



Planning Division
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April 21, 2021

Jim Phillips
Paul's Corporation
100 St Paul St
Denver, CO 80206

Re: Initial Submission Review – Building 27 at Gateway Park – Site Plan
Application Number: **DA-1174-78**
Case Number(s): 2021-6013-00

Dear Mr. Phillips:

Thank you for your initial submission, which we started to process on March 22, 2021. We 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 May 7, 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 give me an email. I may be reached at thager@auroragov.org.

Sincerely,

Todd Hager, Planner II
City of Aurora Planning Department

Attachments: Xcel Energy and 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\1174-78rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Site Plan needs to be consistent with the plat.
- Include a map/diagram that illustrates improvements associated with Building 26 vs. Building 27(Planning)
- Provide an accessible route from Building 26 to Building 27 and to 38th Avenue (Planning)
- The plat information needs to match the site plan (Real Property)
- Provide a site circulation plan for the site that includes Buildings 26 & 27 (Engineering)
- Do not grade or put plant material in the High Line Canal corridor (PROS)
- Provide EDN for existing Storm and Waterline Infrastructure (Aurora Water)
- Building perimeter landscape requires a 5' wide bed and parking lot islands must include landscaping. (Landscape)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to three registered neighborhood organizations and three outside agencies. Written comments were received from Xcel Energy and Mile High Flood District and can be found attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Zoning and Land Use Comments

- 2A. Approval from Gateway Park Design Review Committee is required prior to final Site Plan approval.
2B. Include a map/diagram that illustrates improvements associate with Building 26 vs. Building 27.
2C. Show the full extents of Lot 2 and Tract B on Sheets 3-8.
2D. Revise the Project Data Table per the comments on the redlines.
2E. Show freestanding lights on the plans and add to the legend.
2F. 2F. Ensure the sidewalk location(s) is consistent with Building 26.
2J. Check the redline comments for all comments and notations.
Sheet 21

3. Parking Issues

- 3A. Update parking requirements per UDO [Section 146-4.6.3, Table 4.6-1](#).
3B. Clarify the total number of proposed bays/dock doors. Add to the Project Data Table.
3C. Landscape islands are required on average every 10 spaces but not to exceed 15 spaces. Please adjust the spacing.

4. Streets and Pedestrian Issues

- 4A.
Show the accessible route connecting Building 26 to Building 27 and continue to 38th Avenue.
4B. The Internal drive has sight line conflicts that need to be resolved. See redlines for specific locations.
4C. Show turning radii templates for trucks
4D. Parking islands that include cross access must still include landscape.
See PROS comments regarding if the provision of a wall or fence been considered to help screen the docks and service area of the building from the High Line Canal Trail.

5. Architectural and Urban Design Issues

- 5A. 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. Make sure at least one of the horizontal articulation methods shown in Table 4.8-3 is used at an interval of 100 feet or less on each street facing façade of the primary building. The goal is to articulate the base, middle and top of the building.



5B. The building façade should include changes in the wall plane, such as recessions/projections and applied architectural features to break up the length of the wall plane, to emphasize building entry locations and to articulate the exterior of the building through light and shadow. One method includes the addition of contrasting color bands to create illusion of changes in the building plane for all sides.

5C. Add dimensions to the elevation changes across the roof line.

5D. Provide a colors and materials board.

5E. Clarify whether the number of dock doors may vary based on user needs. Please identify the maximum number of dock doors.

6. Signage Issues

6A. Add the quantity of proposed monument signs in Project Data on Sheet 1. Make sure they are shown in the proposed locations on the Site Plan and landscape plans.

6B. Code allows 5 signs up to 80 sf per tenant. If the plan differs from the code the requested number/sf will need to be added.

7. Completeness and Clarity of the Application

7A. Provide a Letter of Introduction that describes the details of the Site Plan, phased improvements, access, location, the proposed uses and how the proposal meets the approval criteria for a Major Site Plan.

7B. Move labels so underlying information is not obscured.

7C. Show the locations of the future trash enclosure and compactor. Outline with a dashed line and label as future.

7D. Please make lot lines and labels more distinct and readable.

7E. Add references to adjacent plats and easements.

7F. Clarify the difference between the EA1, EA2 and EA3 fixtures. Is it the use of two different fixtures as shown in the detail?

7G. Add a bar scale, north arrow and sheet references to the Key Map on the Photometric Plans.

7H. Review all matchline references and revise accordingly.

7I. Show the accessible route on the Photometrics Plan. A minimum 1 footcandle is required along the route.

Accessible route needs a sidewalk.

7J. See redlines for all comments and notations.

8. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / PDF comments in teal)

8A. Bike racks cannot be in mulched landscaped areas. Review the plans and adjust as needed.

8B. Planting beds adjacent to the building shall be a minimum of 5' wide.

8C. Please add dimensions and labels for the non-street frontage buffers to the plan for clarification.

8D. Add a Tract Landscaping Table.

8E. Modify the landscape tables as shown on the redlines.

8F. Add plant totals to the Plant List.

8G. Separate the totals of the 1 gallon and 5 gallon plant material. Specify on the plan the 5 gallon grasses.

8H. Add parking lot perimeter landscape screening. Use berms, low walls or a continuous landscaped hedge between 3'-4' high consisting of a double row of shrubs planted 3' on center in a triangular pattern.

8I. Is there anything being proposed within the circle areas in Tract C? Benches, tables, shelters, grills? Please show site furniture and add details.

8J. Add missing concrete hatch to the path in Tract C.

8K. Label all utility and drainage easements.

8L. Add contour elevation labels.

8M. Parking lot islands must include landscaping. Please enlarge the islands with pedestrian access to include the specific landscape requirements.

8N. Add missing plant labels to the Plant List.

8O. The entryway must be landscaped consisting of plant specimens having a high degree of visual interest during all seasons.



- 8P. Label hydrants or add to legend.
- 8Q. The terminal end of parking rows must include a shade or ornamental tree.
- 8R. Add the two different concrete hatches to the legend with descriptions.
- 8S. Label all loading dock screen walls.
- 8T. Include additional landscape in the area highlighted on Sheet 12 to help screen the loading docks from the Highline Trail.
- 8U. Trees and/or tall growing shrubs species shall be located at building corners, primary entrances and along expanses of walls. Modify landscape plan to comply with this requirement.
- 8V. Please identify where the primary entry doors are located.
- 8W. Add missing plants to plant list.
- 8X. Add missing sheet numbers to Matchline labels.
- 8Y. Label the Highline Trail as existing.
- 8Z. Add missing non-irrigated grass information to legend.
- 8AA. Add sheet numbers to Key Map.
- 8BB. The maximum run of parking spaces is 15 before a landscaped island is required. Please modify one side of parking to comply with this requirement.
- 8CC. Add trees to all parking terminal end islands.
- 8DD. Add the proposed ground treatment for Tract D.
- 8EE. The entryway must be landscaped consisting of plant specimens having a high degree of visual interest during all seasons.
- 8FF. There needs to be a minimum 10' buffer distance between the private drive and parking lot.
- 8GG. Fix layer order of hatch.
- 8HH. The Building 26 Site Plan shows an attached sidewalk on one side along the entire length of the private drive.
- 8SS. Add the sidewalk to plan.
- 8II. Add all required sight distance triangles.
- 8JJ. Add a note describe the construction phasing of the special buffer landscaping and Tract D with the Site Plan improvements.
- 8KK. Add missing title information on Sheets 13-14.
- 8LL. Spread out the buffer landscaping in Tract B so there are no large gaps.
- 8MM. Add dimension lines and labels to all the non-street buffers for clarification.
- 8NN. Add the required street frontage buffer landscaping where there are no easement restrictions.

9. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 9A. Approved, no further review required.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 10A. The Site Plan will not be approved until the Preliminary Drainage Report is approved.
- 10B. Add the following note on Sheet 1: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer
- 10C. Add a note on Sheet 2 that the private drive and off-site drainage improvements shall be completed prior to the Certificate of Occupancy.
- 10D. Indicate pavement material within the parking lot.
- 10E. Clarify if storm sewer is public or private. It would appear to be private storm sewer if it is internal to the site. Label on all applicable sheets.
- 10F. Minimum 2% slope for non-paved areas.



- 10G. Minimum slope away from the building is 5% for 10' for landscape areas; minimum 2% for impervious areas.
- 10H. Maximum 2% slope in any direction at handicap parking spaces.
- 10I. While there is a private access to a private street, consider regrading to meet the 4% max slope for an access for 65'.
- 10J. Trees must be a minimum of 10' away from storm sewer. Sheet 14 too.

11. Traffic Engineering (Brianna Medema / 303-739-7309 / bmedema@auroragov.org / Comments in amber)

Site Plan

- 11A. One intersection (see redlines) configuration seems to be ambiguously laid out. Realignment and/or additional signage and striping is necessary. Consider adding a dashed white line on the north edge line of the utility easement to clearly define main drive path.
- 11B. Advisory signage may be required east of the loading area access point. Conversion of this access point to entry-only would reduce concern. Consider shifting the entrance west.
- 11C. Plants DFG, AAS, and SR will not be allowed within sight triangles. This does not constitute a full review of plants within the sight triangles, as not all sight triangles were provided on the landscaping sheets. Please revise accordingly.
- 11D. Though the trees in the area north of the northern parking area are generally acceptable within sight triangles, the orientation of the main roadway provides visibility concerns. Tree spacing may need to be altered. Please revise accordingly. 75% visibility/opening needs to be provided within sight triangle area.
- 11E. Add sight triangles as shown on the redlines.
- 11F. See general comments throughout the redlined Site Plan.

Traffic Study

- 11G. Comments were previously provided with the Building 27 Site Plan first review. Please reference those comments.
- 11H. Provide a site circulation plan for the site that includes Buildings 26 and 27, discuss/show pedestrian circulation and potential applications of measures from the traffic calming toolbox.
- 11I. Provide updated site plan(s) in the appendix.

12. Fire / Life Safety (John J. Van Essen / (303) 739-7489 / jvanesse@auroragov.org / Comments in blue)

- 12A. Please include the IBC Construction Type in the Project Data; for example, "IBC Type II-B-SPK".
- 12B. Please only have Knox Boxes in the Front Corners at the Main Entrances and the Riser Room on Sheets 7-8. Extra Knox Boxes can be Removed.
- 12C. Please add with Approved Knox Hardware to all FDC labels.
- 12D. Please Revise all Fire Lane Signs and Notes as shown on the redlines.
- 12E. Please add the Riser Room and FDC Signs to the Site Plan. Also add a note to post the signs in their proper locations. Riser Room sign on the Riser Room Door and the FDC sign above the FDC.
- 12F. Revise the Elevations to reflect the new Knox Box locations.
- 12G. Please label the Riser Room Door.

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

- 13A. Label Water Meter Size on Sheet 7.
- 13B. Hydrant laterals are 6". Please revise.
- 13C. Please relocate meter to curbside landscape area.
- 13D. Please provide the Electronic Drawing Number (EDN) for the existing Storm and Waterline Infrastructure as this is not shown in our GIS records.



15. Parks, Recreation and Open Space Department (PROS) (Curtis Bish / 303-739-7131 / CBish@auroragov.org / Comments in purple)

15A. Has the provision of a wall or fence been considered to help screen the docks and service area of the building from the High Line Canal Trail?

15B. No plant material may be located within the High Line Canal corridor.

15C. Grading into the High Line Canal corridor shall not be permitted. Revise on multiple sheets.

16. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

16A. The plat information needs to match and be reflected on the site plan. There are easements shown that do not match the plat and some Tracts that are not represented on the plat. Revise and resubmit.

16B. Change note 7 on Sheet 1 to the match the Site Plan checklist.

16B. Some of these easements are not the same name or configurations as the plat. Review the plans and match the plat.

17. Mile High Flood District (Teresa Patterson / tpatterson@mhfd.org)

17A. See attached comment letter.

18. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

18A. See attached comment letter.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10006041
MEP Phase:	Referral

Date: March 26, 2021
To: Todd Hager
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Building 27 at Gateway Park (Master Site Plan and Plat) 1526161
Location:	South of 38 th Ave approximately 1/4 mile east of Tower Rd
Drainageway:	Bolling Drive Tributary

This letter is in response to the request for our comments concerning the referenced project. There are currently no maintenance eligible features shown with this submittal of Building 27. We are reviewing the plans for Building 26 for maintenance eligibility for the culvert crossing of Bolling Drive Tributary and the pipe outfall to Bolling Drive Tributary.

We have the following comments to offer:

- 1) Will revegetation efforts for the Bolling Drive Tributary be a part of the Building 26 or Building 27 plans? What is the plan to reestablish vegetation in this area?

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

Sincerely,



Teresa Patterson, P.E., CFM
Watershed Manager
Mile High Flood District



Right of Way & Permits

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

April 9, 2021

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

Attn: Todd Hager

Re: Building 27 at Gateway Park, Case # DA-1174-78

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Building 27 at Gateway Park**. Please be aware PSCo owns and operates existing underground electric distribution facilities including a switch cabinet and a manhole along the southwesterly property line, and requests that they are shown on the plans.

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document (i.e. transformer/s) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.

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.

Should there be any off-site activities in the area of the existing electric transmission substation, the property owner/developer/contractor must contact our Siting and Land Rights Department at either of the following:

-website: www.xcelenergy.com/rightofway
-email: coloradorightofway@xcelenergy.com

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