



November 21, 2017

Gary Sandel  
City of Aurora Planning Department  
15151 E. Alameda Pkwy, 2<sup>nd</sup> Floor  
Aurora, CO 80111

**Re: Southern Glazer's Wine and Spirits, Aurora, CO, #1172950**

Dear Mr. Sandel,

Southern Glazer's Wine and Spirits (SGWS) is proposing the development of an approximately 412,175 square foot wine and spirits warehouse and distribution facility located southwest of East 19<sup>th</sup> Avenue and E 470. The proposed development will be constructed on an approximately 26 acre parcel of land that will be sub-divided from a larger existing parcel of vacant land (Parcel #0182136300007) that is currently covered in native grasses. The development proposes an industrial use building with loading docks, associated walks, parking, and landscaped areas. The proposed use of the development will be industrial warehouse, distribution and office. This adheres to the Site Plan review criteria and current E-470 Light Industrial zoning set forth by the City of Aurora.

The construction of the 412,175 square foot development will be divided into two phases. The Current Phase (Phase 1) will be approximately 339,515 square feet with a tentative construction start date in the first quarter of 2018 and a tentative finish date targeted for some time in the second quarter of 2019. The Future Expansion (Phase 2) is anticipated to be approximately 72,660 square feet and the construction schedule is still TBD based on future business needs. The Future Expansion (Phase 2) is shown on the site plan and will be a continuous extension of the Current Phase (Phase 1) building and will add approximately 173' of length to the 762' long Phase 1 building. A fire lane is shown on DAB-A1.1 directly adjacent to the base building extents (Phase 1). This allows for closer access to the most westerly building wall proposed to be built at this time. At the time of Future Expansion (Phase 2) the fire lane adjacent to the west wall of the Current Phase (Phase 1) structure will be abandoned in place to accept the new building footprint, and the Current Phase (Phase 1) proposed fire lane provided along the West property line will serve the new exterior west end of the fully constructed building.

SGWS and its consultants have designed the proposed project according to all applicable planning, engineering, landscaping and building design standards and criteria including the Eastgate Framework Development Plan with the following waiver requests for variance to those requirements:

**FDP Section 2.3 Loading Areas**

1. "Loading doors shall not front I-70 or Smith Road unless screened by landscape or other means nor shall be located, regardless of orientation, closer than 70'-0" from the property line facing the loading dock door".

The project team requests a variance to have the loading doors face South towards I-70. The reason for this request is the geometry of the site does not support orientating the building with dock doors facing East or West as this would negatively impact the footprint of the building thus impacting the interior operational needs of the facility. The orientation of the building as proposed allows for the main office to be located near the property entrance off East 19<sup>th</sup> Avenue and operationally allows for Separation of car and truck traffic within the property.

In order to screen the South facing dock doors from the interstate, we have added a 3'-5' tall berm along the entire South and East property line. The South and East Property line also includes a 25' landscape buffer/screening. This includes a total of 68 trees (48 Coniferous and 20 Deciduous) which is equivalent to 1 tree per 25 lineal feet and meets the requirements set forth in the FDP for the I-70/E-470 Landscape Buffer Standards (Sheet L-1 of FDP). Additionally, the building is set back over 440' from the South property line exceeding the FDP requirement of no closer than 70' from the property line.

2. “All loading and storage areas within a clear view from public streets and/or open space areas shall be effectively screened. Screening shall be by walls of the same material and generally integral to the building design. Screen walls adjacent to loading and dock areas shall not exceed 12’-0” in height. Landscape screening may be allowed with Architectural Committee written approval”.

The project team requests a variance to this requirement to increase the screen wall height from the 12’ max height to 13’ in height, based on Architectural Committee request from Prologis to provide 13’-0” high screen walls. Furthermore, the City of Aurora pre-submittal comments noted that screen walls should be no taller than 10’-0”. Providing 13’ high screen walls will provide additional screening of the South facing dock doors from the surrounding I-70 and E-470 roadways.

#### **FDP Section 2.5 Walls, Fences and Retaining Walls**

1. “All fencing not required for screening purposes shall be constructed of dark green wrought iron or metal picket and shall be maintained, at all times, in good repair”

The project team requests a variance to this requirement in order to match the fencing of the existing facilities within the park. In order to do so, Prologis has requested that we utilize black as the color of the perimeter fencing in lieu of green as outlined in the FDP.

#### **FDP Section 3.4 Sign Lighting**

1. “Internally illuminated signage shall not be permitted”.

The project team requests to use internally illuminated signs in lieu of externally illuminated signs in order to have a consistent look within Prologis Park 70, per request from the Prologis Architectural Committee. The existing projects in the park have/will have internally illuminated signs. Our proposed signs will face East 19<sup>th</sup> Avenue only with no internally illuminated signs proposed facing I-70 or E-470.

#### **FDP Sheet L-2: Landscape Concept for Four Lane Collector**

1. “The sidewalks meander through the bermed informal natural landscape setting between the road and the parking lot, except for in the 100’ CIG gas easement area”.

On Wednesday November 8<sup>th</sup>, 2017 the project team had a Landscape Review meeting with Prologis and the City of Aurora to discuss the Landscape comments received regarding the meandering sidewalk on the street frontage buffer on 19<sup>th</sup> Street. To maintain consistency in the park, the project team requests to leave the 19<sup>th</sup> Street sidewalk straight as originally shown, and as requested by Prologis Architectural Committee, in lieu of meandering as indicated in the FDP to maintain consistency in Prologis Park 70 and match the other completed projects within the park.

#### **FDP Section 3.2 Parking and Vehicle Circulation Areas**

1. “All parking area, access drive and internal vehicle circulation area lighting fixtures shall be of the sharp cut-off rectangular (shoe box) or circular (disk) type. These fixtures shall be mounted at a maximum height of 25’-0”.

The project team requests a variance to use 30’ tall light poles per request from Prologis to match the other light poles within the park.

Comments made during the pre-application meeting with the City of Aurora were all addressed and responded to in the previously provided response letter dated 9/25/17. Comments provided by the City of Aurora to the first SDP submission on Thursday, October 26, 2017 have all been addressed and responded to in the attached response letter dated 11/21/17. Furthermore, in the comments from the City of Aurora, it was asked that we identify any changes to the plans other than those which were a result of the comments provided by the City of Aurora. The only change is noted below, and was a result of comments from the Prologis Architectural Committee review.

#### **Exterior Building Colors**

Exterior main building field wall colors (Colors 2 and 3 on the Colored Elevations & Material Board) have been changed/modified to a slightly lighter color per request from the Prologis Architectural Committee.

A plat of the site will be submitted within this site plan package, including easements for public utilities and public access.

Additionally, as noted in the responses to the initial submission comments the Irrigation Plan and Prologis Approval Letter for the project will be submitted in the upcoming weeks as an update to this submittal. The Irrigation Plan is in the process of being finalized and these revisions to the site plan from the initial City of Aurora comments are currently under review with Prologis Design Review Board.

Questions and correspondence for this project may be directed to:

Jun Lee  
HPA Architects  
383 4<sup>th</sup> Street, Suite 101  
Oakland, CA 94607  
P: 949 862 2133

Thank you for your time and efforts in reviewing this development application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jun Lee".

Jun Lee  
HPA Architects  
P: 949 862 2133