

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



July 15, 2022

Tom Martin  
Prologis  
1800 Wazee Street  
Denver, CO 80202

**Re: Second Submission Review** – Prologis Park 70 Buildings 16-19 - Site Plan and Plat  
Application Number: **DA-1396-16**  
Case Numbers: **2022-6009-00; 2022-3017-00**

Dear Mr. Martin:

Thank you for your recent 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 community members.

Since several important issues remain, you will need to make another submission. Be sure to pay all development application fees prior to your second submission. Please revise your previous work and send us a new submission as soon as feasible.

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 administrative decision date will be determined based on your resubmittal and the comments issued from other departments during the next review.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7186 or [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org).

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Steve Smith - Ware Malcomb 900 S Broadway Ste 320 Denver CO 80209  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1300-1399\1396-16rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See comments regarding landscape treatment, LOI, and DRC approval letter. (Planning)
- Comments will be forwarded by your case manager upon receipt. (Landscaping)
- **(Repeat Comment)** Submit preliminary digital addressing. (Addressing)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. See additional comment redlines on the Site Plan and Plat. (Civil Engineering)
- Contact the reviewer directly for comments. (Traffic)
- See the comment redlines regarding fire lanes, gating, and similar. (Life Safety)
- See the comments regarding meters, easements, and sanitary loading. (Aurora Water)
- See the comments regarding encroachments and labeling. (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1. Planning

- 1A. Revise the Letter of Introduction (LOI) to include information about the anticipated proposed operations including circulation, parking, access, gating/security, and enhanced landscape mitigation/screening, particularly along the east perimeter of the site. Include the anticipated number of employees, hours of operation, and any other relevant information.
- 1B. Regarding Section 146-4.8.10, loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. Please provide an enhanced landscape treatment and show the enhanced landscaping in the plan and include an illustration of the treatment in the resubmittal.
- 1C. Include a Letter of Approval from the Prologis Park 70 Design Review Committee prior to the administrative decision.

#### 2. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. Comments will be provided by the case manager upon receipt.

#### 3. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 3A. **(Repeat Comment)** Please submit 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:

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

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. More information can be found at:

<https://auroragov.org/CADtoGISstandards>

OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham / 303-739- 7403/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. Page 1 – Repeat note.
- 4C. Page 2 – Provide a description of the improvements provided with each phase.
- 4D. Remove the copyright statement, typical for all sheets.
- 4E. Page 3 - Is the sidewalk going to connect to the existing sidewalk? Or the future sidewalk?
- 4F. Page 7 – Update the receiving ramp.



- 4G. Page 9 - On all grading sheets, add slope labels showing: - Max 3:1 slope, max 4:1 in ROW.  
- Max 4% cross slope in fire lane easements. - Minimum 2% slope in landscaped/unpaved areas.
- 4H. Typical for all grading sheets. Minimum 1% slope on asphalt.
- 4I. Page 10 – Minimum 1% slope on asphalt.
- 4J. Page 11 - Indicate the max height or height range. Railing is required for walls over 30", which is typical for all walls.
- 4K. Page 12 – Show tying into existing.
- 4L. Page 14 - Provide a typical section detail for the proposed walls. Structural calculations are required for any walls over 4'.
- 4M. Page 22 - Show the location of public streetlights on the landscaping sheets to ensure there are no conflicts with proposed trees; this is typical of all LS sheets.
- 4N. Page 48 - Indicate the fixture type and pole height for the required public streetlights in conformance with the draft lighting standards.
- 4O. Plat – Match the site plan. A lot corner radius is being dedicated here.

**Traffic Engineering** (Sylvia Lopo / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

- 5A. Contact the reviewer directly for comments and incorporate any requested modifications in the resubmittal.

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

- 6A. Page 2 - What is the status of the future Picadilly Rd? Is your intention to have the West side entrance connect with the improved Picadilly? If so, additional information is required to ensure the timeliness of the required improvements.
- 6B. The improvement of the future roadways will require fire hydrant coverage. Please show fire hydrant coverage for the East of Picadilly and the North side of 19th.
- 6C. If the roadway improvements of Picadilly and 19th do not coincide with the phasing shown, the phasing plan will need to be revised.
- 6D. Thanks for providing a phasing illustration. However, your phasing plan must include a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction and roadway improvements. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 6E. Advisory comment: Phasing may impact the position of gating at this entrance. Gating and barricade systems must be located a minimum of 35 ft. back from the adjacent street flow line. Set back requirements are typical for all proposed gating systems. All gating systems must be identified and labeled. Also, if gates are proposed, gates will need to be wide enough not to encroach into the fire lane and be an automatic gate with an approved Siren Operated System, Knox Key Switch, and Manual Release.
- 6F. Page 4 - If a gating system is proposed or will be installed in the foreseeable future, the highlighted portion of the entrance should be included in the fire lane easement to eliminate potential encroachment by proposed or future gating systems and possibly a plat revision. TYP of all entrances.
- 6G. Please include the highlighted areas in the fire lane easement. This is typical of all entrances.
- 6H. Add the graphic tow-away sign.
- 6I. Page 5 - See sheet 3 for fire easement comment requesting the addition of the highlighted areas.
- 6J. Page 6 - How does the fire lane easement tie into the adjacent street? Fire lanes need to be delineated and labeled, showing access interconnection. Is there a plat available for review?
- 6K. Please provide additional information describing how this entrance will tie into Picadilly.
- 6L. If a gating system is proposed or will be installed in the foreseeable future, the highlighted portion of the entrance should be included in the fire lane easement to eliminate potential encroachment by proposed or future gating systems and possibly a plat revision.
- 6M. See sheet 3 fire lane comments.
- 6N. Will there be gating systems separating the building?
- 6O. Due to the amount and proximity of fire lane signs, every other fire lane sign can be eliminated. See examples.
- 6P. Page 7 – Please meet the minimum turning radii for the fire lane easement.
- 6Q. See sheet 3 fire lane comments.



- 6R. Page 8 - Rotate the fire hydrants to face the adjacent road/fire lane easement. TYP
- 6S. Page 15 - Is this a private or public water line? Typically, the looped water supply is a public water line. Please confirm with Aurora Water about public status.
- 6T. The data block indicates the 2015 code edition. Please revise to reflect the code edition this site will be constructed under.

**7 Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 7A. Page 1 - Verify sheets match this index. It appears that grading and utility plans are mixed up.
- 7B. Page 15 – Please continue to coordinate with Aurora Water for proposed sanitary loadings from this site.
- 7C. Advisory: Please verify meter sizing as a larger meter will require a wider easement.
- 7D. Page 16 – Verify private storm is located outside of the utility easement.
- 7E. Page 17 – Dimension and label the sanitary easement.

**8 Real Property** (Kalan Falbo / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) Comments in magenta and Andy Niquette / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

8A. Site Plan and Plat comments:

- See Site Plan and Plat for more detailed comments.
- Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for a license.
- Add and label the utility easement in the Site Plan.
- Add and label the sidewalk easement in the Plat.
- License Agreement may be required. Label utility easement on the Site Plan and sidewalk easement on the Plat.

**9 Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. No resubmittals required.