mirror corner treatment from the NWC and SEC on the other corners relating to the green color treatment.

2H. Utilize the "drop-down" treatment used on the west façade, sheet 44, to the other three sides to help break up the mass. See redline comments.

2I. Strengthen the repeating vertical gray colored treatments by widening them. See redline comments.

2J. Provide more robust foundation plantings along the north side in the form of taller species that will easily exceed 6 feet in height.

2K. In conjunction with the increased foundation plantings, please include a higher level of architectural detail at the



pedestrian scale and repeating element along the base of the north façade acknowledging sidewalk adjacent to the façade. Detail elements may include distinctive textures, patterns and colors and elements such as an awning or other detailing.

Site circulation

2L. Adjust the sidewalk on the east side of the Tibet access to be a detached sidewalk. This section should include an 8-foot trees lawn with living material and canopy species of street trees placed every 40-feet. The sidewalk should be a minimum of 5.5-feet wide.

Fencing

2M. Use decorative Ameristar Fence and columns around pedestrian area and employee parking lot at SEC of the building, see relines.

2N. Address comment from Majestic Design Review Committee (DRC) regarding fencing.

General

2O. The FDP needs to be recorded prior to recording this site plan.

2P. Majestic Design Review board approval letter is required prior to final approval.

3. Landscape Design Issues

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

Sheet 31 Landscape Plan

3A. Include the sight triangles for this driveway intersection.

3B. Add landscaped parking lot islands.

3C. Delete these two shrubs each side of drive as they will be taller than the maximum height of 26" as measured above the roadway surface within the sight distance triangle.

Sheet 33 Landscape Plan

3D. Include the sight triangles for this driveway intersection.

Sheet 34 Landscape Plan

3E. Label what the future square is or what it will be for.

4. Addressing

Phil Turner / pturner@auroragov.org / 303-739-7271

4A. 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: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).

4B. 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. Please e-mail these files to me.

4C. 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 AND AGENCIES

5. Civil Engineering

Kristin Tanabe / ktanabe@auroragov.org / 303.739.7306



- 5A. Civil plans for 38th Avenue have not been submitted yet. The south half of 38th Avenue needs to be completed prior to the issuance of a Certificate of Occupancy, page 3.
- 5B. If the civil plans for 38th Avenue do not include a street lighting plan, the civil plans for this site will have to include a street lighting plan, page 4.
- 5C. Please indicate surface material for this area, multiple pages.
- 5D. Are bollards or a gate proposed? (page 4)
- 5E. Minimum 2% slope for non-paved areas, typical, multiple locations.
- 5F. Label emergency overflow, multiple pages.
- 5G. Centerline radius of no less than 50' required for pond maintenance access. Please label (page 16, 19 and 20)
- 5H. A license agreement is required for the fence/gate across the drainage easement. Confirm with Aurora Water that access is acceptable, page 16, 19 and 20.
- 5I. The site plan will not be approved by public works until the preliminary drainage plan /letter is approved.
- 5J. Please remove AutoCad SHX text items in the comments section. Please flatten to reduce the select-ability of the items.

6. Life Safety

John Van Essen / 303-739-7489 / jvanesse@auroragov.org

CSP Sheet 3:

- 6A. Please add: "Lane". Typical all Sheets.
- 6B. *Advisory Note:* 38th Ave Public street (second access point) and water main (that will support the on site looped water line) must be completed before a Certificate of Occupancy can be issued.
- 6C. CSP Sheet 4: Please add: "Lane". Typical all Sheets.
- 6D. CSP Sheet 6: Please label this 26' Fire Lane, Access & Utility Easement. Typical all Sheets.

CSP Sheet 8:

- 6E. Please add this dedicated 23' Fire Lane Easement to comply with the 150' hose reach required in the 2015 IFC, Section 503.1.1. for facilities (parking lots).
- 6F. Please label this 23' Fire Lane. Typical all Sheets.

CSP Sheet 9:

- 6G. Please add accessible route to all site amenities.
- 6H. 23' Fire Lane turning radii are 29' inside and 52' outside please revise.
- 6I. CSP Sheet 10: 23' Fire Lane turning radii are 29' inside and 52' outside please revise.
- 6J. CSP Sheet 14: Please add: "Knox Hardware".
- 6K. CSP Sheet 16: Please label Temporary Fire Lane.

- 6L. CSP Sheet 17: Please add this dedicated 23' Fire Lane Easement to comply with the 150' hose reach required in the 2015 IFC, Section 503.1.1. for facilities (parking lots).
- 6M. CSP Sheet EP1 -EP6: Please add the Accessible Route on all Photometric Sheets so we can verify the required 1ft/candle minimum required lighting along the entire route.
- 6N. Plat Sheet 2: Please add New 23' Fire Lane with the 29' and 52' turning radii.

7. Real Property

Darren Akrie / 303-739-7331 / dakrie@auroragov.org

- 7A. See the red line comments for the Plat and Site Plan.
- 7B. Start the License Agreement process for the fence/gate crossings over the easements. Contact Grace Gray for the License procedure.
- 7C. There are also the separate document dedications needed for the objects shown on the plat and/or site plan. Contact Andy Niquette for the easement dedication procedure.

8. Aurora Water

Casey Ballard / 303-739-7382 / cballard@auroragov.org

Site Plan

- 8A. Adjust easement to cover hydrant and hydrant lateral, page 23.
- 8B. Based on discussions regarding meter location it must be located outside of the fenced area, page 23.



8C. Adjust trail or provide an all weather access from the trail to within 5-feet of all manholes on this project, including existing manholes, page 25.

8D. Advisory Comment: Hydrant laterals longer than 150-feet need to be supported by calculations showing a 20 psi residual during max day+fire flow. This comment can be addressed during civil plan review. See Section 5.02.4, page 26.

8E. This water main is to extend to the east allowing the project to the east to loop through this water main. This is per the currently under review MUS. RSN 1317312, page 27.

8F. (Plat) See comments on CSP regarding this pocket easement (Detail A).

9. Storm Drain Fees

Diana Porter / dporter@auroragov.org /

9A. Storm Drainage Development Fees due 116/acres x \$1,242.00/acre = \$144,072.00 (Make check payable to “City of Aurora”)

10. Traffic

Brianna Medema / 303-739-7336 / bmedema@auroragov.org

TIS

10A. Turning Templates for large vehicle movements are needed for east access points. Comment response states that these were provided in civil plans but I do not see them there.

10B. For eastern access point, there is a concern about the conflict of an EB right std vehicle and WB left large vehicle needs to access queuing area. Current explanation states that EB right and WB left vehicles will not turn at the same time, which is not always the case. Include explanation and mitigation plan for conflicts.

CSP

10C. What is the process to avoid weaving conflicts with large vehicles and standard? Wayfinding signage may be required along 38th. Ensure analysis/explanation is included in TIS.

10D. Provide turning template for entering large vehicles (both left and right in). Does this support right turn and left turns into the facility at the same time?

11. Public Art

Roberta Bloom / 303.739.6747 / rbloom@auroragov.org

11A. Majestic Commerce Center does not currently have an approved public art plan. Therefore, expenditures of funds dedicated to public art are not appropriate or approved at this time.

11B. The proposed gazebo structures appear to be mass produced. There is no documentation included to confirm that these are designed/fabricated by an artist. No artist is named. These do not meet the requirements for expenditures of funds for public art at the Majestic Commerce Center, and are not approved.

13. PROS

Chris Riccardiello / cricciar@auroragov.org / 303.739.7154

No comments at this time.