



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

Worth Discovering • [auroragov.org](http://auroragov.org)

January 31, 2020

Jim Knopka  
First Industrial, LP  
5455 W Waters Ave, Suite 211  
Tampa, FL 33634

**Re: Initial Submission Review - Aurora Commerce Center Buildings E – Site Plan**  
Application Number: **DA-1390-10**  
Case Number: 2020-6001-00; 2020-3001-00

Dear Mr. Knopka:

Thank you for your initial submission, which we started to process on Monday, January 6, 2020. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, February 24, 2020.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or [bcammara@auroragov.org](mailto:bcammara@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Letter, Mile High Drainage

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237  
Meg Allen, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1390-10rev1.rtf



## *Initial Submission Review*

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

- ✓ Finalize the approach for the 26<sup>th</sup> Avenue Trail design with PROS.
- ✓ The proposed north property line on the plat needs to match the “new” property line in the Site Plan.
- ✓ Update the FDP/Master Plan regarding current approach with the First Creek Drainage.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251 / PDF comment color is red.

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

There were no community comments received.

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

2A. An FDP Amendment is needed to reflect the current approach to the First Creek Drainage. Please coordinate with Brandon on the approach.

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

3A. Parking - Please review UDO Table 4.6-1 and identify the required parking using the categories identified in the table (please note the distinction between "Warehouse and Storage" and "Distribution.")

3B. For the “Wing Walls,” please include the approach recent used for Buildings A and B (see red lines).

3C. Please update the landscape plan along 26th Avenue, so the linework follows the curb line and does not cover up the sidewalk.

3D. Include the areas east of the primary access in the landscape plan.

3E. Include the areas immediately east of the primary access in all the plans. The access road and sidewalk need to be extended to the east property line.

3F. Plat - The proposed north property line on the plat needs to match the “new” property line in the Site Plan.

#### **4. Landscape Comments**

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

Sheet 24 Landscape Plan

4A. Dimension and label the provided street frontage buffer. Street frontage buffers are measured from the back of walk.

4B. While the underlying cadd file/base seems to reflect the proposed realignment of E. 26th Avenue, the proposed landscaping does not. The street trees are placed on top of the new sidewalk. Please make sure that the landscape plan reflects what the ultimate condition of the E. 26th Avenue will be. If there will be a curbside landscape (formerly tree lawn) then the street trees should be placed in that space.

4C. The street frontage buffer requirements and the detention pond landscape requirements may be combined as they overlap, but the street trees may not be counted towards the buffer as they are to be located within the curbside landscape and not behind the walk interior to the site.

4D. Include a legend on all landscape sheets. Refer to the Landscape Reference Manual for what is to be included in the legend, but typically all landscape information as well as utility, properly line symbology etc.

4E. Include the existing and proposed grading grayed back.

4F. Label and dimension all existing and proposed easements.

4G. Please review the new UDO. Grasses are not permitted as a screening method for parking lots. Fifty percent of the shrub species shall be flowering. In addition, trees shall be used as accents.

4H. Add "Not for Construction" to all landscape sheets.

4I. Adjust plantings around hydrant. They will fit, as the hydrant is drawn at a large scale than what it will actually be.

4J. Show the property line as a traditional line type that is a long dash and two short dashes.

4K. Increase the font size of the plant labels. See additional comment on this sheet. The current font size is too small.

4L. Refer to the new UDO, but the curbside landscape may or may not be all native seed depending upon the width between the back of walk and curb. That area needs to be shown independently of the area behind the walk or



interior to the site. It can't be one hatch.

4M. There is both decorative and chain link fence details provided. Please show these with two different line types on the landscape plan sheets.

Sheet 26 Landscape Plan

4N. Label the plants that are not labeled.

4O. Adjust plant quantities where noted.

4P. Adjust the locations of the plants around the fire hydrant. The plants and hydrant will fit if the size of the hydrant is adjusted as it is drawn at a larger scale than what it will actually be.

4Q. Add trees where noted.

4R. Screen the parking lot perimeter per code.

Sheet 27 Landscape Plan

4S. Provide the required street trees.

4T. Show the property line as a traditional line type i.e. long dash and two short dashes.

4U. Adjust the locations of the plants around the fire hydrant. The plants and hydrant will fit if the size of the hydrant is adjusted as it is drawn at a larger scale than what it will actually be.

Sheet 28 Landscape Plan

4V. This parking lot is shown as Phase 2 on other sheets in the plan set. Landscaping can be included, but work with the applicant to delineate this area, perhaps a light gray hatch over the area, in addition to a note that this area is NOT to be constructed with the initial development phase.

Sheet 29 Landscape Plan

4W. Sea green juniper will get too large and cause visibility issues within the parking lot as people are trying to back out their cars.

4X. Label all the plants along the drive. See comment on landscape plan.

4Y. Label call out the proposed retaining wall. Add spot grades for bottom and top of wall to this sheet.

4Z. Add a tree and landscaped parking lot island. No more than 15 spaces in a row.

4AA. If the intent is to meet buffer requirements, this would technically be considered a street frontage buffer and the requirements would be 1 tree and 10 shrubs per 40 linear feet. The street is Smith Road.

4BB. Screen the parking lot per code.

Sheet 30 Landscape Notes

4CC. Remove the landscape specifications. This is not a construction drawing. Only include the required landscape notes as specified in the Landscape Reference Manual in addition to a note describing all mulch treatments and the type of edger being proposed.

Sheet 31 Landscape Notes

4DD. Double the font size on this sheet and darken the font.

4EE. Complete the site data information.

4FF. Confirm data information with the information provided on the cover sheet.

4GG. There appear to be two different detention ponds. These should be listed separately. Possibly as north pond and east pond and the requirements broken down separately for both.

4HH. If attempting to meet buffer requirements, this would fall into the street frontage buffer requirement as Smith Road is to the south of the development and the requirement would be 1 tree and 10 shrubs per 40 lf.

4II. Provide the actual seed mixes

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

### **5. Civil Engineering**

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

Plat

5A. Show/label drainage easements for detention ponds. The drainage easement must tie to an access easement and that access easement must tie to public right of way.

Site Plan

5B. Add the following note: 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 City Engineer



5C. Please add the following notes:

The following items are necessary for Building Permit to be issued:

1. CLOMR for First Creek channel improvements approved by FEMA.
2. Civil Plans for First Creek channel improvements approved by City of Aurora.
3. Fee-in-lieu agreement for construction signed and funded.
4. Developer provides written acknowledgment and acceptance of the following risks:
  - a. LOMR analysis and review could reveal the need to make changes to Building E site, civil and/or building plans.
  - b. A flood occurring during construction of the First Creek channel improvements damaging the Building E site and/or structure.

5D. The LOMR must be approved by FEMA in order for the CO to be issued

5E. Show/label proposed drainage easement, page 4

5F. Show/label proposed drainage easement. Access easement required from the drainage easement to public right of way, typical, page 7. Maintenance access is required to the top of the outlet structure, typical

5G. Lights need to be moved to avoid conflict with retaining wall, page 9

5H. This call out does not match the detail referenced, page 9

5I. Multiple slope comments

5J. For detention ponds: Show/label drainage easement, show/label 100-yr water surface elevation, page 11.

5K. For detention ponds: Show/label drainage easement, show/label 100-yr water surface elevation, maintenance access is required to the top of the outlet structure, page 14.

## **6. Traffic**

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

6A. Traffic Letter has been approved.

6B. Move this text to show intersection. Functional access to property to the east is a requirement. Include dimension from 26th to this intersection. Page 3

6C. 625' not 500' , page 4.

6D. Update Sight triangles to assume full buildout of 26th. e& f dimensions. Page 4

6E. 515' not 430'

6F. Include sight triangles for this location. Page 4.

6G. Shift stop sign to north of pedestrian crossing. Page 6.

6H. Include sight triangles (use 25mph Design speed, typ all interior) page 6.

6I. It appears turn lanes are being provided with the exception of westbound left. Provide striping/modification to accommodate. or include if in the referenced project. It is needed for this development (so include the linework). Page 7

6J. include anticipated stop location (stop bar may be suitable based on unusual geometry. Page 7

6K. A turning template, exhibit or embedded into Site Plan is required for this connection. Striping may be necessary within the throat to direct passenger vehicles to appropriate locations. Page 7

6L. Show all stop signs from the Site Plan.

- Review tree placement vs stop signs.

- Review on-site sight triangles

## **7. Real Property**

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

7A. See the red line comments on the plat and site plan.

7B. There may be a need for a drainage easement to be dedicated. If so, then the physical features in those drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

7C. There a couple of offsite easements that need to be dedicated by separate document. Contact Andy Niquette to start the easement dedication process.

7D. The site plan shows some additional Right of Way to be dedicated.

7E. Send in the Certificate of Taxes Due for the property.

7F. That additional Right of Way should be represented on the plat.

7G. A few of the State Monument Records are showing different information than what is shown on the plat. Please



match this information.

### **8. Aurora Water**

Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / (303) 326-8867 Comments in **red**.

8A. Fees – Diana Porter / [dporter@auroragov.org](mailto:dporter@auroragov.org) / 303-739-7395, Storm Drainage Development Fees due 55.502/acres x \$1,242.00/acre = \$ 68,933.48, Make check payable to the City of Aurora.

8B. Prior to next submittal or revision to First Creek plans, please reach out to discuss this alignment (sanitary sewer). Page 17

8C. 90 degree angle between two points of connection. Page 17

8D. Label private if that is the plan. Page 17

8E. Bring stub to property line and/or outside of the channel for next building to tie into. Provide a valve in the civil plan submittal. Page 17

8F. Show how this manhole will be accessed for maintenance. Page 21

8G. Provide access to top of outlet structure. Page 21

8H. Meter pit to be located in a landscaped area. Page 22.

### **9. PROS**

Curtis Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131

9A. Sheet 24 Landscape Plan The space between the back of walk and curb might be modified, if required, based on discussions about regional trail alignments through both Aurora Commerce Center and Majestic Commerce Center. If it is decided that the sidewalk should be widened, less area for curbside landscape could result or southward encroachment of the walk into the detention pond may occur. Please coordinate with PROS staff on this issue.

### **10. Life Safety**

Reviewed by: Greg Rogers / [grogers@auroragov.org](mailto:grogers@auroragov.org) / 303-739-7464 Comments in **blue**.

10A. Site-Sheet 7: See comment regarding fire lane labels.

10B. Site-Sheet 18&21: See note regarding off-site hydrants.

10C. Plat- Sheet 2 of 5: see comment regarding labels of fire lanes.

### **11. Xcel**

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

11A. Please see letter dated January 22, 2020 regarding Xcel facilities in the area.

### **12. MHFD**

Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org) / 303-455-6277

12A. See letter dated January 23, 2020 which contains numerous review comments.

### **13. E-470**

Chuck Weiss / [cweiss@E-470.com](mailto:cweiss@E-470.com) / 303.537.3420

13A. At this time E-470 Public Highway Authority has No Comments