

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



August 8, 2019

Jed Momot  
Northpoint Development LLC  
4825 NW 41st Street Ste. #500  
Riverside, MO 64150

**Re: Fourth Submission Review -** Stafford Logistics Center – FDP with Waivers and Rezonings  
Application Number: **DA-2170-00**  
Case Number: 2019-7001-00; 2019-2001-00; 2019-2001-01

Dear Mr. Momot:

Thank you for your recent re-submittal, which we received recently. We reviewed it 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.

Although some issues still remain, you will be scheduled for an administrative decision on or after August 28, 2019. Since important issues still remain, you will need to make a technical submission after the administrative decision date.

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.

You will receive via email a Notice of pending Administrative Decision that is required to be mailed to abutting property owners and registered HOA's at least 10 days prior to the decision date. Please provide *proof of mailing* to your case manager after they are mailed. Failure to meet the aforementioned deadline may result in a delay of the administrative decision.

Feel free to contact me if you have any questions or concerns. I can 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: Patrick Gunn – Ware Malcomb  
Susan Barkman, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\2170-00rev4.rtf



## *Fourth Submission Review*

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

- See the Zoning and land use comments from Planning.
- See the comment redlines from Engineering, Traffic Engineering, Aurora Water and Life Safety.
- Coordinate with CDOT to obtain their comments.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Stephen Rodriguez [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org) / 303-739-7186 / PDF comment color is teal.

#### **1. Community Comments**

1A. No additional community comments have been received.

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

- 2A. Service Area and Loading Dock Screening (146-915 B9) – Staff will not support this waiver request. Please ensure that all reference to this waiver are deleted from the document set including any and all narratives.
- 2B. There is inconsistency in the plans and tabs showing realigned Colfax Avenue continuing, or not, through the development to its western edge. The plans should be consistent in showing a through connection on all sheets for this street.

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

#### **3. Civil Engineering**

Reviewed by: Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

##### **PIP**

- 3A. Page 1 - The FDP will not be approved by Public Works until the master drainage study is approved.
- 3B. Page 4 – 3<sup>rd</sup> Building, not necessarily 3<sup>rd</sup> CSP.
- 3C. Page 5 – This is not reflected in the exhibits.
- 3D. Page 7 – Indicate on exhibit.
- 3E. Pages 8-10 – Indicate on exhibit.
- 3F. Sheets PA-3, PA-7, PA-8, PA-9, PA-10 – The exhibit still does not reflect the construction of the channel.

#### **4. Traffic Engineering**

Reviewed by: Brianna Medema, [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303.739.7646

##### **TIS**

- 4A. Address CDOT comments in TIS prior to resubmittal.
- 4B. See intersection signalization comment and redlines regarding auxiliary lane lengths.

##### **PIP**

- 5C. Page 4 – Building proposed, CSP's can contain more than one building.
- 5D. Full ½ section of roadway is required for when each adjacent planning area is submitted.
- 5E. Signal Escrow is a separate issue (specific ordinance) and cannot be combined with other items.
- 5F. See various redlines.
- 5G. Sheet PA-1- Why is this not also "Roadway Improvements required with development"? Is the "Secondary Emergency Access" not public access, different section? Typ. for all figures.
- 5H. Sheets PA-7, PA-8- At least 2-lanes required.

#### **6. Aurora Water**

Daniel Pershing / [dperching@auroragov.org](mailto:dperching@auroragov.org) / (303) 739-7646 Comments in red.

Refer to the redlines for additional information.



### **Master Utility Report**

6A. Please address numerous redline comments.

Redline comments include but are not limited to:

6B. Sheet C1.1 - If this building is being constructed with PA1, why is the sanitary main not being installed until PA7?

6C. Sheet C1.3 – Label watermain connection.

6D. Page 14 - Please send updated Water Model to [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) as an ".imp" file.

### **7. Life Safety**

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

Tab 8 Comments

- Sheet 5 Add Whelen Warning System
- Replace the following note with this:

#### III. WHELAN WARNING SYSTEM REQUIREMENTS

BESIDES THE OBVIOUS NEED TO PROVIDE EMERGENCY SIREN WARNINGS TO RESIDENTIAL AREAS WITHIN THE CITY, OUTDOOR RECREATION AREAS SUCH AS SPORTS FIELDS AND GOLF COURSES, ETC. ARE IMPORTANT AREAS TO COVER WITH OUTDOOR WARNING SYSTEMS. MANY OF OUR SIRENS ARE PLACED ON SCHOOL GROUNDS BECAUSE OF THEIR LOCATION AND POPULATION. THE NUMBER AND PLACEMENT OF ELEMENTARY SCHOOLS IN NEWLY DEVELOPED AREAS CAN ROUGHLY GAUGE POPULATION DENSITY. IT IS REASONABLE TO ASSUME THAT SOME FUTURE SITED COULD BE ON PUBLIC PROPERTY, SUCH AS FIRE STATIONS, LIBRARIES, GOLF COURSES AND OTHER CITY PROPERTY SO LONG AS THE SITE DELIVERS OPTIMUM COVERAGE AND HAS ADEQUATE ACCESS FOR INSTALLATION AND SERVICE.

SITE SELECTION CAN BE DETERMINED BY SEVERAL DIFFERENT METHODS. IN THE PAST, THE POPULATION DENSITY OF THE CORE OF AURORA DICTATED SITE SELECTION TO INSURE OVERLAPPING OR EDGE TO EDGE COVERAGE. NEW DEVELOPMENTS AND FUTURE ANNEXATIONS INTO THE CITY REQUIRES A DIFFERENT METHOD OF DETERMINING SIREN SITES DUE TO OVERLAPPING COVERAGE, OPEN SPACES BETWEEN DEVELOPING AREAS, RECREATIONAL SITES AND POPULATION DENSITIES.

THE FEMA REQUIREMENT FOR THE OUTDOOR EMERGENCY WARNING SYSTEM IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY USES THE WHELAN SIREN SYSTEM AND 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. SOUND PROPAGATION FROM THE WPS-2900 SERIES OMNI-DIRECTIONAL SIREN IS 70 DB AT 3000 FEET WITH THE STANDARD 50 FOOT TOWER (THIS HEIGHT IS AN OSHA REQUIREMENT). THIS DOES NOT TAKE INTO ACCOUNT TOPOGRAPHY OR OBSTRUCTIONS SUCH AS BUILDINGS. SOME OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.



IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ 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.

Please work with the City of Aurora Office of Emergency Management to ensure that coordinated coverage is provided. The Office of Emergency Management can be reached at (303) 739-7636.

**8. Urban Drainage** (UDFCD)

Reviewed by: Morgan Lynch / 303-455-6277

8A. We have no additional comments on the FDP and look forward to reviewing the construction documents.

**9. CDOT**

Reviewed by: Rick Solomon

9A. No comments received to date. Comments will be forwarded upon receipt from CDOT.

**10. Tri-County Health Department**

10A. See the attached letter dated July 30, 2019 for the project.



July 30, 2019

Stephen Rodriguez  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Stafford Logistics Center, DA2170-00  
TCHD Case No. 5748

Dear Mr. Rodriguez,

Thank you for the opportunity to review and comment on the fourth submittal of the Framework Development Plan for a logistics center, the rezoning to convert approximately 45 acres from Planned Development Zone District (PCZD) to Regional Retail/Commercial, and the Rezoning request to convert approximately 301 acres from PCZD to Light Industrial located at the southwest intersection of Colfax Avenue and Picadilly Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the Framework Development Plan and Rezoning and, in letters dated February 1, March 18, and May 16 2019 responded with the comments included below. TCHD has no further comments.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

#### **Air Pollution – Vehicle Fleet Recommendations**

A proposed logistics center may increase diesel truck traffic in the area. To mitigate the environmental impact that the potential increased traffic will cause we recommend:

1. Restricting vehicle idling

Vehicle emissions can be reduced significantly by restricting excessive idling. The applicant can impose an idling restriction policy on all trucks that use its proposed facility, whether they are owned by the company or by contract haulers. Article 18 of the City of Aurora's Municipal Code restricts the idling of a motor vehicle for a period in excess of 15 minutes in any hour, within the city limits at any time (with several exceptions). We recommend that the applicant implement a policy to prohibit on-site diesel idling for more than five minutes.

2. Requiring vehicle inspections

State statute requires that diesel trucks be inspected for air emissions at intervals dependent on the age of the truck. To ensure that non-company owned vehicles using the

facility meet state inspection criteria, the company could stipulate that contract haulers provide current proof of inspection as a condition for use of the facility.

3. Committing to purchase new, clean-burning vehicles as fleet vehicles are replaced  
The age of a diesel truck is a major factor affecting its emissions, with newer diesels generally having far fewer emissions than older ones. Yet it may be less expensive to purchase used, over-the-road resale vehicles. We recommend that the applicant make a commitment to purchase only trucks that are equipped with clean-burning engines. At a minimum, the company should agree that it will only purchase turbo-charged replacement vehicles, which burn cleaner than naturally aspirated vehicles.
  
4. Considering accelerated adoption of technological advances  
Fleet owners can reduce emissions by retiring older vehicles at an accelerated rate, retrofitting trucks with post-combustion devices or more efficient engines, or using alternative fuels. Clean Air Fleets (CAF) is a regional public-private initiative of the Regional Air Quality Council (RAQC) to help on- and off-road diesel operators reduce diesel emissions and save money by providing information on, and funding for, retrofit technologies and advances in diesel emissions mitigation. If the applicant is interested in pursuing any of these options, we suggest the company contact the RAQC for assistance or visiting <http://cleanairfleets.org/>.

*Mobile sources:*

<https://www.colorado.gov/pacific/cdphe-lpha/air-pollution-mobile-sources-contacts>

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD