

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



August 28, 2019

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

Re: Second 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 second submission, which we started to process on August 9, 2019. We reviewed your proposed site plan 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.

Some comments and concerns still exist, but we will not be requesting another submission at this time. These can be addressed in technical corrections after your administrative decision.

Your estimated administrative decision date is tentatively set for September 18, 2019. Provide approval from the Prologis Design Review Committee by September 9, 2019 to avoid a delay. Please note the notices of administrative decision must be sent with Certificates of Mailing by Sunday, September 8, 2019. These notices will be available for pick-up at the Planning Department office at 15151 E Alameda Pkwy, Suite 2300. Please pick these notices up by Friday, September 6, to send on time. If you have any questions, please contact me at taxt@auroragov.org or 303.739.7450.

Sincerely,

Tanner Axt, Planner I
City of Aurora Planning Department

Attachments: Xcel 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:\SDA\1391-10rev1.rtf



Second Submission Review

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SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Prologis Park approval letter (Planning)
- Preliminary drainage approval (Public Works)
- License agreements (Real Property)

PLANNING DEPARTMENT COMMENTS

Tanner Axt / 303-739-7261 / taxt@auroragov.org / Comments in dark teal

1. Community Questions, Comments and Concerns

1A. Written comments were received from Xcel Energy and CDOT and can be found at the end of this letter. Please respond to their comments within the response letter for your next submission.

Response: Written responses are provided.

2. Completeness and Clarity of the Application

2A. Sheet 1

- Adjust the vicinity map to more clearly depict the location and borders of the project.

Response: The site has been more clearly indicated.

- Explain the waiver being requested. Cite the standard being waived and explain the justification. Include the waiver block on all sheets that show dock doors facing I-70.

Response: Per the Eastgate Framework Development Plan (FDP), loading doors shall not front towards I-70. We are requesting a waiver to allow the loading doors to face I-70 as shown on the site plan and south elevations. The orientation of the building provides office access directly off East 19th Avenue, a separation of car and truck traffic and the cross dock operation allows the efficient movement of materials, separation of local delivery and customer pickup and provides the number of dock doors Ferguson requires for the operation of the building.

- Adjust spelling in the data block as notated in the redlines.

Response: The spelling has been corrected.

3. Zoning and Land Use Comments

3A. Provide a letter of approval from the Prologis Park Design Review Committee. It must explicitly state approval of your screening along I-70 and the dock doors facing I-70. This is required prior to the Administrative Decision.

Response: See letter from Prologis attached to the end of this document.

3B. Sheets 2 and 3

- Show zoning on adjacent properties.

Response: The zoning has been added to the adjacent properties.

4. Parking Issues

4A. Sheets 19-21

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

Response: The height of the lights has been adjusted to 25'.

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

5A. Sheet 9

- Specify the type of rock mulch i.e cobble, 4"-6", tan etc.

Response: See Groundcover Legend. The rock mulch will be ¾" crushed granite, grey..

- Is there wood/cedar mulch being used anywhere? What about trees in non-landscape beds like in buffers and berms?



Response: Wood mulch to be used in tree wells, see groundcover legend.

5B. Sheet 11

- A previous comment was made to provide a cross section through here. The response letter indicated "Refer to Civil Drawings". Planning staff does not have access to civil drawing files and therefore the cross section should be included with the site plan submittal.

Response: Will comply.

5C. Sheet 14

- Either provide the fence or letter from Prologis stating that are ok with no fence along the southern buffer.

5D. Sheet 17

Response: Will comply.

- Indicate on the landscape plan where there two sections below are taken.

Response: Will comply. See sheets 10 and 13.

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

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)

Response: Acknowledged.

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:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. Sheet 1

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

Response: Acknowledged.

- Please flatten PDF to remove AutoCAD SHX comments.

Response: File has been flattened.

7B. Sheets 2 and 3

- Advisory note: Private paving does not require a pavement design report or paving permit. On the civil

Response: Acknowledged.

7C. Sheets 4 and 5

- Without slope labels, please add Max 3:1 slope on site and max 4:1 slope in ROW

Response: Note has been added.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

8A. Sheets 2 and 3

- Update Sight Triangles as notated on the site plan.

Response: Sight triangles have been updated.

- Add stop signs in the locations notated in the redlines.

Response: We attempted to discuss this request many times with the City but were unable to speak with anyone. The stop signs have been added although we do not believe internal stop signs need to be provided. None of the other properties in the industrial park have internal stop signs.

8B. Sheets 9-14

- Update Sight Triangles as notated on the site plan.

Response: Sight triangles have been updated.



- Adjust the plantings to allow the additional stop signs as noted in the red lines.
Response: We attempted to discuss this request many times with the City but were unable to speak with anyone. The stop signs have been added although we do not believe internal stop signs need to be provided. None of the other properties in the industrial park have internal stop signs.
- 9. Fire / Life Safety** (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)
- 9A. Sheet 3
- Relocate the Knox Box identified in the redlines to the front main entrance.
Response: The Knox Box has been relocated to the front entrance.
 - Please label all Knox Boxes.
Response: All Knox Boxes have been labeled.
- 9B. Sheet 11
- The FDC and the connecting path is missing. Please revise and label accordingly.
Response: The FDC and connecting path are shown.
- 9C. Sheet 16
- Please label the Fire Riser Room door.
Response: The Fire Riser Room door label has been added.
- 10. Aurora Water** (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)
- 10A. Sheet 7
- Locate electric line outside of meter pit easement.
Response: The electric line is outside the meter pit easement.
- 11. Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
- 11A. See the red line comments on the Plat and CSP.
Response: The Plat comments have been addressed.
- 11B. Contact Grace Gray to start the License Agreement for the encroachments into easements – ggray@auroragov.org.
Response: The license agreements have been started with Grace.
- 12. Revenue – Aurora Water/TAPS** (Diana Porter / 303-739-7395 / dporter@auroragov.org)
- 12A. 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
Response: The fee will be paid
- 13. Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)
- 13A. See attached letter.
Response: See attached letter for responses.
- 14. Colorado Department of Transportation** (Steve Loeffler / 303-757-9891 / steven.loeffler@state.co.us)
- 14A. Due to the proximity of this development to Interstate 70 we will want to review a drainage study to insure there will be no negative impact to the Interstate.
Response: Acknowledged.
- 14B. Any signing for this development that will be visible to Interstate 70 must comply with all applicable rules governing outdoor advertising in Colorado per 2 CCR 601-3. Signing may not be either partly or wholly in the Interstate Right-of-Way.
Response: Acknowledged.
- 14C. If any work is proposed in the Interstate Right-of-Way a permit from our office will be required. Application can be made at the following link:
<https://www.codot.gov/business/permits/utilityspecialuse/online-permit-application>.
Response: Acknowledged.



Right of Way & Permits

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

August 22, 2019

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

Attn: Tanner Axt

Re: Prologis Park 70 Building 19 - 2nd referral, Case # DA-1391-10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat and contextual site plan documentation for **Prologis Park 70 Building 19** and requests that placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used. Additionally, it is preferred that gas lines are outside of the drip line.

As always, the property owner/developer/contractor must call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

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

Response: We will avoid placing shrubs and trees over underground facilities and in front of access doors of pad mounted equipment as much as possible. The developer understands that any plant material damaged or destroyed during maintenance and repair operations will not be replaced. Plants with roots extending 18-inches below grade at maturity will be installed. We will attempt to install plants with roots that extend less than 18-inch at maturity above underground facilities.

September 24, 2019

Ferguson
Attn: Steven R. Adcox, Deputy General Counsel
12500 Jefferson Avenue
Newport News, VA 23602

Re: 467,028 SF/ 53.29 Acres - Distribution Facility, Building 19
Park 70 - ACC review

Dear Steven,

The Prologis Park 70 Architectural Control Committee has approved the following preliminary plans for Building 19 at Prologis Park 70:

Contextual Site Plan submittal sheets 1-21 – 1st Site Plan Submittal 5/31/19 – 2nd Site Plan Submittal 7/26/19

Sight Line Studies

- Sheet Key Plan, dated 7/23/19
- Sheet 1E – I-70 Westbound Existing, dated 7/23/19
- Sheet 1 – I-70 Westbound Future, dated 7/23/19
- Sheet 2E – I-70 Eastbound Existing, dated 7/24/19
- Sheet 2 – I-70 Eastbound Future, dated 7/24/19
- Sheet 3E – 19th Avenue Looking East Future, dated 7/24/19
- Sheet 3 – 19th Avenue Looking East Future, dated 7/24/19
- Sheet 4E – 19th Avenue Looking West Existing, dated 7/23/19
- Sheet 4 – 19th Avenue Looking West Future, dated 7/23/19
- Sheet 5 – 19th Avenue Elevation, dated 8/26/19

Renderings

- Sheet A - Perspective, dated 6/19/19
- Sheet B – Perspective, dated 6/19/19
- Sheet C – Perspective NE, dated 8/22/19
- Sheet D – Perspective SE, dated 8/22/19
- Sheet E – Perspective SW, dated 8/22/19
- Sheet F – Perspective NW, dated 8/22/19
- Sheet G – 19th Avenue Looking East, dated 9/6/19
- Sheet H – Berm Perspective, dated 9/11/19

Finally, this approval is subject to final approval of the City Of Aurora. This includes our requested revisions on 8/26/19 and 9/12/19. Ferguson is still required to comply with the City of Aurora building codes.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne E. Barrett".

Wayne E. Barrett
Architectural Control Committee – Prologis Park 70

cc: Tom Marko – ACC
Lynn Shipp – ACC
Brenda Conant - ACC