



Planning Division
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March 24, 2022

Tom Martin
Prologis
1800 Wazee Street
Denver, CO 80202

Re: Initial 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 initial submission, which we started to process on March 3, 2022. 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. Be sure to pay all development application fees prior to your second submission. Please revise your previous work and send us a new submission on or before April 8, 2022.

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 let me know. I may be reached at (303) 739-7209 or abenton@auroragov.org.

Sincerely,

Antonnio Benton II

Antonnio Benton II
Planner I

cc: Steve Smith - Ware Malcomb 900 S Broadway Ste 320 Denver CO 80209
Antonnio Benton, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\1300-1399\1396-16rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update building elevations and parking locations to meet city code. (Planning)
- No Landscape comments were provided to date. (Landscaping)
- Submit a preliminary digital addressing. (Addressing)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Civil Engineering)
- Coordinate this this project with Brad Richardson in regard to the Piccadilly/19th realignment. (Traffic)
- Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. (Life Safety)
- Storm Drainage Development Fees due. (Aurora Water)
- Review line types for setbacks, proposed easements and existing easements. (Real Property)
- See outside agency comments at the end of this review letter.

PLANNING DEPARTMENT COMMENTS

1. Planning (Antonnio Benton / 2020-739-7209 / abenton@auroragov.org / Comments in dark teal)

- 1A. Development application fees need to be paid prior to your second submission.
- 1B. Add a phasing plan to the site plan package.
- 1C. Update cover sheet data table to reflect maximum building height for I-1 Zone District is 100 feet.
- 1D. In Subarea C, no more than 60 percent of the lot frontage on a collector street to a depth of 60 feet shall be occupied by surface parking. Show measurement that you are meeting this requirement for parking along the street frontage. This requirement applies to Piccadilly Road and Smith road. Update the site plan to show that you are meeting this requirement.
- 1E. Per the Unified Development Ordinance, Section 146-4.8.4, in the I-1 District each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following.
 - a. A public or private street;
 - b. A public park, open space or common green;
 - c. A plaza or courtyard; or
 - d. A pedestrian passageTypically, these requirements are met by providing courtyards or patio spaces at primary employee and guest building entrances. These areas include enlarged hardscape areas, pedestrian scaled lighting, site furniture, shade features and landscape amenities such as raised planters, seat walls and tree cutouts. For employment centers these areas may be designed to coordinate pickup and drop off areas. Architectural enhancements are also required at primary entrances.
- 1F. All buildings are required to have a primary entrance onto a courtyard or green space. For industrial buildings these areas should be a minimum of 150 square feet and a minimum dimension of ten feet. Courtyard areas include a differentiated pavement treatment such as a different saw cut or joint pattern, pedestrian scaled lighting, weather protection, site furniture such as benches and enhanced landscaping such as borders or raised planters. Please show this on the Site Plan.
- 1G. Show the accessible route from the accessible parking by heavy dashed line to main entrance.
- 1H. Identify pedestrian route access to each building's main entrance.
- 1I. Identify employee amenity area for each building. These spaces should be at least 1,200 square feet in area.
- 1J. Per Section 146-4.8.10, Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. If physical site constraints or frontage on more than one right-of-way prevent compliance with this standard, alternative compliance may be approved by the Planning Director. Update your Letter of Introduction to state how you will reduce visual and noise impacts of loading doors and operations facing the public streets. Update your building elevations to show mitigation efforts aimed at reducing visual impacts of the loading dock doors facing the public streets.
- 1K. Update Building 16 west elevations to include massing requirements for the primary facade per Table 4.8.8 of Section 146-4.8.7. Building Design Standards.



- 1L. Update Building 16 west elevations to include to variety of window sizes to meet materials requirements for primary facade character elements. If not, add additional materials primary facade elements to meeting the code requirements.
- 1M. Add entry definition to meet city code building design requirements for primary facade human scale requirements.
- 1N. Update Building 16 north elevations to include massing requirements for a secondary facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1O. Update Building 16 south elevations to include massing requirements for a secondary facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1P. Update Building 16 east elevations to include massing requirements for a minor facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1Q. For Building 17, split the north and south elevations illustrations so that staff can review each elevation independently. The north elevation will need to meet the primary facade character elements for four-sided building design standards identified in Table 4.8.8 of the Unified Development Ordinance. The south elevations along with the east elevations will need to meet the secondary facade character elements for four-sided building design standards per city code.
- 1R. Update Building 17 west elevations to include massing requirements for a minor facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1S. For Building 17, add human scale element to the east elevation to meet the requirements for a secondary facade in a four-sided building design.
- 1T. For Building 18, split the north and south elevations illustrations so that staff can review each elevation independently. The north elevation will need to meet the secondary facade character elements for four-sided building design standards identified in Table 4.8.8 of the Unified Development Ordinance. The south elevations will need to meet the primary facade character elements for four-sided building design standards per city code.
- 1U. Update Building 18 west elevations to include massing requirements for a minor facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1V. For Building 18 add human scale element to the east elevation to meet the requirements for a secondary facade in a four-sided building design.
- 1W. Update Building 19 north elevations to include massing requirements for a secondary facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1X. For Building 19 north elevations add human scale element to meet the requirements for a secondary facade in a four-sided building design.
- 1Y. Update Building 19 west elevations to include 2 massing requirements for a primary facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1Z. For Building 19 west elevations add 2 human scale elements to meet the requirements for a primary facade in a four-sided building design.
- 1AA. Update Building 19 south elevations to include massing requirements for a secondary facade. To claim parapet height change, the change needs to be a minimum of 3 feet.
- 1BB. For Building 19 south elevations add human scale element to meet the requirements for a secondary facade in a four-sided building design.
- 1CC. Update Building 19 east elevations to include massing requirements for a minor facade. To claim parapet height change, the change needs to be a minimum of 3 feet.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. No comments were provided to date. Landscape comments will likely be provided during the next review period.

**3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)**

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards>

OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@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. Address all redlined site plan comments.

4C. Please add the following note:

'The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

4D. 20-ft lot corner radius dedication is required at the intersection of collector roadways. 25-ft lot corner radius for the intersection of collector and arterial roadways.

4E. Coordinate the Piccadilly improvements with the proposed interchange configuration and plans. If the ramps are being updated by a different plan set, please label as such.

4F. Revise leader.

4G. Update ramps to current standards (directional) per the pre-app notes.

4H. Streetlights are required for Smith, Sicily, and 19th. Please identify on the site plan and add the note: Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.

4I. Dedicate a new sidewalk easement 0.5' outside of the proposed sidewalk wherever the existing sidewalk easement doesn't cover the proposed sidewalk.

4J. Update the ramps to current standards per the pre-app notes.

4K. Clarify which leader is correct. Please add the width of the sidewalk to the labels as well.

4L. 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

4M. Label the access slopes, typical. Max 4% when sloping down to public ROW.

4N. Add slope labels or a note indicating that the slope in ADA parking spaces shall not exceed 2% in any direction, typical.

4O. Ensure all trees are a minimum of 10' from storm sewer, typical all landscape sheets.

5. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

5A. Address all redlined site plan comments.



- 5B. Call out full-movement access.
- 5C. Move sight triangle up to stop location.
- 5D. Provide direction ramps. Apex ramp will not be acceptable.
- 5E. 300' throat depth is required to first intersection off of access to arterials.
- 5F. Can this curb line be extended to clean up the adjacent intersection?
- 5G. Provide fully directions; E-W crossing ramp.
- 5H. Shift access to the south to provide full alignment with adjacent access to the east. (6' maximum offset is allowed)
- 5I. Access along Piccadilly will not be permitted. Piccadilly will be realigned in the future and access will not be possible.
- 5J. Coordinate this this project with Brad Richardson in regards to the Piccadilly/19th realignment. (Transportation Project Delivery - City of Aurora). brichard@auroragov.org.
- 5K. Extend curb line to provide more succinct intersections.
- 5L. Clustered street trees will not be permitted within sight triangles. Revising spacing to 40' where applicable.
- 5M. Revise tree spacing within sight triangles.

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

- 6A. Address all redline site plan comments.
- 6B. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 6C. Will this site be gated? If area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 6D. This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Please relocate these fire hydrants to be within the required distance. Another solution would be to extend a fire lane easement through this area. See blue example. TYP
- 6E. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP
- 6F. Rotate the fire hydrants to face the adjacent road/fire lane easement. TYP
- 6G. Please revise the fire lane sign locations to meet the following requirements:
- 6H. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- 6I. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- 6J. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- 6K. Fire lane signs should be installed 2' behind curb or sidewalk.
- 6L. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
- 6M. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area. Fire hydrant spacing is based on the travel path of a fire apparatus. See examples.
- 6N. 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.
- 6O. Fire hydrants shall be placed on average 500'; on each side of the street and be arranged on an alternating basis. Please reconfigure all fire hydrants to an average spacing of 500', the exception to this are the fire hydrants that



- serve FDCs which require a fire hydrant be located within 100' of FDC.
- 6P. Relabel all fire service lines. Example for fire service line label:
 - 6Q. 6" Fire Line DIP (Private). TYP
 - 6R. Start the relocation from this location. Place the first fire hydrant at this location.
 - 6S. Since these fire hydrants are in close proximity, the proposed fire hydrant will need to be relocated.
 - 6T. Fire hydrants shall be facing the adjacent fire lane easement. TYP
 - 6U. Elevations must show the location of the fire department connections, Knox boxes and fire riser room. Please identify all knox boxes and the fire riser rooms.
 - 6V. Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
 - 6W. 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".

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

- 7A. Storm Drainage Development Fees due 54.83 acres x \$1,242.00 per acre = \$68,098.86
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. (Diana Porter)
- 7B. Label size of all utilities per approved MUS
- 7C. Label all easements based on what utility they cover (i.e. water easement, sanitary easement).
- 7D. Please send sanitary loadings proposed with this development to ensure adequate capacity in Prologis
- 7E. License agreement required for private storm crossing public easement
- 7F. Only 16 ft wide easement required when covering one utility. 26 ft easement required for covering water and sanitary. Please label Water Easement.
- 7G. Please label existing stub and whether stub should be connected to or removed.
- 7H. Sanitary services are private and do not require easement.
- 7I. Sanitary is public and will need to be covered by Sanitary Easement.
- 7J. Be aware any hydrant laterals exceeding 100 LF will require pressure loss calculations on the civil plans.
- 7K. Relocate light outside of utility easement.

8. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 8A. Approved, no comments.

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

- 9A. Address all redline site plan and plat comments.
- 9B. Use metes & bounds legal description from proposed subdivision plat per city requirements.
- 9C. Review line types for setbacks, proposed easements and existing easements. Revise and add line types as needed.
- 9D. To be dedicated by separate document if plat is not recorded prior to final approval of the site plan. (typical per sheet).
- 9E. Include all proposed easements (10' Utility Easement around the perimeter of the lot).
- 9F. Any easements that are no longer needed can be vacated by separate document. Start the process by contacting Andy Niquette at dedicationproperty@auroragov.org
- 9G. Review line types for setbacks, proposed easements and existing easements. Revise and add line types as needed.
- 9H. Any easements that are no longer needed can be vacated by separate document. Start the process by contacting Andy Niquette at dedicationproperty@auroragov.org.



10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

10A. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and site plan for **Prologis Park 70 Building 16-19**. For these *commercial/industrial* lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements granted around the perimeter of each lot.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing electric distribution facilities including switching cabinets within the proposed project area. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.

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.

11. Adams County Planning Department (720-523-6859/ developmentsubmittals@adcogov.org)

11A. Thank you for including Adams County in the review for Project Number: 1607788; Prologis Park 70 Buildings 16-19 - Site Plan and Plat. We have no comment on the subject referral

12. Mile High Flood District (Mark Schutte / 303-455-6277 / submittals@udfed.org)

12A. MHFD staff have no comments to offer on the referenced project as the proposed project would not directly impact a major drainageway and does not include any proposed storm drainage features that would be considered for maintenance eligibility.