



Planning Division
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August 22, 2019

Brian Tyne
EP First Tilt, LLC
18 Inverness Place East
Englewood, CO 80112

Re: Initial Submission Review – Eastpark 70 Building 6 – Site Plan
Application Number: **DA-1735-08**
Case Number: **2019-6037-00**

Dear Mr. Tyne:

Thank you for your initial submission, which we started to process on July 29, 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 on or September 13, 2019.

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 Planning Commission hearing date is still set for October 23, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Brian Weiss, Ware Malcomb 1600 Champa Street Ste.350 Denver CO 80202
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1735-08.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments.
- Request a waiver if necessary to meet required parking counts (see Item 5)
- Update all landscape tables accordingly (see Item 8)
- Show and label all proposed street lights (see Item 10)
- Add all requested site plan notes (see Items 11, 12 & 14)
- Edit your sight triangles and landscaping as needed (see Item 11)
- Review and address all redline comments from Real Property

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Four registered neighborhood organizations and three adjacent property owners were notified of the Site Plan application. No comments have been received as of this date.

2. Completeness and Clarity of the Application

2A. Contextual Site Plans are only for projects that are within E-470 zone districts, therefore no Eastpark 70 project is a CSP. Please adjust the title block accordingly, and address this throughout all Eastpark 70 plan sets. The title block should be provided on each sheet in a consistent manner.

2B. The vicinity map does not provide enough context or scale to the project. Perhaps change to a map similar to that shown on the plat.

2C. The maximum height in the M-1 zone is 60 feet, not 75 feet. Please adjust the data table.

2D. Provide a dimension for the Tree Lawn. What is the indicated dimension? Is the label missing?

2E. What do the building number labels in the key map represent? These numbers should represent Building numbers and be consistent from sheet to sheet. Please clarify.

2F. Remove the matchlines referencing other sheets throughout the plan.

2G. The project title block should be included on the landscape plan.

3. Zoning and Land Use Comments

3A. This project site is zoned M-1, Light Industrial District. The purpose of this district is to provide locations for light manufacturing, office uses, wholesaling, and related services. Such locations may be in proximity to neighborhoods and are intended to produce minimal external impact. Because of this, uses are of low intensity, external impacts are limited, and permitted uses are limited to those that can be operated in a clean and quiet manner. It also includes certain public facilities which are needed to serve this district and nearby neighborhoods.

3B. All abutting zone districts must also be labeled on the site plan.

3C. Show the location of the trash enclosure and provide elevations on the Architectural Details Sheet. Trash enclosures should fully conceal any trash receptacles and should be designed in compatible styles and materials to the primary structure.

4. Streets and Pedestrian Issues

4A. The ADA Accessible Route must be shown on the Site Plan and Photometric Plan and must provide a connection to the adjacent public right-of-way.



5. Parking Issues

5A. The parking data you are providing shows that you are not providing the required number of spaces. A waiver should be requested if you are not providing the required number of parking spaces, with a section added to the cover sheet referencing the code section from which you are requesting a waiver and a brief justification as to why the waiver is needed. If the required parking differs from the zoning code per the approved Master Site Plan, then reference that in the data block.

6. Architectural and Urban Design Issues

6A. Proof of approval of the elevations by the Architectural Review Committee for Eastpark 70 must be provided prior to Planning Commission hearing. Please include a letter of approval with your next submission.

6B. Please show building mounted light fixtures on the elevations. A symbol can be used and shown in the legend.

6C. Will there be rooftop mounted vents or mechanical equipment? If so, please indicate the location and ensure screening is compliant with code.

6D. Provide some form of architectural/design variation to break up all facades. Per the Master Plan Design standards and city code, no facade may extend more than 150' without some form of appropriate technique to break up the massing of the facade. An appropriate method could be extending the "Base Color Camel Tan" in these columns up to the parapet to create the illusion of vertical articulation. Address this requirement for all building faces.

7. Signage Issues

7A. The information shown in the data table on maximum sign area is not what code states. Based on Article 16 of Code, you should be allowed 325 sf of max sign area. The Eastpark 70 Master plan has additional restrictions on the number of signs, which supersede code.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / KBish@auroragov.org / Comments in bright teal)

8A. Sheet 9 of 13 Landscape Notes

- Add quantities of plants to the Plant List.
- Update the landscape tables per the comments.

8B. Sheet 10 of 13 Landscape Plan

- Dimension and label all provided buffers
- Provide screening of the parking lot along E. 22nd Avenue.
- Provide a total of six shrubs per small parking lot island
- Given the mass and scale of the building please replace some of the grasses on the north side of the building with taller shrubs. Grasses are impacted by snow loads and/or are cut off in the winter so there is no landscape structure in the winter.
- The west side of the site or N. Halifax street should be finished with curb, gutter and street trees. If it is to be installed by the metro district, it should still be shown on the plan and grayed back with a note, but it needs to be completed as part of this development.
- Include the street name for N. Halifax Street.
- There is substantial plant material missing from the southern buffer. The metro district should provide the required landscaping per the approved landscape plan.
- The south side of the building does not comply with the required building perimeter landscape requirements.
- Consider replacing the Fragrant Sumac with a more upright shrub given the scale and magnitude of the building.

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

9A. 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.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Cover Sheet

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Sheet 2 of 13 Site Plan

10B. This site needs to complete improvements on Halifax Street/Himalaya Road including pavement, curb and gutter, detached sidewalk and street lights.

Sheet 3 Grading Plan

10C. The maximum slope is 4% slope for 65' from flowline when sloping toward a public street.

10D. Label all slopes.

Sheet 4 Utility Plan

10E. Show and label all street lights.

Sheet 12 Photometric Plan

10F. Show/label proposed street lights. New street lights will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan shall be submitted with the civil plans.

Sheet 13 Lighting Plan

10G. Include fixtures for proposed street lights.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Site Plan Set

11A. Add the following notes:

“The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Additional signs have been identified on the Traffic Letter, and are the responsibility of this development.”

“Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City standards, and shown on the signing and striping plan for the development.”

Sheet 2 of 13 Site Plan

11B. Move note 7 to Landscaping Plan

11C. Provide a turning template to indicate misalignment does not have conflicts.

11D. Label all stop signs.

Sheet 3 Grading Plan

11E. Note alignment comments

Sheet 10 Landscaping Plan

11F. Shift stop sign to the left to match access. Sight triangles are based on stop sign location and will need to shift.

12. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

12A. Sheet 1 of 13 See comments to remove notes on Cover Sheet.

12B. Sheet 2 of 13 See comments regarding labeling accessible route, fire hydrant placement, fire riser room labeling, the FDC, fire doors, fire lane and the need for a knox box and appropriate labeling.

12C. Sheet 3 of 13 See Life Safety comments regarding grading plan.

12D. Sheet 4 of 13 See Life Safety comments regarding utility plan. Specifically, the possible need to extend the water line to support the relocated fire hydrant.

12E. Sheet 5 of 13 See comment regarding the location of the knox box along the northern elevation.

12F. Sheet 7 of 13 See comments regarding fire room riser placement.

12G. Sheet 8 of 13 See comment regarding stairs and fire access doors; provide a location of the stairs on the plan.

12H. Sheet 10 of 13 Please label knox box and fire department connection on plan.

12I. Sheet 12 of 13 Please label accessible route to public way and adjust lighting to provide 1 foot of candle within the accessible route.



13. Aurora Water (Dan Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

13A. No development fees are due for this Site Plan.

14. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

15A. See the red line comments on the CSP. The easement release should be done by separate document. Contact Andy Niquette and provide all the items needed for the easement release. See the Easement Release Packet for reference. (<https://www.auroragov.org/cms/one.aspx?portalId=1881221&pageId=2024152>)

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

15A. Please see attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 18, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Elizabeth Fuselier

Re: Eastpark 70 Building 6 Site Plan, Case # DA-1735-08

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Eastpark 70 Building 6**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along the northerly and southerly (electric only) property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com