

STAFFORD LOGISTICS CENTER
FRAMEWORK DEVELOPMENT PLAN (FDP)

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

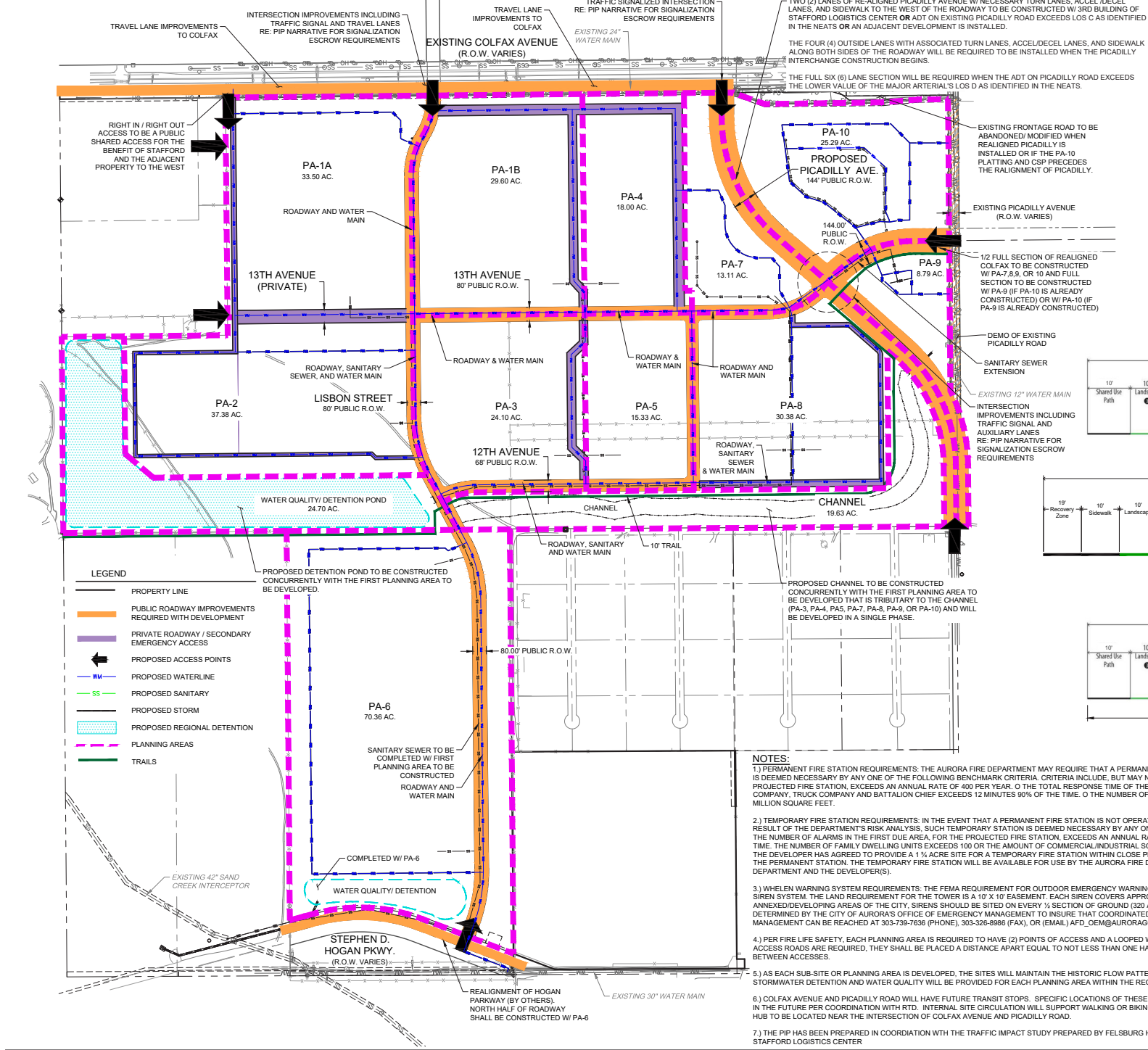
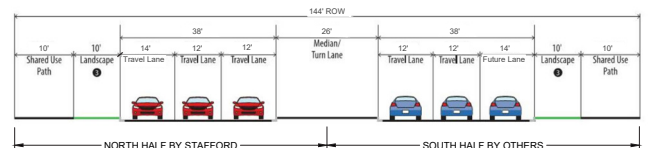
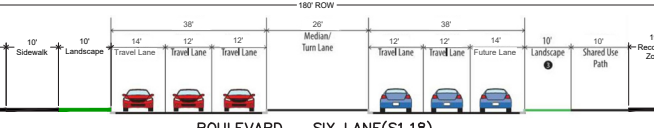
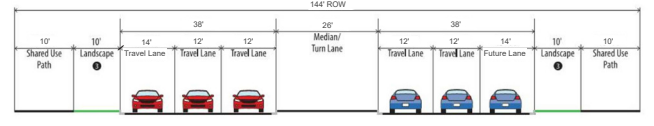
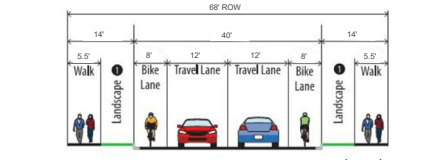
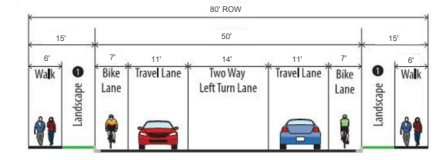


Table 2
Recommended Traffic Volume Thresholds
LOS Thresholds
(Vehicles per Day)

ROADWAY CLASSIFICATION	NUMBER OF LANES EACH DIRECTION	C	D	E
Collector	1	> 15,000 to 30,000	> 15,000 to 30,000	> 30,000 to 45,000
Minor Arterial	2	> 25,000 to 35,000	> 25,000 to 35,000	> 35,000 to 50,000
Major Arterial	3	> 35,000 to 45,000	> 35,000 to 45,000	> 45,000 to 60,000
Expressway	4	> 45,000 to 55,000	> 45,000 to 55,000	> 55,000 to 70,000

ADT THRESHOLDS PER OCTOBER 2018 NEATS REFRESH



NOTES:
1) PERMANENT FIRE STATION REQUIREMENTS: THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A PERMANENT STATION BE OPENED WHEN, AS A RESULT OF THE DEPARTMENT'S RISK ANALYSIS, SUCH PERMANENT STATION IS DEEMED NECESSARY BY ANY ONE OF THE FOLLOWING BENCHMARK CRITERIA. CRITERIA INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING: O THE NUMBER OF TOTAL RESPONSES IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 100 PER YEAR, O THE TOTAL RESPONSE TIME OF THE FIRST DUE COMPANY EXCEEDS 8 MINUTES 90% OF THE TIME, AND THE RESPONSE TIME OF THE NEXT DUE ENGINE COMPANY, TRUCK COMPANY AND BATTALION CHIEF EXCEEDS 12 MINUTES 90% OF THE TIME, O THE NUMBER OF SINGLE FAMILY UNITS EXCEEDS 500, OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 4 MILLION SQUARE FEET.
2) TEMPORARY FIRE STATION REQUIREMENTS: IN THE EVENT THAT A PERMANENT FIRE STATION IS NOT OPERATIONAL, THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE OPENED WHEN, AS A RESULT OF THE DEPARTMENT'S RISK ANALYSIS, SUCH TEMPORARY STATION IS DEEMED NECESSARY BY ANY ONE OF THE FOLLOWING BENCHMARK CRITERIA. CRITERIA INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING: O THE NUMBER OF ALARMS IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 100 PER YEAR, O THE TOTAL RESPONSE TIME OF THE FIRST DUE COMPANY EXCEEDS 8 MINUTES 90% OF THE TIME, THE NUMBER OF FAMILY DWELLING UNITS EXCEEDS 100 OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET. IF AND WHEN A TEMPORARY STATION IS DEEMED NECESSARY, THE DEVELOPER HAS AGREED TO PROVIDE A 1 1/2 ACRE SITE FOR A TEMPORARY FIRE STATION WITHIN CLOSE PROXIMITY TO THE (SITE NAME) DEVELOPMENT. THIS SITE WOULD BE SEPARATE FROM THE SITE DESIGNATED FOR THE PERMANENT STATION. THE TEMPORARY FIRE STATION WILL BE AVAILABLE FOR USE BY THE AURORA FIRE DEPARTMENT FOR 10 YEARS, OR AS OTHERWISE DETERMINED BY AN AGREEMENT BETWEEN THE AURORA FIRE DEPARTMENT AND THE DEVELOPER(S).
3) WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7036 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.
4) PER FIRE LIFE SAFETY, EACH PLANNING AREA IS REQUIRED TO HAVE (2) POINTS OF ACCESS AND A LOOPED WATER SUPPLY. FURTHERMORE, PER THE 2015 IFC, SECTION D104.3 IT STATES THAT WHERE (2) FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT BEING SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
5) AS EACH SUB-SITE OR PLANNING AREA IS DEVELOPED, THE SITES WILL MAINTAIN THE HISTORIC FLOW PATTERN VIA OVERLAND FLOW OR PRIVATE STORM SEWER INFRASTRUCTURE INTO THE PROPOSED DRAINAGE CHANNEL. STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED FOR EACH PLANNING AREA WITHIN THE REGIONAL STORMWATER FACILITY TO BE INSTALLED DURING PA-11.
6) COLFAX AVENUE AND PICADILLY ROAD WILL HAVE FUTURE TRANSIT STOPS. SPECIFIC LOCATIONS OF THESE TRANSIT STOPS WILL BE IDENTIFIED IN THE FUTURE PER COORDINATION WITH RTD. INTERNAL SITE CIRCULATION WILL SUPPORT WALKING OR BIKING TO THE PROPOSED MOBILITY HUB TO BE LOCATED NEAR THE INTERSECTION OF COLFAX AVENUE AND PICADILLY ROAD.
7) THE PIP HAS BEEN PREPARED IN COORDINATION WITH THE TRAFFIC IMPACT STUDY PREPARED BY FELSBERG HOLT & ULLEVIG PREPARED FOR THE STAFFORD LOGISTICS CENTER

NOTE: IMAGES AND GRAPHICS ARE SOLELY FOR REFERENCE PURPOSES ONLY.



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ISSUE RECORD

FDP #1	12/17/2018
FDP #2	03/04/2019
FDP #3	04/22/2019
FDP #4	07/03/2019
Final Submittal	09/30/2019
Technical Submittal	April 2020