



Planning Division
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October 8, 2021

Mark King
SWSG Construction Management
607 Herndon Pkwy, Ste 100
Herndon, VA 20170

Re: Initial Submission Review – T-Mobile Switching Center – Site Plan Amendment
Application Number: **DA-1335-33**
Case Number: **2006-6019-03**

Dear Mr. King:

Thank you for your initial submission, which we started to process on September 3, 2021. 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, October 22, 2021.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Chad Anderson, Engineering Service Company
Laura Rickhoff, ODA
Scott Campbell, Housing and Community Services
Brandon Cammarata, Current Planning Manager
Filed: K:\\$DA\1335-33rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Sheet 1

- Several comments throughout the plan (e.g., missing wall, etc.). For clarity, please add a Site Added details. The site detail sheet was not necessary. there.

1B. Sheet 2

- Provide details of the future EV station if Details are not known at this time. are not provided in this plan, a future modification to the Site plan in.

2. Zoning Issues

2A. Sheet 1

- I sent you an email asking for detail about this breakdown. Since it's only one parcel the landscape, hardscape, etc. can't be easily distributed to each building. If you'll let me know what code this is for then I may be able to split it up appropriately. I have not received a response yet.

2B. Sheet 2

- Label the Added in keyed note. Tables will be there but will not be permanently affixed. Trellis details have been added. surface materials or add it to the legend. please add them to the plan or add a detail specifically for the patio.

3. Architectural and Urban Design Issues

3A. Sheets 8

- Label the overhead door Added. 1.
- Call out light fixtures on the plan and reference Added. as fixture A, B or C. Typical for both building elevations.
- Label the finish of the steel Added. Exposed metal on any elevation shall not remain unfinished.

3B. Sheet 9

- Add a note for the roof material. Table Added. identifies permitted roofing materials.
- Horizontal articulation Added. required once every 100 linear feet. A change in roof height counts as an articulation method. see Table 4.8-3 for details on other items that could be used. The eastern portion of the south elevation is lacking an articulation method.
- Provide horizontal Added. divisions on these elevation plans.
- Call out any rooftop mechanical Added. equipment with a dashed line showing the material behind a parapet or screen.
- An additional horizontal Added. articulation method is required on the north elevation as well.
- Added. Note that lightly tinted glass appears to be allowed in the UDO. This glass is lightly tinted.
- Generally, the facade character elements required for Special Purposes districts are not being met on the secondary facades Added. (east and west). Facade Character Elements found in Table 4.8-3 need to be shown on the elevation Added. Please provide additional elements to comply with this section in your second submission.

4. Lighting Issues

4A. Sheet 7

- Ensure fixture B is fully Revised. and does not extend light in an upward direction.
- Ensure that Revised. C is fully encased. The detail is not clear.

5. Landscaping Issues (Kelly K. Bish, PLA, LEED AP / Kbish@auroragov.org / (303) 739-7189 / comments in teal.)

5A. Sheet 5

- The trees shown in green Please see redline responses for all landscape-related responses. yard mitigation UNLESS adjustments are



being required in which case they may need to be used to mitigate or offset the adjustment request.

- Add the same legend/symbology to the tree mitigation plan for reference.
- Technically, code requires buildings that face open space (High Line Canal) to have building perimeter landscaping. The length of the building would require two trees. These trees shown on the redlines may count toward that requirement. Update the landscape table accordingly.
- Parking lot islands cannot be all ornamental grasses. Only 30% of the total required plant count. So, two for a small parking lot island.
- The symbol for rock mulch is not showing up on the plan, please revise.
- Add an asterisk and a note at the bottom of the table that states that one extra tree is provided API – B that is being used toward tree mitigation.
- Make sure the RSG are the dwarf variety.
- Standard buffer width between industrial uses is 20'.
- Shrubs are not permitted to be used as a substitute for trees in the buffer unless the buffer is encumbered (i.e. easements, floodplain, etc.).
- Dimension the buffer being provided.
- Make the corrections to the number of trees provided and required in the landscape tables.
- No more than 20% of the total shrub count may be ornamental grasses used to satisfy the buffer requirement.
- The buffer width is not being met. It is less than 25'.
- 1 tree and 10 shrubs are required per 25 linear feet.
- The plants shown for the buffer are supposed to attain a minimum height of between 4-5'.
- There are too many grasses shown in the parking lot islands.
- Perennials may not be used to satisfy the buffer requirement. They may be used as accents only.
- Each of the buffer requirements shall be met independently. Shifting plant material does not meet code requirements. If the buffer cannot be met, ask for an adjustment and express a hardship. Staff; however, is not in support of an adjustment as changes can be made to the layout to account for the correct buffer width and plant material.
- What is the line running along the location shown on the redlines and can it be turned off?
- Provide two cross sections.
- Dimension and label the buffer being provided. The minimum permitted is 12' with a fence. This is less than the permitted depth. Redesign or ask for an adjustment.

5B. Sheet 6

- Provide a Added to the architectural elevation sheet. color, etc.
- Provide a detail of the p Added to grading plan sheet. if does not have access to Civil drawings.
- Fix t Revised.
- Remove any reference to the Revised. landscape code.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. Sheet 1

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

6B. Sheet 2

- The hatches are not Added.
- Dimension the existing and proposed Added. walks and pedestrian walkways.
- Dimension the Added. lots and parking spaces.

6C. Sheet 3

- The minimum slope away from the building Noted. 5% for 10' for landscape areas and a minimum of 2% for impervious areas.



- Label slopes. The mi **Added note on the building. Labeled slopes.** on-paved areas.
- Add a note **Added.** stating if the storm sewer is public or private and who will maintain it.

6D. Sheet 5

- There is a proposed drain **Pipe will be offset from the trees. See revised plan.** how will the pipe be protected from the trees?

7. **Traffic Engineering** (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

7A. Sheet 1

- Add a note per t **Added.** ed comment on this sheet.

7B. Sheet 2

- Callout parking stall dimen **Added.** l striping.
- Provide a directional ramp in the locat **Added.** wn.
- A **Added.** sion
- Prov **Added for tow-away placard. Fire lane signs don't appear to be MUTCD standard--they are just Aurora standard.**
- F **Added reference to detail TE-11. Not necessary to include Aurora details in Site Plans as they are readily available.**
- Align parking entrance **Per our discussion these stayed as they previously were.**
- Provide a p **Added.** ramp in the locations shown.

7C. Sheet 5

- **These were shown on the previous SPA. We are not making changes to that portion of the site with this SPA.** e with

7D. Sheet 6

- Add, **Added.** g COA Roadway Specifications, Section 4.04.2.10." to note number 1.

8. **Fire / Life Safety** (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

8A. Sheet 1

- Add the note **Added.** ed lines.

8B. Sheet 2

- Provide a symbol, lege **Added.** location of all Knox Boxes, riser rooms, and exterior doors to the riser rooms, typical for air sheets.
- Provide a detail showing accessibility in accordance with 2015- **Added.** 6.7
- Please provide a sy **Added.** gend and location of all new and existing fire lane signs, typical on all sheets.

8C. Sheet 3

- Ensure all fire hydrants **All hydrants within 400' are shown. (No hydrants nearby off-site)** on plans; where hydrants are located **Added.** ing the distance to the fire hydrant.
- With the addition of bu **Added.** are footage to this site, provide a note showing the required minimum number of fire **Added.** in accordance with 2015-IFC Appendix C.
- Verify the l **That was removed in the previous SPA for this site a few months ago.** a fire hydrant in the location shown on the redlines.

8D. Sheet 8-9

- Please provide a sy **Added.** end and location of FDC, Knox Box, riser room and exterior door to the riser room on the elevation sheets.
- Show the fire lar **Added.** ation.

9. **Aurora Water** (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

9A. Sheet 3

- Label the manholes as public and private, typical. **Added.**
- Label the proposed contours. **Added.**
- Confirm the dimensions of the 16' easement. **Confirmed.**



- Riprap **Removed.** over the public storm main.
- Show the easement line **Added.**
- If the main called out in the redlines is public, please label **Added.**
- New sanitary service construction can connect with a tee, typical **Noted. Manhole is preferred for maintenance.**
- Label the existing pond **Added.** and detention pond per the drainage letter.
- The fixture unit table is required at the time of Civil Plan submittal. **Noted.**
- **As discussed, calculations will be provided at the time of CD's.** degrees.
- Resistivity results are required **Noted. We still have results from the previous phase.** confirm the use of DIP, typical.
- Clear **Noted. Manholes can be spaced much further apart and are preferred here.** typical.

10. Parks, Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in magenta)

10A. Sheet 1

- PROS approval of the Site Plan will be deferred pending review and approval of the proposed impact to the High Line Canal **Noted.** by Denver Water and the High Line Canal Conservancy. The submittal should be referred to these entities.
- Note from the Case Manager: coordination with Denver Water and High Line Canal Conservancy has begun. Please expect comments on your 2nd Review, if applicable.

10B. Sheet 5

- A 25' Special Landscape Buffer with 1 tree and 10 shrubs per 25 linear feet along the boundary should be provided adjacent to **Added.** Line Canal. Clearly label and identify the proposed landscape material.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

11A. See the red line comments on the Site Plan for corrections, edits, and revisions.

- **Will create easements after SP is close to approval. It does not make sense to dedicate easements when they may change.**
- **Will create any necessary license agreements after SP is close to approval. It does not make sense to dedicate easements when they may change.**
- **Noted. We can work on CD's while any easement work is being done.** on the completion of these tasks and

12. Xcel Energy

12A. See attached **Noted.** comments.