

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



October 17, 2022

Tom Martin  
Prologis  
1800 Wazee Street  
Denver, CO 80202

**Re: Third Submission Review – Prologis Park 70 Buildings 16-19 - Site Plan and Plat**  
Application Number: **DA-1396-16**  
Case Numbers: **2022-6009-00; 2022-3017-00**

Dear Mr. Martin:

Thank you for your recent submission. We have 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 as soon as feasible. It is particularly important to address all Traffic Impact Study (TIS) comments in your resubmittal.

Note that all our comments are numbered. When you resubmit, include a *comment response letter* specifically responding to each item from *all departments*. 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 administrative decision date will be determined based on your latest resubmittal and the comments issued from other departments during the next review.

As always, if you have any comments or concerns, please let me know. I may 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: Steve Smith - Ware Malcomb 900 S Broadway Ste 320 Denver CO 80209  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1300-1399\1396-16rev3



## *Third Submission Review*

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

- See the comment redlines regarding landscape islands and parking spaces. (Landscaping)
- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. See additional comment redlines on the Site Plan. (Civil Engineering)
- See the comment redlines in the Site Plan and TIS. (Traffic)
- See the comment redline regarding the 2018 IFC. (Life Safety)
- See the comment redline regarding the lift station to ensure capacity. (Aurora Water)
- See the comment redlines regarding title, vesting, license agreement, and recording information. (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning**

1A. No additional comments.

#### **2. Landscaping** / Tammy Cook / [tcook@Auroragov.org](mailto:tcook@Auroragov.org) / 954-266-6488 / PDF Comments in teal.

2A. SP comments:

##### **Sheet 05**

You cannot have more than 15 parking spaces in a row without a landscape island.

##### **Sheet 007**

A landscape island is required even if you have a sidewalk. Please provide the landscape island.

##### **Sheet 8**

You cannot have more than 15 parking spaces in a row without a landscape island.

##### **Sheet 21**

This total is 54.

This total is 56.

Shrubs cannot exceed 40% or 40.

##### **Sheet 25**

You cannot have more than 15 parking spaces in a row without a landscape island.

\*Note that the landscape requirements are still required even though a sidewalk has been placed in the landscape island.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. CAD RECEIVED AND ADDRESSES ASSIGNED FOR PLANS INTAKE FOR BUILDINGS 16 & 17. REFER TO 2200 N PICADILLY RD & 22000 E SMITH RD.

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

#### **4. Civil Engineering** (Julie Bingham / 303-739- 7403/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

4B. Page 2 - Where is the phasing narrative that was mentioned in the comment response? If this site depends on Picadilly Road to be built to provide fire access, the plans for Picadilly Road should be approved prior to the approval of this site plan.

4C. Page 4 & 6 – Minimum 26’ radius for the fire lane easement.

4D. Page 7 – Update the receiving ramp per the pre-app notes. Per ADA, both ramps need to be updated to current standards to create a complete ADA path.

4E. Page 8 – Why does the proposed sidewalk linework stop here?

4F. Page 9 – Minimum slope away from the building is 5% for 10’ for landscape areas, minimum of 2% for impervious areas.



- 4G. Grading information such as slope labels shall be shown on the site plan. On all grading, sheets add slope labels showing:- Max 3:1 slope, max 4:1 in ROW.- Max 4% cross slope in fire lane easements.- Minimum 2% slope in landscaped/unpaved areas
- 4H. Minimum pavement slopes: 1% for asphalt, and 0.5 for concrete.
- 4I. Maximum 2% slope in any direction at handicapped parking spaces.
- 4J. Include who is responsible for maintenance, typical.
- 4K. Page 12 - Show the linework for Picadilly Road.
- 4L. The maximum height for all retaining walls is 8'. Please tier the wall to reduce the maximum wall height.
- 4M. Page 23 – Ensure all trees are a minimum of 10' from the storm sewer.
- 4N. Page 48 - Indicate the fixture type and pole height for the required public streetlights in conformance with the draft lighting standards. There is now a draft list of pre-approved light fixtures available. Please email me if you need a copy of this list.
- 4G. Page 9 - On all grading sheets, add slope labels showing: - Max 3:1 slope, max 4:1 in ROW.  
- Max 4% cross slope in fire lane easements. - Minimum 2% slope in landscaped/unpaved areas.
- 4H. Typical for all grading sheets. Minimum 1% slope on asphalt.
- 4I. Page 10 – Minimum 1% slope on asphalt.
- 4J. Page 11 - Indicate the max height or height range. The railing is required for walls over 30", which is typical for all walls.
- 4K. Page 12 – Show tying into existing.
- 4L. Page 14 - Provide a typical section detail for the proposed walls. Structural calculations are required for any walls over 4'.
- 4M. Page 22 - Show the location of public streetlights on the landscaping sheets to ensure there are no conflicts with proposed trees; this is typical of all LS sheets.
- 4N. Page 48 - Indicate the fixture type and pole height for the required public streetlights in conformance with the draft lighting standards. There is now a draft list of the pre-approved light fixtures available. Please email me if you need a copy of this list.

**Traffic Engineering** (Sylvia Lopo / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Steve Gomez / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

- 5A. Cover - Additional roadway improvements may be required pending TIS updates.
- 5B. Page 3 - This will need to be coordinated with the improvements to Picadilly Rd. Please add a note.
- 5C. Smith Road and Picadilly Road and 19th Avenue and Picadilly Road.
- 5D. Show how the new sidewalk ties into proposed ramp improvements.
- 5E. Traffic signal easement needs to be provided.
- 5F. Add a stop sign.
- 5G. Provide sidewalk connection between buildings.
- 5H. Add a yellow double strip.
- 5I. Provide pavement markings to delineate drive aisles.
- 5J. Provide bumper blocks or curb to limit encroachment into fire lane easement.
- 5K. Page 4 – Refer to sheet 3 for comments on signs and notes.
- 5L. Include a sight distance triangle. Update the landscape plan accordingly.
- 5M. Existing street lights and utility infrastructure will need to be relocated.
- 5N. Page 5 – Refer to sheet 3 for comments on signs and notes.
- 5O. Add a stop sign.
- 5P. Page 6 - Label RI/RO access.
- 5Q. Show interim connection to existing Picadilly prior to realignment.
- 5R. Add a stop sign.
- 5S. Add R3-2.
- 5T. Provide bumper blocks or curb to limit encroachment into fire lane easement.
- 5U. Page 7 – Add pavement markings to delineate drive aisles.
- 5V. Add a double yellow stripe.



5W. Page 8 – Add pavement markings to delineate drive aisles.

5X. Provide bumper blocks or curb to limit encroachment into the fire lane easement.

5Y. Include a sight distance triangle.

TIS comments:

5Z. Nearly ALL previous comments were not appropriately addressed. It is recommended Applicant and the contracted Traffic engineer set up a meeting to discuss with COA prior to the next submittal.

1. Include a discussion on pedestrian connectivity and circulation.
2. Include separate figures showing existing, background, and total traffic for both short and long-term horizon years.
3. Include a signal warrant analysis for Smith and Picadilly Roads for both short and long term horizon years. Warrant 1, 2, or 3 may be used. Project intersection traffic volumes for warrants based on existing/future traffic counts/volumes.
4. Access on Picadilly is restricted to RI/RO. Update all graphics, analysis, and tables accordingly.
5. Several site accesses need to be added as study intersections.
6. Provide CDOT SHAC auxiliary lane warrant analysis. Use 2045 as the horizon study year (23-year projection).
7. Provide traffic operations summary tables that include overall, approach, and movement delay & LOS for signalized intersections as well as critical movement & LOS for unsignalized intersections. Provide for all study years, background and total traffic conditions Provide queuing summary table for all study signalized intersections.
8. Provide Synchro signal timing sheets for the intersection of Picadilly and Smith Roads.
9. See and address all additional comment redlines in the TIS.

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

6A. The COA hasn't adopted the 2018 IFC. Please revise the code edition to match the code edition provided within the Data Block on the cover sheet.

**7. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

7A. Page 15 – Aurora Water will need to provide final approval on flows tributary to lift station to ensure capacity. This will need to be completed prior to Site Plan approval.

**8. Real Property** (John Doose / 970-379-0008 / [jdoose@auroragov.org](mailto:jdoose@auroragov.org) / Comments in magenta)

8A. Site Plan and Plat comments:

- Update title commitment and confirm/provide updated ownership information.
- Add recording information for subdivision.
- License agreement needs when physical structures cross easements.
- Provide a vesting deed that reflects new ownership to the development team.