



Planning Division
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October 22, 2020

Daniel Green
Green Industrial Development Group, LLC
26100 E 68th Avenue
Denver, CO 80249

Re: Second Submission Review: JAG Logistics Center at DEN Phase 2 - Site Plan with Adjustment and Final Plat
Application Number: DA-1903-21
Case Number: 2018-6044-03; 2020-3038-00

Dear Mr. Green:

Thank you for your initial submission, which we started to process on September 24, 2020. 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 outside agencies.

Since several important issues still 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. Your administrative decision date will be determined based on the comments received for your next resubmittal.

As always, if you have any comments or concerns, please give me a call. I may be reached at rloomis@auroragov.org or 303-739-7220.

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

cc: Collin West, Intergroup Architects, 2000 W Littleton Blvd, Littleton, CO 80120
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1903-21rev2.rtf

Attached: Denver International Airport



Second Submission Review

SUMMARY OF KEY COMMENTS

- Provide mitigation for requested landscape buffer reduction and parking lot frontage Adjustment in LOI.
- Revise signage information based on UDO for larger buildings.
- Ensure architecture meets Porteos FDP and UDO building design standards.
- Ensure berming/screening adequate to screen loading docks.
- Consider different plant types for screening based on height in sight triangle.
- Provide missing information on Site Plan and Plat listed by Real Property
- Dedicate the drainage easement by separate document.
- Ensure proper radii with Fire/Life Safety as shown.
- The site plan will not be approved until the preliminary drainage letter/report is approved.
- Ensure Denver Airport comments from Elise Brenninkmeyer are addressed.

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

SITE PLAN

Redlines to Cover Sheet (Sheet 1)

- 1A. Please also note that the request is to reduce the required 60-foot landscape depth by 10% to 54 feet minimum.
- 1B. Please remove the requested Adjustment to reduce landscape buffer on east side from 15 feet to 12 feet as this can be accommodated per Landscaping comments below. Need retaining wall cross-section information as stated below.
- 1C. Please revise signage allowance based on allowances per Section 146-4.10.6.D, which is for Large Scale Retail Single-Tenant Use larger than 50,000 SF. For example, Total Sign Allowed is two square feet per linear feet of building frontage to maximum total sign area of 800 square feet.

Redlines to Site Plan (Various Sheets)

- 1D. Please "gray out" the areas that are "Not A Part" to help distinguish it from proposed project. Please provide for all sheets showing the neighboring projects.
- 1E. Clarify if 68th Avenue is an 80-foot or 66-foot ROW on Sheets 4,5,6, and 7. It appears to now be a 66-foot ROW east of Powhaton Rd based on latest PIP.

Redlines to Landscape Plan Sheet 65

- 1F. The berming appears minimal so please place note "Screening at parking lots will be 3' minimum height (within 3 years) through berms or a variety of deciduous and evergreen plant material, or a combination of the two. Maximum 4:1 slope."

Redlines to Elevations/Rendering

- 1G. Ensure the elevations meet requirements of Porteos Master Plan and UDO Section 146-4.8 Building Design Standards for Industrial development. Items include:
- A more prominent entry utilizing using an arcade, covered entry, spandrel glass or other similar architectural feature.
 - All elevations visible from a public or private street shall include variable parapet heights and 1-foot minimum projections with the distance between not to exceed 50 feet.

PLAT

Redlines to Plat

- 1H. The northern property line should be noted that this is 68th Avenue, a 66-foot ROW.
- 1I. Please label 64th Avenue ROW.



Redlines to Letter of Introduction

1J. Address the Approval Criteria for Administrative Adjustments for the parking lot frontage allowance and state how you are mitigating the impacts of the request, as referenced in Comment 1A Refer to Section 146-5.4.4.F.3 for approval Criteria.

2. Landscaping (Kelly K. Bish / Kbish@auroragov.org/ 3A03-739-7189 / Comments in teal)

General Comments:

Redlines to Landscape Plan “A” Sheet 48

2A. Please darken all deciduous trees, all sheets. They are hard to see/read when printed out.

2B. Correct the spelling for Not for Construction all sheets.

Redlines to Landscape Plan Sheets 49, 50, 52, 57

2C. Review some of the plants that have been selected along the streetscape. There are several that will get too tall within the sight distance triangle.

Redlines to Landscape Plan “E” Sheet 52

2D. Dimension and label the easement indicated.

Redlines to Landscape Plan Sheet 56

2E. Do not label the buffer as 12’ when it is wider.

Redlines to Landscape Plan Sheet 60

2F. Provide a detail of the retaining wall. Include the color, material call outs etc.

2G. Provide a cross section of the retaining wall including the parking area and landscaping.

Redlines to Landscape Plan Sheet 64

2H. Provide a cross section of the retaining wall including the parking area and landscaping.

Redlines to Landscape Charts Sheet 66

2I. While in the legend on each sheet, include the plant symbology here as part of the Plant Material Schedule.

2J. Fix the plant schedule as it is cut off at the bottom.

2K. The curbside landscapes should only contain a maximum of 40% grasses. Please revise the table and plan.

3. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

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, including Parcels; Street lines; Building footprints (If available)

3B. 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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

SITE PLAN

Redlines to Cover Sheet (Sheet 1)

4A. Match the name of the Subdivision Plat



Redlines to Site Plan (Various Sheets)

- 4B. Check the tract info shown.
- 4C. Label areas not platted as “unplatted”.
- 4D. Add tract names as shown.
- 4E. Label appropriate jurisdictions as noted.
- 4F. Add B&D as noted.
- 4G. Change the Subdivision name as shown.
- 4H. Make tract line solid for areas shown.
- 4I. Confirm the radii with Fire/Life Safety as shown.

PLAT

Redlines to Sheet 1

- 4J. What about Section 5?
- 4K. Please revise Notes as shown.
- 4L. Change the page size format to the Adams County Standard size of 24" x 18" with a 2" margin on the left and 1/2" margin on all other sides of the page.
- 4M. Check this area, Lot #2 by itself is bigger than this area.
- 4N. Send in the closure sheet for this description.
- 4O. No Tracts shown.

Redlines to Sheet 2

- 4P. Please revise Notes as shown.

Redlines to Sheet 3 and others

- 4Q. Contact Andy Niquette (aniquett@auroragov.org) for the separate easement dedications.
- 4R. Label proper jurisdictions as shown (i.e., City and County of Denver, City of Aurora, etc)
- 4S. Label the sidewalk easement.
- 4T. Ensure proper Tract names.
- 4U. Make shown line solid.
- 4V. Label areas not platted as “Unplatted”.
- 4W. Label bearings as shown.
- 4X. Make shown easement line dashed.
- 4Y. Some of the shown line distances are not shown on the line table.
- 4Z. Check info of areas highlighted.
- 4AA. See gap for Curve Table- renumber the other lines.
- 4BB. If no info is here for Line Table, is this still needed?
- 4CC. Send in the closure sheet for the description.
- 4DD. Change the info shown.

Redlines to Sheet 2

- 4EE. Add the described monuments at each end of the Basis of Bearing line - copy from sheet #1 (description).

Redlines to Sheet 3

- 4FF. Label the shown easements. See same comment on other sheets.
- 4GG. Add lots and blocks where shown. See same comment on other sheets.
- 4HH. Is City of Aurora label correct along north side?
- 4II. Make easement lines dashed. See same comment on other sheets.
- 4JJ. Label areas shown as “unplatted”. See same comment on other sheets.
- 4KK. Add R.O.W. width. See same comment on other sheets.



Redlines to Sheet 4

4LL. The shown easements may be dedicated on this plat; just show in a detail on another sheet.

4MM. Match description for property line as shown.

5. Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

SITE PLAN

Redlines to Cover Sheet (Sheet 1)

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

5B. This will be a public document and must be able to be reproduced. Remove copyright note

Redlines to Site Plan (Sheet 5)

5C. Label and dimension existing sidewalk

5D. The shown area would be 52' with a 26' fire lane

Redlines to Site Plan (Sheet 15, 16)

5E. Label cross pan.

Redlines to Site Plan (Sheet 17)

5F. Include "with railing" as shown.

Redlines to Grading Plan (Sheet 18)

5G. Structural calculations are required with the first civil plan submittal for concrete retaining walls.

5H. The drainage report comments stated these channels were required to be maintenance eligible (HFLM) for the pond to be maintained by the City.

Redlines to Grading Plan (Sheet 19)

5I. Minimum 2% slope in pond bottom

5J. Maintenance access required to the culvert.

Redlines to Grading Plan (Sheet 20)

5K. This access easement is not shown on the plat.

Redlines to Grading Plan (Sheet 30)

5L. Label curb cut.

Redlines to Grading Plan (Sheet 34)

5M. Add a note that the streetlight locations are conceptual. Final streetlight locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Redlines to Sheet 99

5N. Include a fixture for the streetlights

PLAT

Redlines to Sheet 3

5O. Access easement is required from the drainage easement to public right of way. It was labeled on the site plan.

Redlines to Sheet 13

5P. Outside radius for the fire lane should be 52'.



6. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

Please contact Brianna Medema for Traffic comments.

7. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / Comments in blue)

SITE PLAN

Redlines to Site Plan Sheet 5 & 7

7A. Please show the location and label all fire line signs throughout plan-set.

7B. See comment for fire lane proximity to building.

7C. See comment fire lane encroachment.

Redlines to Site Plan Sheet 9 & 11

7D. See comment for fire lane proximity to building.

Redline to Site Plan Sheet 12

7E. Provide 26' fire lane easement with turnaround in shaded area.

7F. The fire lane must be shown on the Plat.

7G. Fire lane sign that reads "Fire Lane Dead Ends in 824' "

Redlines to Site Plan Sheet 15 & 17

7H. See comment for fire lane proximity to building.

7I. See comment for accessible parking.

7J. See multiple comments dead-end fire lane.

Redlines to Utility Plan Sheet 34

7K. See comment for remove fire hydrant.

Redlines to Utility Plan Sheet 46

7L. See typo for 26' fire lane label.

Redlines to Elevations Sheets 71, 78, 84

7M. Provide the location for knox box, FDC, Riser room door.

PLAT

Redlines to Sheet 7

7N. Typo: 26'.

Redlines to Sheet 8

7O. Please verify the scale is correct. The 26' fire lane measures 34.5'. All pages appear to have inconsistencies with scale.

7P. Typo: 26'.

Redlines to Sheet 13

7Q. 26' fire lane turning radii are 26' inside and 49' outside.

8. Aurora Water (Casey Bollard / cbollard@auroragov.org / 303- 739-7382 / Comments in red)

Redlines to Grading Plan (Sheet 27)

8A. Show piping from outlets. Typical for all outlets.

Redlines to Utility Plan (Sheet 44)

8B. No permanent structures within utility easements.



9. Revenue Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org/303-739-7395)

9A. Storm Drainage Development Fees due 75.613 acres x \$1,242.00 per acre = \$93,911.35. These fees can be paid prior to submittal of mylars with the County.

10. Denver International Airport (Elise Brenninkmeyer / Elise.Brenninkmeyer@flydenver.com / 303-342-2000)

10A. See attached Letter from DIA dated October 13, 2020.



MEMO

DATE: October 13, 2020
TO: Ryan Loomis
City of Aurora
FROM: Elise Brenninkmeyer
DEN Real Estate
SUBJECT: JAG Logistics Center at DEN Phase 2 – Site Plan with Adjustment and Final Plat

DEN has provided review for the JAG Logistics Center at DEN Site Plan with Adjustment and Final Plat submittal documents and offers the following comments:

- 1) Being that the project site lies within 10,000-ft of the KDEN Airport Operations Area, per FAA Advisory Circular 150/5200-33C DEN requests that the landscape plan includes selection and maintenance of trees, shrubs, and grasses to minimize attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Seed mixes used on site should be compliant with the FAA Wildlife Hazard Mitigation Program - millet, rye grasses, or other large-seed producing vegetation should be avoided. The USDA Wildlife Biologists assigned to DEN assist in implanting DEN's Wildlife Hazard Management Plan. They have requested coordination as this project progresses.
- 2) The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 3) Please label the DEN property line on all applicable plans to distinguish it from ROW
- 4) A permit/license will be required for all grading on DEN property
- 5) A permit/license will be required for all infrastructure on DEN property
- 6) A permit/license will be required for access to and construction work on DEN property
- 7) DEN does not anticipate constructing additional lanes extending E 68th Ave from the subject site to Valley Head St on DEN property by the time this project is active. Please show how eastbound E 68th Ave will tie into existing E 68th Ave.
- 8) Connection of the new lanes to existing E 68th Ave on DEN property will require review and approval from DEN





- 9) Connection from E 68th Ave to Robertsdale is not shown on the plans. Connection from E 68th Ave to Robertsdale will require review and approval from DEN
- 10) DEN is incorrectly identified as Adams County on the property line. Please correct property labels and provide key map on Plat.
- 11) Will a traffic impact study be submitted with design drawings for E 68th Ave?

DEN appreciates the opportunity to review these documents and looks forward to the continued progress of this project.