

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



May 16, 2023

Velocity Development Company, LLC
Theron Skidmore
1331 17th Street, Suite #1000
Denver CO 80202

Re: First Technical Submission Review: Transport Colorado Industrial Campus – Site Plan and Plat
Application Number: DA-1793-16
Case Numbers: 2021-6040-00; 2021-3050-00

Dear Mr. Skidmore:

Thank you for your recent submission, which we started to process on May 08, 2023. We reviewed it 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.

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.

Feel free to contact me if you have any questions or concerns. I can be reached at 303.739-7541 or rrabbaa@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachid Rabbaa". The signature is fluid and cursive.

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Allison Graham – Dig Studio 1521 E 15th Street Denver, CO 80202
Jacob Cox, ODA
Filed: K:\SDA\1793-16tech1.rtf



First Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape comments will be provided during the next review cycle. Update the Landscape Areas Table per the comments provided and update the label being provided for the buffer to indicate a non-street buffer (Item 3)
- Add the case number for the associated ISP (Item 4)
- Previous comment not addressed. The stubs do not appear to be functional walkways. This needs to be modified. Consider removing stubs or providing patterned concrete. Traffic Engineering. (Item 5)
- The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan (Item 6)
- All ponds will be owned by the property owner and not the City of Aurora. A drainage easement is to be placed over the ponds to allow City crews to maintain the pond should the owner fail to (Item 7)

PLANNING DEPARTMENT COMMENTS

Reviewed by: Rachid Rabbaa rabbaa@auroragov.org / 303-739-7541 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods or outside agencies.

2. Planning Comments

2A. No further comments.

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

3A. Building #3 also requires building perimeter landscaping along the east side as it faces Cavanaugh Road. Update the table to include the east side of the building.

3B. Street frontage buffers are measured from the back of walk and not the exterior side of the walk, but the interior side.

3C. Include the remainder of the hatch for the sidewalks. It is shown in some locations and then not in others.

3D. Per code, all shrubs shall be contained in edger. Are the shrubs provided not intended to have rock mulch?

3E. There are several parking lot islands that appear to be missing the rock mulch hatch.

3F. Native seed is not permitted in parking lot islands. A few of the islands have native seed with shrubs.

3G. Update the Landscape Areas Table per the comments provided.

3H. Update the label being provided for the buffer to indicate a non-street buffer.

3I. Ensure that all single parking lot islands have a minimum of six shrubs.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

4A. Add the case number for the associated ISP. (typical)

4B. Verify with Aurora Water and Drainage if this statement is adequate.

4C. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

4D. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

4E. Revise the leader locations.

4F. Minimum 2% slope in unpaved areas, typical.

**PLAT:**

4G. Verify with Aurora Water and Drainage if this statement is adequate.

5. Traffic Engineering (Steven Gomez/ 303-739-7336 / segomez@auroragov.org / - Comments in amber)**Site Plan**

5A. Show EB left turns on Cavanaugh at all accesses on 32nd Ave per TIS

5B. Add and callout the STOP sign.

5C. Previous comment not addressed. These two stubs do not appear to be functional walkways. This needs to be modified. Consider removing stubs or providing patterned concrete.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

6A. The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan. Add the needed text shown thereon and replace the missing text. The Site Plan shows Utility easements that need to be renamed "Water easements", on the proposed Plat and the Site Plan. Just make sure the easement is designed in a configuration that is in conjunction with the standards set about by our Fire/Life Safety Department. Please show all the Lot, Tract and R.O.W. lines as continuous lines on the Site Plan. Make sure the names of the easement are consistent between the documents and other pages within the documents.

7. Aurora Water (Casey Ballard/ 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. All ponds will be owned by the property owner and not the City of Aurora. A drainage easement is to be placed over the ponds to allow City crews to maintain the pond should the owner fail to.

7B. Advisory: This meter will need to be removed as part of the civil plans.