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July 5, 2019

Jan Davis  
Ware Malcomb  
1600 Champa Street, Suite 350  
Denver, CO 80202

**Re: Initial Submission Review** – Prologis Park 70 Building 19 – Contextual Site Plan and Plat  
Application Number: **DA-1391-10**  
Case Numbers: **2019-6027-00, 2019-3030-00**

Dear Ms. Davis:

Thank you for your initial submission, which we started to process on June 13, 2019. We reviewed your proposed site plan amendment 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 Friday, August 2, 2019.

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 estimated administrative decision date is tentatively set for September 11, 2019.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303-739-7450).

Sincerely,

Tanner Axt, Planner I  
City of Aurora Planning Department

Attachments: Xcel Comment Letter, Majestic Commercenter Comment Letter

cc: Clay McAtee – The Whiting-Turner Contracting Company, 7800 E Union Ave, Ste 100, Denver, CO 80237  
Susan Barkman, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1391-10rev1.rtf



## *Initial Submission Review*

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

- Prologis Park Approval Letter (Planning)
- Screen Wall (Planning)
- Inconsistency with the Prologis Eastgate Infrastructure Site Plan (Landscaping)
- Preliminary Drainage Approval (Public Works)
- Sight Triangles (Traffic)
- Proposed Gating and Accessible Route (Fire/Life Safety)
- Hydrant Bollard Protection (Fire/Life Safety)
- Water Meter Location (Water)
- Monument Records (Real Property)
- Closure Sheet (Real Property)
- Easement Labels (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

Tanner Axt / 303-739-7261 / [text@auroragov.org](mailto:text@auroragov.org) / Comments in dark teal

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to 5 adjacent property owners, 3 registered neighborhood organizations and 6 outside agencies. Written comments were received from Xcel Energy and Majestic Commercenter and can be found at the end of this letter. Please respond to their comments within the response letter for your next submission.

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

- 2A. Adjust the CSP name to “PROLOGIS PARK 70 BUILDING 19” throughout the plan set.
- 2B. Provide a sheet showing the ultimate buildout of the site, with the building expansion, the new building, the adjusted outdoor storage, and the new parking. Also include notes showing what would trigger the expansion and construction. This sheet does not have to be as detailed as a Site Plan but must be detailed enough to understand the adjustments to the site and the locations of any storage, buildings, parking, etc.
- 2C. Ensure the building square footage is consistent throughout the plan set.
- 2D. Verify the sheet numbers in all Key Maps.
- 2E. Ensure that the responses to pre-app notes are reflected appropriately in the site plan.
- 2F. Sheet 1
- Adjust the vicinity map to more clearly depict the location and borders of the project.
  - Include a column for Phase 2 in the Data Block showing values for the ultimate buildout of the site.
  - Provide more room for City of Aurora signatures.
- 2G. Sheets 2 and 3
- Grey out the future construction area.
  - Remove the future building extension line.

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

- 3A. Provide a letter of approval from the Prologis Park Design Review Committee. This is required prior to the Administrative Decision.
- 3B. Sheets 2 and 3
- Show zoning on adjacent properties.

#### **4. Streets and Pedestrian Issues**

- 4A. Sheets 2 and 3
- Identify the location of the outdoor seating area.
  - Identify the locations of bike racks.
- 4B. Sheets 9-14



- Identify the location of the outdoor seating area.

## **5. Parking Issues**

### **5A. Sheets 19-21**

- Parking lot lights may not exceed 25' in height. Adjust accordingly.

## **6. Architectural and Urban Design Issues**

### **6A. Sheets 2 and 3**

- Change perimeter wall label to "PROPOSED WALL"

### **6B. Sheet 16**

- Include a color sample table.
- Increase architectural diversity on the west elevation. Consider continuing the clerestory windows from the north and south elevations and highlighting around the main doors with accent colors to break up the monotonous blocks of a single color. This would be a strong location to provide varied horizontal and vertical planes to create shadows on the building face.

### **6C. Sheet 18**

- Wall must be an opaque screen wall. Adjust to match the 10' high-quality screen wall described in the response to pre-app notes.

## **7. Landscaping Issues (Kelly Bish, PLA, LEED AP / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal)**

### **7A. Sheet 8**

- Update the Table of Street Frontage, Street Edge Buffer and Non-Street Frontage Buffer Landscape Requirements to include all of E. 19th Avenue, including the future phase.
- Add the east and west buffer requirements to the above-mentioned table.
- For the Non-Residential Building Landscape Information, the west side of the building is visible from E. 19th Avenue and therefore requires landscaping.
- Include the table of water conserving and non-water conserving landscape areas and the percentages of each.
- Add the plant quantities to the Plant List.

### **7B. Sheet 9**

- Please check with the ProLogis folks, Tom Marko, but this streetscape and the trees selected don't seem to match what was originally designed as documented in the ProLogis Eastgate Infrastructure Site Plan.
- Show the outdoor storage. Refer to the site plan.
- The landscape plan must show the landscaping for the ultimate build out. It appears it will be phased and so an overall sheet that demonstrates the phasing of the site should be included. It can be done with solid light gray hatches. Maybe prepared by the civil consultant??
- Label the fence.
- The ProLogis Park 70 FDP states that all loading areas and OUTDOOR STORAGE within view from public streets and/or open space areas are to be effectively screened. Screening shall be by walls of the same material as the buildings and generally integral to the building. An 8' tall open rail metal picket fence has been proposed. This does not provide adequate screening.
- Unless a true solid screen is going to be provided here, the outdoor storage is going to be exposed to view from E. 19th Avenue.
- The E-470 Light Industrial/Flex Office Subarea Zoning requires that all on-site storage yards be FULLY screened from view from all public and private rights-of-way by walls or fences. Screen heights shall be of a sufficient height to hide vehicles and materials but shall not exceed 10'. The comment response letter indicates that a 10' wall will be used for loading areas but does not address the requirement for screening outdoor storage areas. Currently an 8' non-opaque fence is being provided which doesn't meet the intent of this code section.



- Include the required 10' landscape buffer and plantings.

7C. Sheet 10

- Continue the parking lot screening/landscape treatment along E. 19th Avenue to address the future trailer parking.
- No GL listed in the Plant List.
- Add additional evergreens where indicated.
- Re-locate the indicated trees outside of the fence.
- What is happening along the west side of the building? The architectural elevations do not show any type of loading doors. Building perimeter landscaping should be installed along here.

7D. Sheet 11

- Provide a cross section where indicated. Please include vehicles in the cross section.
- According to the plat, there is a 20' wide PSCO Easement along E. 19th Avenue. Not sure that these trees are permitted.
- Are the electric lines shown within the tree lawn remaining? or are they deep enough to permit the tree plantings? Check with Tom Marko with ProLogis and/or the utility provider.
- Please include the development to the east. A portion of it is visible on the site plan. Extend the viewport.
- 10' landscape buffer required here. Can be reduced.

7E. Sheet 13

- Provide a cross section from I-70 through to the outdoor storage.

7F. Sheet 17

- Update the cross section provided per the comments.

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

8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

9A. Sheet 1

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

9B. Sheets 2 and 3

- Dimension the existing sidewalk.
- Clarify the "PROPOSED STORAGE YARD PAVEMENT" material.
- Dust free surface. If some other surface is approved for a site that is not improved (concrete or asphalt pavement), it needs to be dust free and maintained in a dust free condition. As part of the site plan approval process, the applicant shall place on the site plan/contextual site plan a complete description of the material proposed to be used, any and all dust control additives or treatments, and the maintenance schedule of the periodic additives or treatments. Additionally, a note shall be added to the site plan/contextual site plan that: "The property owner/developer shall maintain the dust free surface as provided within the site plan/contextual site plan. Otherwise if the property owner/developer fails to maintain the dust free surface as identified within the site plan/contextual site plan and fails to correct the condition after notification of the condition, the property owner/ developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of the notification.

9C. Pages 4 and 5





- Label the slope at the street access points. Include a minimum 1% slope for asphalt, .5% slope for concrete, and 2% slope for all non-paved surfaces including gravel or recycled asphalt.
- Advisory note: All sump areas including inlets and area drains will need to identify emergency overflow in the civil plans

**10. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

10A. Sheet 1

- Add the following note: "The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street."
- Add the following note: "Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development."

10B. Sheets 2 and 3

- Sight triangles shall be per COA STD TE-13.1 along 19th Ave.
- Stop sign dimensions of 30"x30" is for single lane approach. This may be appropriate for all locations. Dimensions on signs need to appear on the Civil Plans, sign & striping plan.
- Note 7 normally appears on the landscaping plan.
- Add stop signs in the locations notated in the redlines.

10C. Sheet 9

- Update sight triangles to the back of the stop sign and adjust plantings within the triangles.

10D. Sheet 11

- Adjust the plantings to allow the additional stop signs as noted in the red lines.

10E. Sheet 14

- Adjust the plantings to allow the additional stop signs as noted in the red lines.

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

**SITE PLAN**

11A. Sheet 1

- Adjust the notes as indicated in the redlines.
- Revise the Data Block as noted in the redlines.

11B. Sheet 2

- The gating system on the northwest entrance to the site must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch and a manual override.
- Label the northwest entrance gate as " 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release".
- The fire hydrants identified in the redlines will be subject to impact by motor vehicles, bollard protection must be provided. Identify and provide bollard protection for these fire hydrants.
- Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. Please provide a fire lane through the Proposed Storage Yard meets this requirement.
- Will this project be phased? If so, provide the delivery of the phasing.

11C. Sheet 3

- The gating systems across the entrances to the storage yard must be electronic systems that include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch and a manual override. Label gates "23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release."



- Please identify all public and private entrances. If multiple public entrances are identified, 60% of the entrances will be required to be accessible public entrances.
- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- The fire hydrants identified in the redlines will be subject to impact by motor vehicles, bollard protection must be provided. Identify and provide bollard protection for these fire hydrants.
- Please identify and provide a Knox Box at the locations identified in the redlines. Identify the Knox Box with an "X" inside a box.
- Relocate the FDC to the location identified in the redlines. Label the FDC with a "Y" symbol and label it as "FDC with approved Knox Hardware." Repeat this on Utility, Landscape, Elevations and Photometric sheets.
- Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. Please provide a fire lane through the Proposed Storage Yard meets this requirement.
- The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.
- The fire hydrant identified in the redlines can be eliminated.

#### 11D. Sheet 6

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Remove the hydrant west of the future building.

#### 11E. Sheet 7

- Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 6" Fire Line DIP (Private).
- Show the location of the Knox Boxes See Sheet 3. Repeat on Landscape, Site, elevations sheets.
- See FDC relocation comments on Sheet 3.
- The fire hydrant identified in the redlines can be eliminated.
- The fire hydrants will be subject to impact by motor vehicles, bollard protection shall be provided. Identify and provide bollard protection for the fire hydrants.

#### 11F. Sheet 10

- Show the location of the FDC and Knox Boxes, see Sheet 3. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." Repeat on all landscape sheets.

#### 11G. Sheet 11

- Show the location of the FDC and Knox Boxes, see Sheet 3. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." Repeat on all landscape sheets.
- Provide a 3' paved path to the FDC. Extend side walk beyond FDC to ensure landscape material does not interfere with water line connection (2 feet minimum).
- See fire hydrant comments on Site Utility Sheets.

#### 11H. Sheet 16

- Please identify and provide Knox Boxes at the front main entrances and at the fire riser room door. Identify the Knox Box with an "X" inside a box. See Sheet 3 for FDC/Knox Box locations.

#### 11I. Sheet 17

- Provide details if manway gates are utilized.
- Provide the gating system details. Advisory Note: there must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.



11J. Sheet 20

- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length. See example and accessible route on sheet 3.
- Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

PLAT

11K. Sheet 2

- Please adjust “FIRELANE” to “FIRE LANE”.

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

12A. Sheet 3

- Show bollard protection for hydrants in concrete.
- The landscape meter must be located in a landscaped area.

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

13A. See the red line comments on the Plat and CSP.

13B. Contact Grace Gray to start the License Agreement for the encroachments into easements – [ggray@auroragov.org](mailto:ggray@auroragov.org).

**14. Revenue – Aurora Water/TAPS** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

14A. Storm Drainage Development Fees due

- $53.293/\text{acres} \times \$1,242.00/\text{acre} = \$ 66,189.91$
- Make check payable to City of Aurora

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

15A. See attached letter.

**16. Majestic Commercenter** (Katie Yarian / 303-475-2820 / [kyarian@towermetrodistrict.com](mailto:kyarian@towermetrodistrict.com))

16A. See attached letter.



**Right of Way & Permits**

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

June 27, 2019

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

Attn: Tanner Axt

**Re: Prologis Park 70 Building 19, Case # DA-1391-10**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and contextual site plans for **Prologis Park 70 Building 19**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East 19<sup>th</sup> Avenue 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](http://xcelenergy.com/InstallAndConnect). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



July 1, 2019

Tanner Axt, Case Manager  
Planning and Development Services  
City of Aurora  
15151 E Alameda Parkway  
Aurora, CO 80012

**RE: Development Application DA-1391-10; Project Number: 1,371,677; Project Name: Prologis Park 70 Building 19 – CSP and Plat**

Dear Mr. Axt:

On behalf of the Tower Metropolitan District and the Majestic Commercenter Owners Association, the governing bodies charged with oversight over Majestic Commercenter, the 1,600 acre industrial park located along I-70 and next to Prologis Park 70, I am formally submitting comments regarding fencing/screening. The CSP contemplates a very large outdoor storage yard, which fronts I-70. Although a "proposed fence" is depicted as surrounding most of this storage yard (see sheet 2 and 7), there are few details regarding the fencing/screening materials. The only fence details are found on Sheet 18 of the CSP, which indicates the fence will be of metal construction with steel rail pickets, essentially, a "decorative fence."

Since I-70 is an important view corridor (and because Prologis Park 70 and the Majestic Commercenter are often mistaken as the same industrial park by the general public), we are requesting that the Applicant install opaque fencing around the outdoor storage yard. Specifically, we are requesting the fencing/screening be a "precast concrete" material in order to provide higher quality aesthetics and blend into the adjacent concrete buildings better. See Exhibit A attached for reference. This is the same fencing material that is generally required in the Majestic Commercenter; thus, we are not requesting anything that would not be required of every tenant in our business park. Additionally, we are requesting that berming and enhanced landscaping be provided around the outside storage yard, as it fronts I-70. I note that there is a rendering of enhanced landscaping around the Building on Sheet 17 of the CSP, however, there does not seem to be any around the outside storage yard itself. In our opinion, screening (with concrete fencing, berming and enhanced landscaping) is more important for outside storage yards than the buildings (although, we expect the buildings to include landscaping as well).

If you have any questions, please don't hesitate to contact me.

Sincerely,

Katie Yarian  
Property Manager  
Tower Metropolitan District  
[kyarian@towermetrodistrict.com](mailto:kyarian@towermetrodistrict.com)  
303.475.2820

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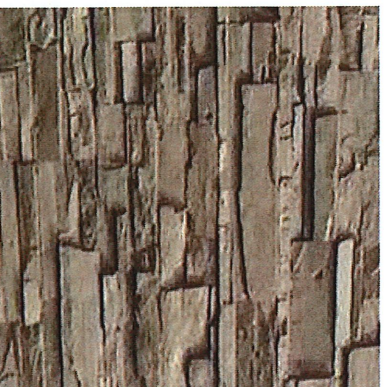




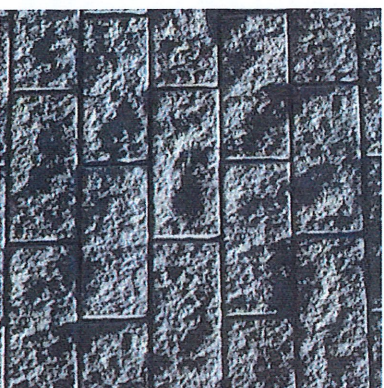
## Standard Textures



Ashlar



Stacked Stone



Split Face Block



Ledge Stone



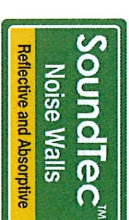
Coral Stone / Split Face Block

## Custom Designs Are Also Available

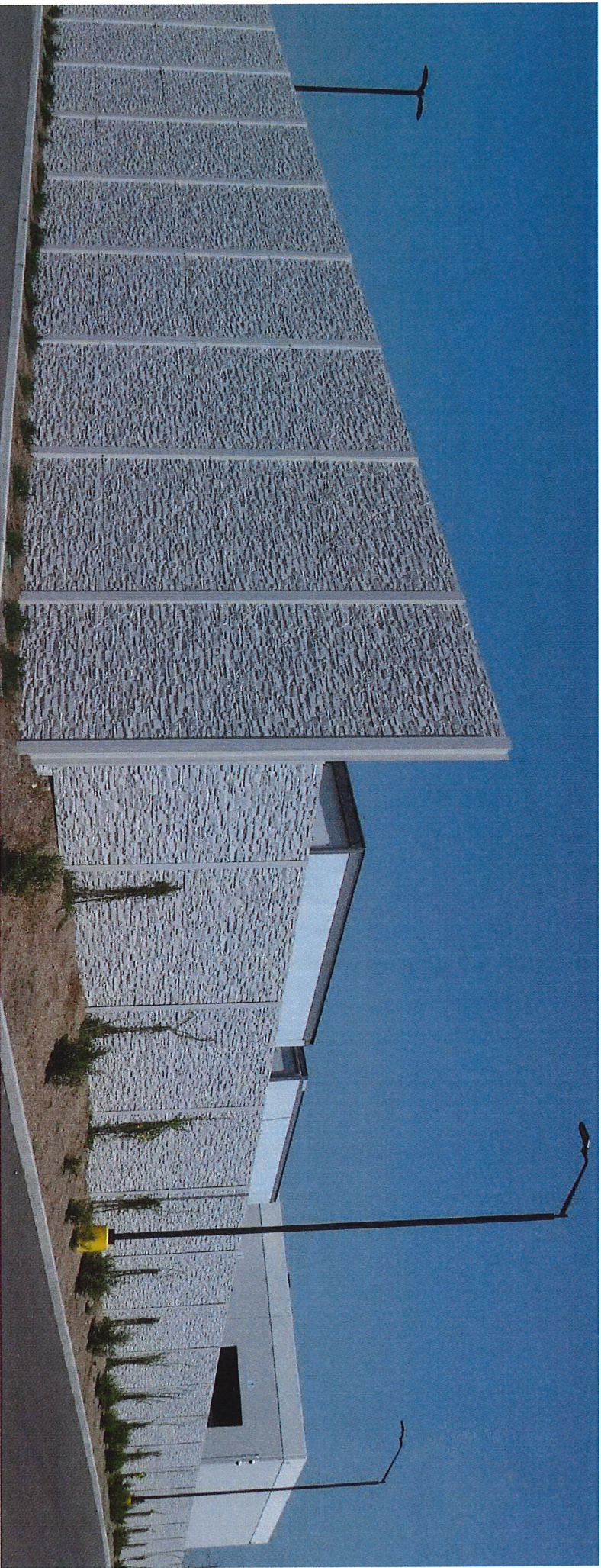
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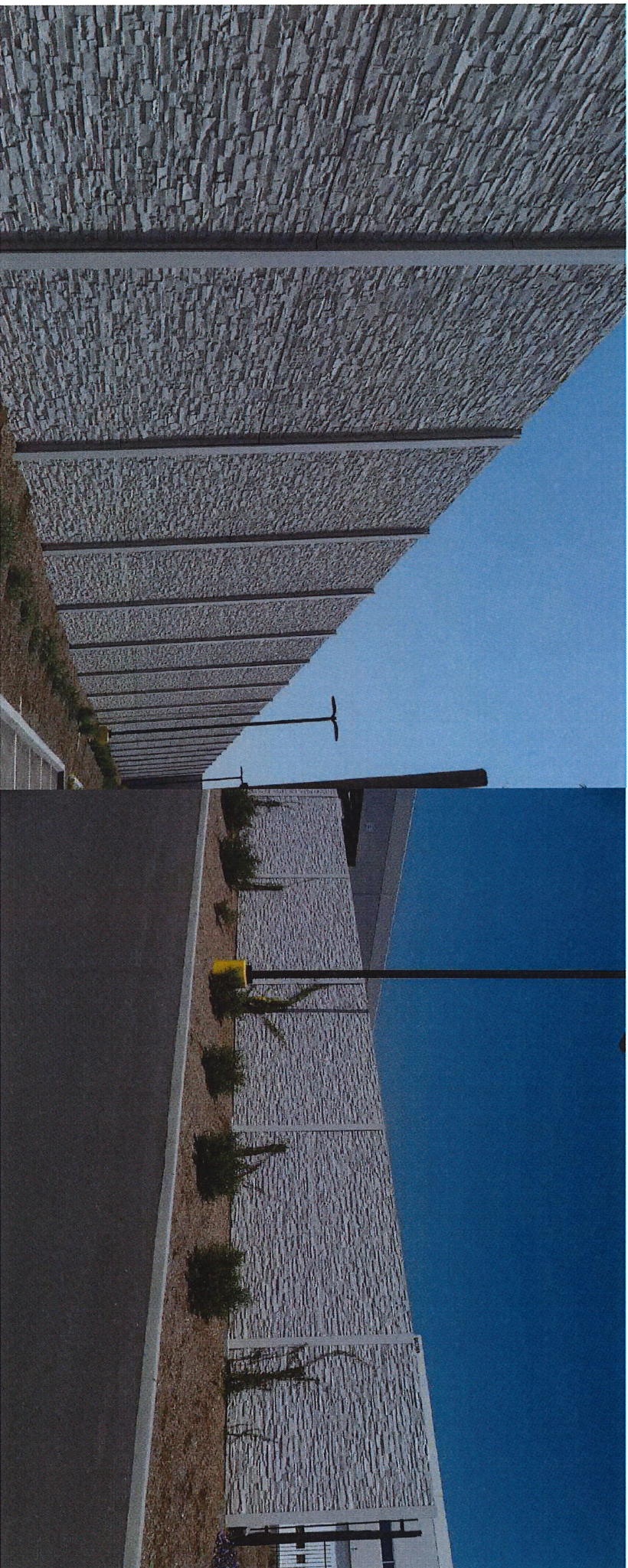
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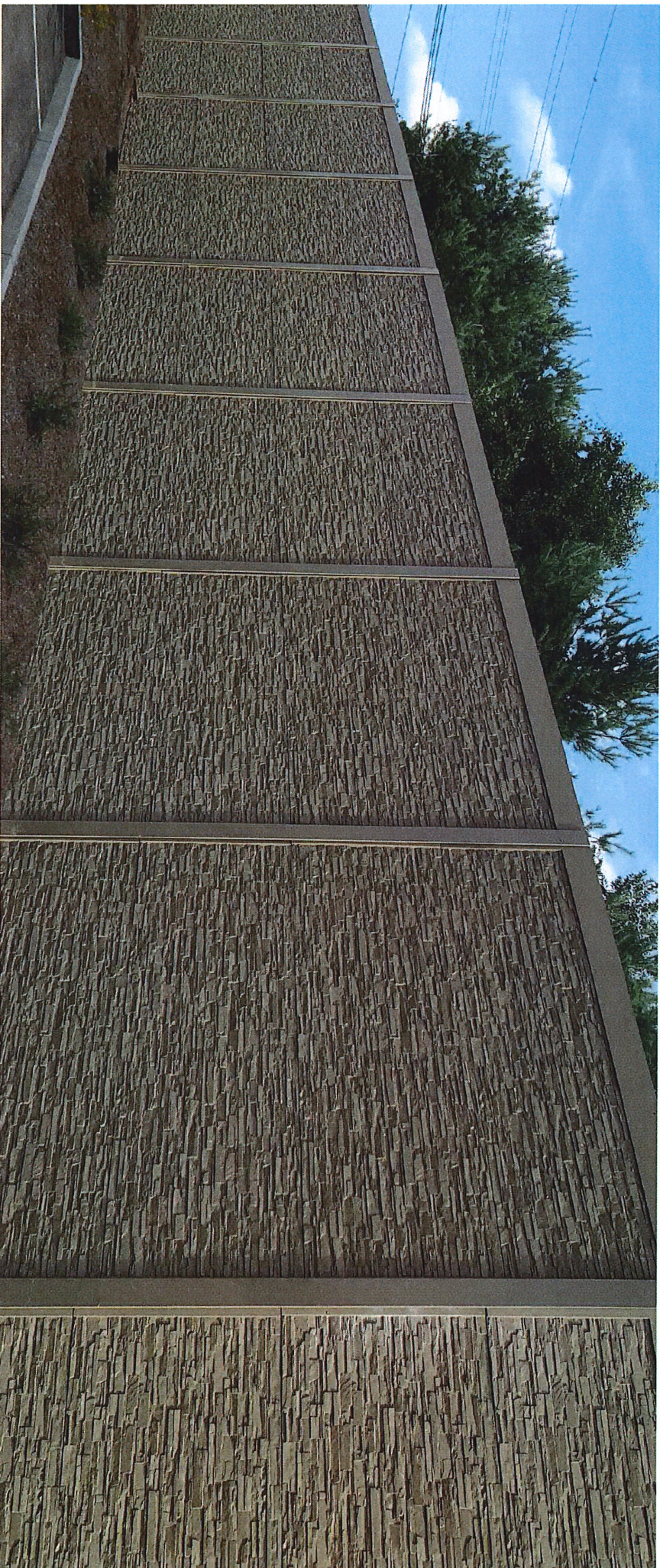
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