



March 17, 2020

Brandon Cammarata
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: *First Aurora Commerce Center – Building E – 096583006
DA-1390-10***

Dear Mr. Cammarata:

Thank you for the comments on January 31, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review process, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: INITIAL SUBMISSION REVIEW

CITY OF AURORA PLANNING DEPARTMENT

Brandon Cammarata / 303-739-7251 / bcammara@auroragov.org

Summary of Key Comments From All Departments

1. Finalize the approach for the 26th Avenue Trail design with PROS.
 - **Response: Based on discussion with city staff, the proposed 26th Ave Trail is not associated with this project.**
2. The proposed north property line on the plat needs to match the “new” property line in the Site Plan.
 - **Response: Acknowledged. We have coordinated the north property line with the surveyor, property lines now match.**
3. Update the FDP/Master Plan regarding current approach with the First Creek Drainage.
 - **Response: First Creek Trail is now being provided along 26th Ave.**

Planning Department Comments

1. Community Comments
 - A. There are no community comments received
 - **Response: Acknowledged.**
2. Completeness and Clarity of the Application
 - A. An FDP Amendment is needed to reflect the current approach to the First Creek Drainage. Please coordinate with Brandon on the approach.
 - **Response: After coordinating with Brandon, First Creek Trail is now being provided along 26th Ave**

3. Zoning and Land Use Comments

- A. Parking - Please review UDO Table 4.6-1 and identify the required parking using the categories identified in the table (please note the distinction between "Warehouse and Storage" and "Distribution."
 - Response: Parking counts have been broken out by use and updated in the table.
- B. For the "Wing Walls," please include the approach recent used for Buildings A and B (see red lines).
 - Response: Please refer to the revised "Exterior Elevations Color Scheme" sheet 38 showing revised color scheme at the wing walls to match that of buildings A and B.
- C. Please update the landscape plan along 26th Avenue, so the linework follows the curb line and does not cover up the sidewalk.
 - Response: Landscape linework updated along 26th Avenue to follow curb.
- D. Include the areas east of the primary access in the landscape plan.
 - Response: Areas east of access included in landscape plan
- E. Include the areas immediately east of the primary access in all the plans. The access road and sidewalk need to be extended to the east property line.
 - Response: The access road and sidewalk have been extended to the eastern property line. This area has been included in all plans.
- F. Plat - The proposed north property line on the plat needs to match the "new" property line in the Site Plan.
 - Response: The plat has been coordinated and matches the plans.

Landscape - Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189

Comments in teal

4. Sheet 24 Landscape Plan

- A. Dimension and label the provided street frontage buffer. Street frontage buffers are measured from the back of walk.
 - Response: Acknowledged. The street buffer has been dimensioned and labeled.
- B. While the underlying cadd file/base seems to reflect the proposed realignment of E. 26th Avenue, the proposed landscaping does not. The street trees are placed on top of the new sidewalk. Please make sure that the landscape plan reflects what the ultimate condition of the E. 26th Avenue will be. If there will be a curbside landscape (formerly tree lawn) then the street trees should be placed in that space.
 - Response: Acknowledged. The landscape plan has been adjusted to reflect the ultimate condition of 26th Avenue,
- C. The street frontage buffer requirements and the detention pond landscape requirements may be combined as they overlap, but the street trees may not be counted towards the buffer as they are to be located within the curbside landscape and not behind the walk interior to the site.
 - Response: Acknowledged. Additional trees have been added to meet both requirements.

- D. Include a legend on all landscape sheets. Refer to the Landscape Reference Manual for what is to be included in the legend, but typically all landscape information as well as utility, properly line symbology etc.
 - Response: Acknowledged. Civil legend has been added to all landscape sheets, but landscape schedule is unable to fit.
- E. Include the existing and proposed grading grayed back.
 - Response: Existing and proposed grading added.
- F. Label and dimension all existing and proposed easements.
 - Response: Existing and proposed easements dimensioned and labeled.
- G. Please review the new UDO. Grasses are not permitted as a screening method for parking lots. Fifty percent of the shrub species shall be flowering. In addition, trees shall be used as accents.
 - Response: Screening planting updated to include only shrubs, 50% flowering.
- H. Add "Not for Construction" to all landscape sheets.
 - Response: Not for Construction stamp added to all sheets.
- I. Adjust plantings around hydrant. They will fit, as the hydrant is drawn at a large scale than what it will actually be.
 - Response: Planting adjusted around fire hydrants.
- J. Show the property line as a traditional line type that is a long dash and two short dashes.
 - Response: Property line type updated.
- K. Increase the font size of the plant labels. See additional comment on this sheet. The current font size is too small.
 - Response: Plant label sizes adjusted.
- L. Refer to the new UDO, but the curbside landscape may or may not be all native seed depending upon the width between the back of walk and curb. That area needs to be shown independently of the area behind the walk or interior to the site. It can't be one hatch.
 - Response: Curbside landscape updated to include shrubs to meet UDO requirements.
- M. There is both decorative and chain link fence details provided. Please show these with two different line types on the landscape plan sheets.
 - Response: Fence types and details removed from plans.

Sheet 26 Landscape Plan

- N. Label the plants that are not labeled.
 - Response: All plants labeled.
- O. Adjust plant quantities where noted.
 - Response: Plant quantities adjusted.
- P. Adjust the locations of the plants around the fire hydrant. The plants and hydrant will fit if the size of the hydrant is adjusted as it is drawn at a larger scale than what it will actually be.

- Response: Acknowledged. Plant locations adjusted around hydrant.
- Q. Add trees where noted.
 - Response: Trees added where noted.
- R. Screen the parking lot perimeter per code.
 - Response: Parking lot screening updated to meet code. 150 shrubs added.

Sheet 26 Landscape Plan

- S. Provide the required street trees.
 - Response: Street trees added.
- T. Show the property line as a traditional line type i.e. long dash and two short dashes.
 - Response: Property line type updated.
- U. Adjust the locations of the plants around the fire hydrant. The plants and hydrant will fit if the size of the hydrant is adjusted as it is drawn at a larger scale than what it will actually be.
 - Response: Acknowledged. Plant locations adjusted around hydrant.

Sheet 28 Landscape Plan

- V. This parking lot is shown as Phase 2 on other sheets in the plan set. Landscaping can be included, but work with the applicant to delineate this area, perhaps a light gray hatch over the area, in addition to a note that this area is NOT to be constructed with the initial development phase.
 - Response: Acknowledged. Phase 2 planting has been grayed back. Note added "Area not included in initial development phase".

Sheet 29 Landscape Plan

- W. Sea green juniper will get too large and cause visibility issues within the parking lot as people are trying to back out their cars.
 - Response: Acknowledged. Juniper replaced with lower growing shrubs.
- X. Label all the plants along the drive. See comment on landscape plan.
 - Response: Plants labeled along drive. Plant counts across drive removed from schedule.
- Y. Label call out the proposed retaining wall. Add spot grades for bottom and top of wall to this sheet.
 - Response: Acknowledged. Retaining wall has been removed from site plan.
- Z. Add a tree and landscaped parking lot island. No more than 15 spaces in a row.
 - Response: Parking has been updated to reflect requirement. Tree and appropriate materials added.
- AA. If the intent is to meet buffer requirements, this would technically be considered a street frontage buffer and the requirements would be 1 tree and 10 shrubs per 40 linear feet. The street is Smith Road.
 - Response: Acknowledged. Planting updated to meet street frontage buffer.
- BB. Screen the parking lot per code.
 - Response: Acknowledged. Planting plan updated to screen parking lot.

Sheet 30 Landscape Notes

- CC. Remove the landscape specifications. This is not a construction drawing. Only include the required landscape notes as specified in the Landscape Reference Manual in addition to a note describing all mulch treatments and the type of edger being proposed.
- Response: Landscape specifications removed.

Sheet 31 Landscape Notes

- DD. Double the font size on this sheet and darken the font.
- Response: Font size adjusted.
- EE. Complete the site data information.
- Response: Data information completed.
- FF. Confirm data information with the information provided on the cover sheet.
- Response: Data confirmed and matches information on cover sheet.
- GG. There appear to be two different detention ponds. These should be listed separately. Possibly as north pond and east pond and the requirements broken down separately for both.
- Response: Acknowledged. Second line for detention pond added to Landscape Requirements chart.
- HH. If attempting to meet buffer requirements, this would fall into the street frontage buffer requirement as Smith Road is to the south of the development and the requirement would be 1 tree and 10 shrubs per 40 lf.
- Response: Acknowledged. Planting updated to meet street frontage buffer.
- II. Provide the actual seed mixes
- Response: Seed mixes specified in plans.

Civil Engineering - Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306

Comments in green

5. Plat

- A. Show/label drainage easements for detention ponds. The drainage easement must tie to an access easement and that access easement must tie to public right of way.
- Response: Drainage easements will tie into the previous proposed access easements. These are now shown on the plat.

Site Plan

- B. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer
- Response: Note has been added to the plan.
- C. Please add the following notes. The following items are necessary for Building Permit to be issued:

- i. CLOMR for First Creek channel improvements approved by FEMA.
 - Response: Acknowledged. Note is added into the general notes and detail sheet.
- ii. Civil Plans for First Creek channel improvements approved by City of Aurora.
 - Response: Acknowledged. Note is added into the general notes and detail sheet.
- iii. Fee-in-lieu agreement for construction signed and funded.
 - Response: Acknowledged. Note is added into the general notes and detail sheet.
- iv. Developer provides written acknowledgment and acceptance of the following risks:
 - a. LOMR analysis and review could reveal the need to make changes to Building E site, civil and/or building plans.
 - Response: Acknowledged. Note is added into the general notes and detail sheet.
 - b. A flood occurring during construction of the First Creek channel improvements damaging the Building E site and/or structure.
 - Response: Acknowledged. Note is added into the general notes and detail sheet.
- D. The LOMR must be approved by FEMA in order for the CO to be issued
 - Response: Acknowledged. Note has been added into the general notes and detail sheet.
- E. Show/label proposed drainage easement, page 4
 - Response: The proposed drainage easement is now shown and labeled.
- F. Show/label proposed drainage easement. Access easement required from the drainage easement to public right of way, typical, page 7. Maintenance access is required to the top of the outlet structure, typical
 - Response: Drainage easement labels have been added to the plans. Maintenance access has been provided to the top of the outlet structure.
- G. Lights need to be moved to avoid conflict with retaining wall, page 9
 - Response: Retaining wall is no longer proposed.
- H. This call out does not match the detail referenced, page 9
 - Response: Call out has been updated.
- I. Multiple slope comments
 - Response: Grades have been revised based on comments.
- J. For detention ponds: Show/label drainage easement, show/label 100-yr water surface elevation, page 11.

- Response: Drainage easements and 100-year water surface elevation has been shown and labeled on the plans.
- K. For detention ponds: Show/label drainage easement, show/label 100-yr water surface elevation, maintenance access is required to the top of the outlet structure, page 14.
 - Response: Drainage easement, 100-year water surface and maintenance access have been provided.

Traffic- Brianna Medema / bmedema@auroragov.org / 303-739-7646

6.

- A. Traffic Letter has been approved.
 - Response: Acknowledged.
- B. Move this text to show intersection. Functional access to property to the east is a requirement. Include dimension from 26th to this intersection. Page 3
 - Response: Dimensions to 26th Avenue has been added to the plans.
- C. 625' not 500', page 4.
 - Response: The sight triangles distance is updated to 625'and correspond to a design speed of 50 mph.
- D. Update Sight triangles to assume full buildout of 26th. e& f dimensions. Page 4
 - Response: Acknowledged and updated in the site plan.
- E. 515' not 430'
 - Response: The sight triangles distance is updated to 515'and correspond to a design speed of 50 mph.
- F. Include sight triangles for this location. Page 4.
 - Response: Sight triangles are now added to this location.
- G. Shift stop sign to north of pedestrian crossing. Page 6.
 - Response: A stop sign will no longer be proposed in this location.
- H. Include sight triangles (use 25mph Design speed, typ all interior) page 6.
 - Response: Sight triangles are included and designed for a design speed of 25 mph.
- I. It appears turn lanes are being provided with the exception of westbound left. Provide striping/modification to accommodate. or include if in the referenced project. It is needed for this development (so include the linework). Page 7
 - Response: In the final condition of 26th Avenue, a westbound left turn lane will be provided.
- J. Include anticipated stop location (stop bar may be suitable based on unusual geometry. Page 7
 - Response: The anticipated stop location is illustrated with a stop bar as well as a stop sign.

- K. A turning template, exhibit or embedded into Site Plan is required for this connection. Striping may be necessary within the throat to direct passenger vehicles to appropriate locations. Page 7
 - Response: After further analysis in AutoTurn, there will be signage installed on the adjacent property, stating that trucks shall use the southern access road.
- L. Show all stop signs from the Site Plan.
 - i. Review tree placement vs stop signs.
 - Response: The sign and tree placement has been coordinated.
 - ii. Review on-site sight triangles
 - Response: Acknowledged. Sight triangles are reviewed.

Real Property - Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294

Comments in magenta

7.

- A. See the red line comments on the plat and site plan.
 - Response: Acknowledged. The red line comments on the plat and site plan are now updated.
- B. There may be a need for a drainage easement to be dedicated. If so, then the physical features in those drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.
 - Response: Acknowledged. Drainage easements will be dedicated as required. License agreements will be submitted as necessary.
- C. There a couple of offsite easements that need to be dedicated by separate document. Contact Andy Niquette to start the easement dedication process.
 - Response: Acknowledged. We will reach out to Andy as appropriate.
- D. The site plan shows some additional Right of Way to be dedicated.
 - Response: ROW dedication will be shown on the plat.
- E. Send in the Certificate of Taxes Due for the property.
 - Response: Certificate of Taxes will be provided.
- F. That additional Right of Way should be represented on the plat.
 - Response: Right of Way dedication will be shown on the plat.
- G. A few of the State Monument Records are showing different information than what is shown on the plat. Please match this information.
 - Response: Plat has been revised.

Aurora Water - Ryan Tigera / rtigera@auroragov.org / 303-326-8867

Comments in red

8.

- A. Fees – Diana Porter / dporter@auroragov.org / 303-739-7395, Storm Drainage Development Fees due $55.502/\text{acres} \times \$1,242.00/\text{acre} = \$68,933.48$, Make check payable to the City of Aurora.

- Response: Noted, fees will be paid.
- B. Prior to next submittal or revision to First Creek plans, please reach out to discuss this alignment (sanitary sewer). Page 17
 - Response: Noted, sanitary sewer alignment has been coordinated.
- C. 90-degree angle between two points of connection. Page 17
 - Response: Noted, sanitary sewer alignment has been coordinated.
- D. Label private if that is the plan. Page 17
 - Response: Sanitary sewer lines are proposed as private according to the legend.
- E. Bring stub to property line and/or outside of the channel for next building to tie into. Provide a valve in the civil plan submittal. Page 17
 - Response: Waterline stub has been extended to the property line.
- F. Show how this manhole will be accessed for maintenance. Page 21
 - Response: Manhole will be accessed by the 12' maintenance path as shown on the plan.
- G. Provide access to top of outlet structure. Page 21
 - Response: Maintenance access has been provided to the top of the outlet structure.
- H. Meter pit to be located in a landscaped area. Page 22.
 - Response: The meter pit is now located in a landscaped area.

Pros - Curtis Bish / cbish@auroragov.org / 303-739-7131

9.

- A. Sheet 24 Landscape Plan The space between the back of walk and curb might be modified, if required, based on discussions about regional trail alignments through both Aurora Commerce Center and Majestic Commerce Center. If it is decided that the sidewalk should be widened, less area for curbside landscape could result or southward encroachment of the walk into the detention pond may occur. Please coordinate with PROS staff on this issue.
 - Response: Acknowledged. Landscape Architect will coordinate with PROS staff if regional trail alignments are adjusted.

Life Safety - Greg Rogers / grogers@auroragov.org / 303-739-7464

Comments in blue

10.

- A. Site-Sheet 7: See comment regarding fire lane labels.
 - Response: Fire lane labels are all updated and now exclude the word "shared".
- B. Site-Sheet 18&21: See note regarding off-site hydrants.
 - Response: New off-site fire hydrant on sheet 21 is now shown. This is proposed with the First Creek at 26th Ave project, COA EDN 220022. Existing hydrant on sheet 18 is now shown.

- C. Plat- Sheet 2 of 5: see comment regarding labels of fire lanes.
 - Response: Fire lane labels have been updated.

XCEL - Donna George / donna.l.george@xcelenergy.com / 303-571-3306

11.

- A. Please see letter dated January 22, 2020 regarding Xcel facilities in the area.
 - Response: Letter acknowledged. We will coordinate with Xcel, should a license agreement be needed, and coordinate on easement requirements. Contractor/developer will coordinate on new gas and electric services.

MHFD - Teresa Patterson / tpatterson@udfcd.org / 303-455-6277

12.

- A. See letter dated January 23, 2020 which contains numerous review comments.
 - Response: Comments within letter have been addressed as applicable. Emergency spillway plan and profile will be included as part of the CD submittal.

E-470 - Chuck Weiss / cweiss@E-470.com / 303-537-3420

13.

- A. At this time E-470 Public Highway Authority has No Comments
 - Response: Acknowledged.

Please contact me at (303) 228-2300 or Brad.Cooney@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.
Project Manager