

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



December 21, 2020

Paul Hyde  
Hyde Development  
800 LaSalle Avenue #120  
Minneapolis, MN, 55402

**Re: Initial Submission Review:** High Point – Hyde Industrial Building No. 1 – Site Plan and Replat  
**Application Number:** DA-2233-01  
**Case Numbers:** 2020-6059-00; 2020-3057-00

Dear Mr. Hyde:

Thank you for your initial submission, which we started to process on May 18, 2020. 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 8, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Allison Wenlund, Norris Design, 1101 Bannock St Denver, CO 80204  
Diana Rael, Norris Design  
Ted Swan, Ware Malcomb  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2233-01rev1.rtf



## *Initial Submission Review*

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

- Mitigate visibility of the loading area from the public street (Planning)
- Add articulation to the building facade (Planning)
- Label slopes and provide an access easement to the drainage easement (Public Works Engineering)
- Add auxiliary lanes and sight triangles (Traffic)
- Provide looped water (Water)
- Provide an easement for the commercial park (PROS)
- Show accessible route, adjust hydrant locations, revise the Site Data (Life/Safety)
- Initiate easement and right-of-way dedication (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Notification was sent to 6 adjacent property owners and six (6) outside agencies and one (1) registered neighborhood group. No comments received from adjacent property owners or the neighborhood group. Comments were received from two outside agencies and are included or attached to this letter.

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

2A. Revise the Letter of Introduction to discuss what is proposed in the Phase 1 Site Plan. The description should include, at a minimum, the building size, type of use, proposed number of tenants (can be a range depending on users), type of construction, number of dock doors, and include a general operations plan. Include how the proposed site plan meets the approval criteria found in Section 146-5.4.3.B.2.

2B. Add a sheet that shows the entire site, the drainage easement and the proposed streets.

#### **3. Streets, Easement and Pedestrian Issues**

3A. The Pre-App notes identified the need for internal access that meets private street design standards, including a detached sidewalk and curbside landscape. Please revise Private Drives A and B to include, at a minimum, a detached sidewalk on one side. The requirements were outlined in the High Point-Hyde Preliminary Plat.

3B. There is a “Temporary Work Space” easement and a “Right-of-Way” easement paralleling Denali Street. Identify the constraints of these easements and provide verification from the utility provider that trees are permitted within the easement.

3C. Show the accessible route to the public street.

#### **4. Building Orientation and Architecture**

4A. Code Section 146-4.8.10.C states loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. Are there physical site constraints that prevent compliance with this standard? What design alternatives are proposed to reduce visual and noise impacts of loading doors and operations on abutting rights-of-way? Provide justification for the proposed building orientation in the letter of introduction. A major adjustment may be required, which would have to be approved by the Planning and Zoning Commission.

4B. The design standards for industrial buildings (Section 4.8.10.D.1) requires a minimum of 2 changes in the wall plane.

4C. Parapet heights should vary by a minimum of 1-foot with a distance between not to exceed 50 feet.

#### **5. Completeness and Clarity of the Application**

5A. Move the Site Data Block to the cover sheet and revise it to include the zone district, number of stories, required and proposed accessible/van accessible parking spaces, required and proposed bike parking, number of dock doors,

5D. Use the city standard signature block and add the required Site Plan Notes.

5E. Show any proposed monument signage on the Site Plan and the Landscape Plans.



- 5F. Include details for retaining walls and screen walls.
- 5G. A standard parking space should be 9' wide by 19' long. See Section 146-4.6.5.D.6 for requirements.
- 5H. Provide the area of the drainage easement.
- 5I. Clarify the primary building entrances.
- 5J. Remove all contractor related notes.
- 5K. Label trailer storage areas.
- 5L. Add adjacent plat information. Remove the names of property owners of unplatted lands.
- 5M. Identify where mechanical equipment will be located. Show the location(s) of any ground or wall mounted equipment and provide screening.
- 5N. Include dimensions for the proposed pergola, including the maximum height.
- 5O. Add the total number of light fixture type in the Lighting Fixture Schedule.
- 5P. Increase font size used for sheet titles.
- 5Q. Turn off the AutoCad SHX text. Make sure plans are flattened.
- 5R. Add Denali Street to the Final Plat Vicinity Map.
- 5S. See redlines for all comments.

## **6. Landscaping Issues**

- 6A. Clarify the area included in the Open Space. Is this the detention area?
- 6B. Show the right-of-way easement that parallels Denali Street. Identify planting constraints within the easement.
- 6C. Add a Site Data Table and identify the maximum percentage of cool season grasses.
- 6D. Revise the non-residential building perimeter landscape requirement to 1 tree equivalent per 40 linear feet of building elevation.
- 6E. Add landscape requirements for Drive A and Drive B.
- 6F. The minimum size of deciduous ornamental trees is a 2" caliper. Please revise the Planting Schedule.
- 6G. Street trees need to be seedless. Please revise the proposed canopy trees accordingly.
- 6H. Redbud trees do not do well in this climate/elevation. Please replace with a more suitable species.
- 6I. Review proposed plant material and make sure all is included in the Planting Schedule.
- 6J. Revise and/or provide the missing data in the Planting Schedule.
- 6K. Remove the General Notes on Sheet 13 and provide all required information in the standard landscape notes.
- 6L. Add trees to terminal islands as shown on the redlines.
- 6M. Show and dimension the landscape buffers.
- 6N. Comments regarding the High Point-Hyde Preliminary Plat recommended including the landscape for the off-site streets (63<sup>rd</sup> Ave. and Street A to 64<sup>th</sup> Ave.) in this site plan.
- 6O. Parking lot landscape and screening is required; however, a table is not. The Parking Lot Landscape and Screening Table can be removed.

## **7. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 7A. 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**

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

### **Site Plan**

- 8A. The Site Plan will not be approved until the Preliminary Drainage Study is approved.
- 8B. Add the notes provided on redline Sheet 2.
- 8C. An access easement is required from the right-of-way to the drainage easement.
- 8D. Is there no other stop control at this intersection besides from the 1B site? Directional ramps should be provided where there is a stop control



- 8E. Align the accessible route with the proposed sidewalks.
- 8F. Show and label the 100-year water surface elevation. The minimum slope for a pond bottom is 2%.
- 8G. Label all slopes. The minimum slope for asphalt is 1%, concrete is 0.5% and 2% for non-paved areas.
- 8H. See comments regarding proposed slopes on redline Sheets 7-8 and revise the plans accordingly.
- 8I. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.
- 8J. Ensure there is a minimum 10-foot separation between trees and the storm sewer.

**Final Plat**

- 8K. An access easement is required from the drainage easement to the right-of-way.

**9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

**Traffic Impact Study**

9A. The Traffic Impact Study (TIS) has been approved unless the 63<sup>rd</sup> and Coolidge Street intersection will be modified from a 4-leg intersection to a T-intersection. The ISP includes a fourth leg for this intersection. Include this updated analysis.

**Site Plan**

- 9B. Add auxiliary lanes as identified in the TIS.
- 9C. Add sight triangles to all interior access points to private roadways.
- 9D. A southbound right turn lane is required on Denali St. at 63<sup>rd</sup> Avenue, as identified in the TIS.
- 9E. The westbound continuation of 63<sup>rd</sup> Avenue is not shown in the TIS. Update the TIS if a 4-leg intersection is proposed.
- 9F. Label future intersection controls.
- 9G. Include a pedestrian connection to Drive B and the internal intersection.
- 9H. Align internal access points.
- 9I. Update parking signage to be graphic.
- 9J. The maximum height of plant material in the sight triangle is 26". Add sight triangles on the landscape plans and review height of landscape material.

**10. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

**Site Plan**

- 10A. Revise the Site Data to add van accessible parking, and identify if the building will have sprinklers (or not).
- 10B. Revise and/or add notes as provided on Sheet 2 of the redlines.
- 10C. The accessible route needs to be shown to the nearest right-of-way.

***Sheets 10-11***

- 10D. Add fire hydrants and/or relocate as shown on the redlines.
- 10E. Provide a bold dashed line to show the exterior accessible route throughout the site to the required accessible entrances, site amenities and transportation stops.
- 10F. Provide an internal water line to support on-site and abutting fire hydrants.
- 10G. Show the fire lane easement(s) with dimensions. Label consistent with the plat.
- 10H. Add the accessible route to the photometric plans. Make sure the route has a minimum of 1 footcandle illumination.
- 10I. Revise signage per graphic signage provided on Sheet 31.

**Final Plat**

- 10J. The turning radii for a 26' fire lane easement are 26' inside and 49' outside. Please review the curve data.

**11. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Site Plan**

- 11A. Water needs to be looped through this site to provide on-site hydrant coverage and hydrants along the west side of Denali for the frontage of this property. This is due to the water main within Denali not being constructed yet but development requiring hydrants.
- 11B. The maintenance path is to extend to the top of the outlet structure so that a truck may pull up to it.
- 11C. Access must be provided to all manholes.



11D. What is the slope in the area north of Building 1B? There is concern over hydrant laterals and water mains being placed under steep slopes greater than 4:1. See Sheet 7 for location.

11E. Indicate whether the fire service line is public or private.

**12. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

**Site Plan**

12A. The pond and associated commercial park have already been submitted as part of an earlier plan set. Are you proposing changes?

12B. Note that the full design of the commercial park and landscaping should be submitted within the same plan set. If they are separate please show the full surrounding trail associated with the commercial park as grayed out and identified in the legend. Clearly reference the landscape plans and within the other plan set and note consistency with the plan # listed (not with original condition as this is not acceptable). Note that the completion of the commercial park is tied to the completion of the water quality pond and this building.

12C. The access path which doubles as a public access path for the commercial park may not exceed 5% slope. Note that the amenities and public path need to be ADA

**Final Plat**

12D. Please add the limits for the commercial park tract with a public access easement over it.

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

13A. There are several easements and rights-of-way shown that need to be dedicated by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for easement questions or concerns.

13B. Objects located in proposed easement(s) need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement questions or concerns.

**Site Plan**

13C. Label easements, bearings, distances as noted on the redlines. Make sure labels are consistent with the plat.

13D. Add reception numbers for dedicated easements and right-of-way.

**Final Plat**

13E. Provide an updated Title Commitment that is within 120 days of the plat approval date.

13F. Provide recordation information of adjacent plat and right-of-way dedication.

13G. Add, edit or remove the notes as shown on the redlines.

13H. Add a Block designation and include the area of each lot.

13I. Add the Township and Range to P.M. Add depth shown on the monument record.

13J. Connect easement lines, label all easements. See redlines for all notations.

13K. Review curve data for compliance with Life/Safety requirements.

**14. Revenue/Aurora Water/TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

14A. Storm Drainage Development Fees due: 103.722 acres x \$1,242.00 = \$128,822.72

**15. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

15A. See attached comment letter.

**16. Adams County** (Layla Bajelan / [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org))

16A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



**Right of Way & Permits**

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

December 7, 2020

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

Attn: Deborah Bickmire

**Re: Highpoint – Hyde Industrial Building No. 1, Case # DA-2233-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and plans for **Highpoint – Hyde Industrial Building No. 1** and requests that 10-foot wide perimeter utility easements are dedicated on *this* plat.

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](http://xcelenergy.com/InstallAndConnect). 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.

Donna George  
Right of Way and Permits  
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