



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

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July 1, 2021

Jim Phillips  
Pauls Corporation  
270 St Paul St 300  
Denver, CO 80625

**Re:** Fourth Submission Review – Building 26 & 27 at Gateway Park – Master Site Plan and Plat  
**Application Number:** DA-1174-73  
**Case Numbers:** 2019-3015-00; 2016-6014-00

Dear Mr. Phillips:

Thank you for your submission. 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 referral agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 give me a call. I can be reached at (303) 739-7112.

Sincerely,

Todd Hager, Planner II  
City of Aurora Planning Department

Attachment: Mile High Flood District Comments

cc: Stephen Litsas - Kimley-Horn and Associates Inc 4582 S Ulster Street, Ste 1500 Denver, CO 80237  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1174-73rev4.rtf



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Building 27 appears to be extremely overparked, why? (Planning)
- Facades need to incorporate more color for massing and changes in the building plane in order to comply with architectural design standards. (Planning)
- The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. (Civil Engineering)
- Label all access movements at access along the Biscay St. (Traffic Engineering)
- Need size, material, and length of all piping on CPs. (Utilities)
- PROS will not approve the site plan until Denver Water and/or the High Line Canal Conservancy are given an opportunity to review and provide comments. (PROS)
- When opting to seal only the cover page(s) of documents and plats, a notation shall be included in the title block of every page noting that all seals for the documents or plats are applied to the cover page(s). (Real Property)
- Include the entire site frontage along 38th Avenue in the landscape plans. Additionally, provide 1 tree per 40 linear feet of frontage. (Landscape)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Comments**

##### Site Plan

- 1A. Minor comments within the Letter of Intent (directional and street name) Perhaps rephrasing a sentence in the first paragraph.
- 1B. Building 27 appears to have lots of surplus parking, why? Reducing the parking provided could result in more green space on site.
- 1C. Are the monument signs joint tenant signage or for individual tenants? If shared, add quantity of shared tenant monument signs and max sign area.
- 1D. Photometric plan, should be a dashed line. It blends into the linework of the site plan. See redmarked plan.
- 1E. Photometric plan, scaled doesn't match the Site plan so it makes line hard to see.

#### **2. Architecture Issues**

2A. What happened to the color at the entrances? Facades still appear to look very flat. Previous comments asked to use color to break up massing of facade. Add more vertical color bands to create illusion of changes in the building plane on all sides for both buildings. Reference UDO Section 146-4.8.5.B.3. and Table 4.8.3 for architectural recommendations and Section 146-4.8.10 for single story industrial buildings.

#### **3. Landscaping Issues** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

- 3A. Non-street buffer landscape is required around the property perimeter and for this site, buffers are not required between the lot lines. In this Site Plan, the buffer is primarily located in Tract A. The buffer landscape can also be counted to meet the tract landscape requirement. Please revise the buffer table to apply to the perimeter of the site. You can do this per lot or one table for the entire site.
- 3B. Include the entire site frontage along 38th Avenue in the landscape plans. Additionally, provide 1 tree per 40 linear feet of frontage.
- 3C. Relocation of plant material can be permitted. Please have the landscape architect contact me to discuss the redistribution for specific areas.
- 3D. Is the existing area of the detention pond 294,485 square feet? If so, please remove the area because it doesn't correlate to the area(s) in the proposed site plan.
- 3E. Label the flood elevation of the detention pond and add major contour labels on the landscape plans so the direction of slope is apparent.



- 3F. Add all lines/symbols to the Legend. Make sure to include existing and proposed fences.
- 3G. Include the tree and shrub equivalents with the landscape tables. See redlines on Sheet 35 for comments and questions about landscape material.
- 3H. Is there a purpose for the fence along the northwest parking lot of Lot 2? How will Tract A be accessed for maintenance?

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

#### **Site Plan**

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 5B. All on-site storm sewer is private and will be maintained by the owner. The city does not maintain storm sewer conveyed between parcels.
- 5C. Provide additional slope labels
- 5D. The grading on sheet 15 does not appear to reflect a retaining wall.
- 5E. Label slopes in tracts. Minimum 2% slope in non-paved areas.
- 5F. Existing culverts are private. Label these culverts as private as well.

#### **Plat**

- 5G. Verify with Traffic a section needs to be an access easement, sheet 2.

### **6. Traffic Engineering** (Brianna Medema / 303-739-7309 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

#### **Site Plan**

##### Sheet 5

- 6A. Provide directional east-west crossing ramps.
- 6B. This parking area would be blocked by a single truck queue. Please removes this block of parking. It will not drop the development below the required parking number.
- 6C. Label all access movements at access along the Biscay St. (typical).

##### Sheet 7

- 6D. Provide directional north-south crossing ramp.
- 6E. This parking area would be blocked by a single truck queue. Please removes this block of parking. It will not drop the development below the required parking number.
- 6F. Additional parking can be added here, if desired.

##### Sheet 10

- 6G. Current proposed access location creates a conflict between exiting site left turns and left turns exiting the adjacent existing access. Move proposed access to the northwest to directly line up with the adjacent existing access. Through lane geometry needs to meet city standards (1/2 lane offset maximum).
- 6H. Provide dashed edge line striping.
- 6I. Provide dark hatch for detectable warning.

##### Sheet 11

- 6J. Modify sight triangle.
- 6K. Due to poor visibility, move access up to 240' west of horizontal curve along the private drive or convert to ingress only at current location.

#### **Traffic Impact Study**

Has been Approved.

### **7. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

#### **Site Plan**

- 7A. Note 4, revise to the 2015 IBC.
- 7B. Are there any gated entries? If so, the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.



Also, you would need to include a detail of any type of proposed barrier or gating system that will be needed to restrict public or private vehicular access. Gating or barricade systems must be shown on the site plan in the following manner: minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.

7C. Please show the turning radii at the intersection where the fire lane connects to an access point, please provide a minimum 29' inside turning radii.

7D. Add signs found on sheet 28.

7E. Please show the location of the fire riser room and the FDC on the elevations.

**8. Water/Utilities** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

**Site Plan**

8A. Confirm that all water main shall be a minimum of 5 FT from edge of concrete gutter (typ)

8B. Need minimum 10 FT horiz separation (typ)

8C. ALL STORM SEWER TO BE LISTED AS PRIVATE. GATEWAY PARK HANDLES MANY PRIVATE STORM SYSTEMS CURRENTLY, AS LONG AS STORM IS NOT COLLECTING FLOWS FROM A ROW- IT IS CONSIDERED PRIVATE EVEN WHEN DEALING WITH 2 SEPERATE BUILDINGS (typ all sheets)

8D. Need size, material, and length of all piping on CPs

8E. show and label dimensions of utility easement.

8F. Need size information. Also show and label pocket utility easement size

8G. Downstream of water meter is to be private.

**9. Parks, Recreation and Open Space Department (PROS)** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

**Site Plan**

9A. PROS will not approve the site plan until Denver Water and/or the High Line Canal Conservancy are given an opportunity to review and provide comments.

**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Plat**

10A. Replace and/or edit notes as shown on the redlines.

10B. Update to be within 120 calendar days of the plat.

10C. When opting to seal only the cover page(s) of documents and plats, a notation shall be included in the title block of every page noting that all seals for the documents or plats are applied to the cover page(s).

10D. Add the curve data on each side of the Tract/Lot line.

**Site Plan**

10E. Change to match the site plan note.

10F. Match the plat easement name, multiple areas.

10G. This easement is not the configuration as the plat – revise on sheet 7.

**11. Mile High Flood District** (Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))

11A. The following comments are in regards to the landscape plans. We will continue working with the design team on the drainage design once a final drainage report and construction plans are submitted for our review:

11B. Although no seed mixes are provided, the species listed in the “non-irrigated restorative dry/upland grass mix w/low grow wildflower mix” shown for non-irrigated disturbed areas are not native to the plains ecosystem within which the site is located, which may result in poor long term establishment.

11C. Please refer the Landscape Architect to UDFCD USDCM Volume 2, Chapter 13, Appendix A Seed Mix Tables for suggested native, non-irrigated seed mixes. NRCS soil mapping indicates loam, sandy loam, and loamy sand are likely present.

11D. To improve revegetation results, MHFD recommends that the Landscape Architect base the final types and quantities of soil amendments and native seed mixes on results of tests of topsoil that will be used in non-irrigated uplands. Please refer to USDCM V2, Chapter 13 (specifically sections 3.4 and 3.5) and MHFD Topsoil Management Guidance for information on the appropriate soil tests to perform. When submitting the samples for testing, be sure to inform the testing laboratory that the soil testing is related to native plant establishment



and that recommendations on soil amendments should be geared for this type of plant establishment. An example of a suitable test is the Routine + Sodium Evaluation from The Colorado State University Extension. Please feel free to contact Mary L. Powell, MHFD Environmental Manager ([mpowell@udfcd.org](mailto:mpowell@udfcd.org)), if the Landscape Architect has any questions.

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107608
Submittal ID:	10006555
MEP Phase:	Referral

**Date:** June 29, 2021  
**To:** Todd Hager  
***Via Aurora Website***  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	BUILDINGS 26 AND 27 AT GATEWAY PARK - MASTER SITE PLAN & PLAT (1351279)
<b>Location:</b>	South of 38 <sup>th</sup> Ave approximately 1/4 mile east of Tower Rd
<b>Drainageway:</b>	Bolling Drive Tributary

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Culvert crossing of Bolling Drive Tributary
- Pipe outfall to Bolling Drive Tributary

We have the following comments to offer:

- 1) The following comments are in regards to the landscape plans. We will continue working with the design team on the drainage design once a final drainage report and construction plans are submitted for our review:
- 2) Although no seed mixes are provided, the species listed in the “non-irrigated restorative dry/upland grass mix w/low grow wildflower mix” shown for non-irrigated disturbed areas are not native to the plains ecosystem within which the site is located, which may result in poor long term establishment.
- 3) Please refer the Landscape Architect to UDFCD USDCM Volume 2, Chapter 13, Appendix A Seed Mix Tables for suggested native, non-irrigated seed mixes. NRCS soil mapping indicates loam, sandy loam, and loamy sand are likely present.
- 4) To improve revegetation results, MHFD recommends that the Landscape Architect base the final types and quantities of soil amendments and native seed mixes on results of tests of topsoil that will be used in non-irrigated uplands. Please refer to USDCM V2, Chapter 13 (specifically sections 3.4 and 3.5) and MHFD Topsoil Management Guidance for information on the appropriate soil tests to perform. When submitting the samples for testing, be sure to inform the testing laboratory that the soil testing is related to native plant establishment and that recommendations on soil amendments should be geared for this type of plant establishment. An example of a suitable test is the Routine + Sodium Evaluation from The Colorado State University Extension. Please feel free to contact Mary L. Powell, MHFD Environmental Manager ([mpowell@udfcd.org](mailto:mpowell@udfcd.org)), if the Landscape Architect has any questions.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

*Melanie Poole*



**Project Name:** BUILDINGS 26 AND 27 AT GATEWAY PARK - MASTER SITE PLAN AND PLAT  
**MEP ID:** 107608/10006555  
**Date:** 6/30/21

**Mile High Flood Control District (MHFD)**  
MEP Referral Review Comments

Melanie Poole, P.E.  
Project Engineer  
Mile High Flood District