

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



May 20, 2021

Jim Knopka  
FR Aurora Commerce Center Phase 1 LLC  
17 E Gay St Suite 302  
Westchester, PA 19380

**Re: Initial Submission Review – Aurora Commerce Center Building H - Site Plan and Plat**

Application Number: **DA-1390-11**  
Case Numbers: **2003-6040-09, 2021-3024-00**

Dear Mr. Knopka,

Thank you for your initial submission, which we started to process on April 27, 2021. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 11, 2021. 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 estimated Administrative Decision date is still set for Wednesday, July 21, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the AD date. These notifications are your responsibility and the lack of proper notification will cause the date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Brad Cooney, Kimley-Horn Associates  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1390-11rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Review and address all formatting and correctness comments from all departments.
- Clarify parking requirements for distribution vs. storage/warehousing uses (see Item 2)
- Provide additional architectural interest to the eastern elevation .to comply with both UDO and Master Plan requirements (see item 4).
- Clarify signage area requirements (see Item 5).
- Review all comments from Engineering, Fire / Life Safety, Aurora Water, and Real Property and make all requested changes to the Site Plan.

### **PLANNING DEPARTMENT COMMENTS**

**Planning Issues** (Claire Dalby / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org) / Comments in turquoise w/ red box)

#### **1. Community Questions, Comments and Concerns**

1A. Four (4) registered neighborhood organizations and two (2) adjacent property owners were notified of the Site Plan application. As of the date of this letter, no public comments have been received.

#### **2. Completeness and Clarity of the Application**

2A. Please confirm with PROS and Public Works that an FDP Amendment will not be required in order to address any changes to trail or drainage corridors.

2B. It is staff's understanding that a portion of the building will be used for distribution which has higher parking requirements than warehousing/storage uses. Please update the data table to reflect accurate percentages of distribution vs. warehousing/storage square footage and update parking requirements accordingly (1 space per 1,000 sf gfa for distribution facilities vs. no parking requirement for storage/warehousing).

2C. Correct required bicycle parking spaces to 5%.

2D. Include the height of the building in the data table.

2D. Ensure the key map on all detail pages (grading and utility plans) is shaded to reflect what portion of the building is shown.

2E. Please dimension the proposed building (use these dimensions to calculate signage area as per Item 5).

2F. Remove all AutoCAD SHX Text files from the comments pane of the plat document.

#### **3. Zoning and Land Use Issues**

3A. Please include evidence of the avigation easement document (or describe where it is in the process of being finalized). Porter Ingrum is no longer with the city so this process should be coordinated with your case manager.

3B. It is difficult to confirm that adequate loading dock screening is provided along the eastern side of the property along E-470. Please submit a rendering and/or section drawing to confirm that adequate screening will exist.

#### **4. Architectural and Urban Design Issues**

4A. Please provide additional architectural/design variation to the east elevation of the building. The UDO prohibits a "back of house" appearance and require similar degrees of architectural interest along all building facades. Changes in color, material, pattern, parapet height, and/or articulation are recommended. As per the Master Plan architectural requirements, design related to large, rectangular masses or for wall plans of 150 feet or greater should allow for building characteristics that form backdrops for more human scaled portions in more prominent "layers" of the design. Backdrop building elements should include subtle articulation and color variations to define base plan and provide for elements of scale and proportion without drawing significant attention to these areas.

4B. Please incorporate a color scheme into the building design that conforms to Master Plan requirements for building colors. As submitted the building colors do not comply.

4C. Refer to Section 8.0 Building Design Standards of the Master Plan. Please confirm the building design meets these standards.



4D. Please dimension the building lengths in the elevation drawings.

### **5. Signage Issues**

5A. Ensure correct permitted signage maximums are included on the Data Block. The sign standards can be found in Code Section 146-4.10. Signage maximums are calculated from the longest building frontage with a public entrance, making the total permitted signage area for this project more than 200 square feet (cannot confirm without building dimensions).

5B. Note that monument signage square footage is included in the total sign area calculation. Please confirm proposed monument signage is included in the (new) calculation. The maximum signage area of a monument sign is 100 feet – update this in the data table.

### **6. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

6A. Full landscape comments will be provided with the second review of the submittal.

### **7. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

7A. 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)

Please ensure that the digital files 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](mailto:CADGIS@auroragov.org).

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

#### Sheet 1

8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

#### Sheet 3

8B. Show/label the maintenance access to the culverts

#### Sheet 4

8C. Show/label the maintenance access to the culvert

#### Sheet 6

8D. Show/label the maintenance access to the culvert

#### Sheet 7

8E. Label radius

#### Sheet 11

8F. Label slopes in tracts and landscape areas. Min 2% slope for all non-paved areas. Max 3:1 slope on site. Typical all grading sheets

#### Sheet 13

8G. Min 1% slope for asphalt pavement

8H. Label slope in pond bottom. 2% minimum slope required

8I. Max 3:1 slope. Pedestrian railing required for sidewalks adjacent to 3:1 slopes

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in yellow)

#### Sheet 1

9A. The Traffic Letter has been approved.

#### Sheet 2

9B. “sight”



Sheet 3

9C. Label access easement to full movement access on 26th Ave

Sheet 4

9D. Include intersection control (Stop signs for outbound)

9E. Add sight triangles to this intersection and the main one on NW corner

9F. Stop sign

9G. Label depth of parking

Sheet 6

9H. Add CL striping, or clarify appropriate travel paths another way or reconfigure

9I. Add sight triangles per COA STD TE-13.1, 25mph design speed

9J. Label depth of parking

9K. Add stop sign

9L. Label sidewalk (to show connection to public sidewalk)

9M. Label easement to 26th Ave

9N. Clearly indicate how this property has access to public ROW.

Sheet 7

9O. Add CL striping, or clarify appropriate travel paths another way or reconfigure

9P. Label depth of parking

Sheet 25

9Q. Add sight triangles

Sheet 27

9R. Add sight triangles per comments on site plan. Review plantings in sight triangles.

**10. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

**Site Plan**

Sheet 1

10A. Please add the actual height of the building.

Sheet 2

10B. Please add these signs and a Notes to post them above the FDC and on the Riser Room Door.

10C. Please add the following Note: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

Sheet 3

10D. Please show and label (using the symbol) on the right side of the door.

10E. Please label Fire Pump/Riser Room.

Sheet 5

10F. Please show and label (using the symbol) on the right side of the door.

10G. Please add "/Riser" to the Fire Pump/Riser Room label.



Sheet 17

- 10H. Please show and label (using the symbol) on the right side of the door.
- 10I. Please label the Fire Line as follows: 6" Fire Line DIP (Private).

Sheet 19

- 10J. Please label the Fire Line as follows: 6" Fire Line DIP (Private).
- 10K. Please label Fire Pump/Riser Room.

Sheet 33

- 10L. Please label Fire Pump/Riser Room.

Sheets 35& 36

- 10M. Please label Fire Pump/Riser Room.
- 10N. Please add Keyed Note to Post FDC Sign above the FDC.

Sheet 37

- 10O. Please add the following Note: An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please visit their website or by calling 303-739-7300.
- 10P. Please label the gating system as follows: (2) 11.5 Manual Swinging Gates with Knox Hardware.
- 10Q. Please label the gating system as follows: (2) 11.5 Manual Swinging Gates with Knox Hardware.
- 10R. Please label Detail 9 "Fire Lane Gating System.

**Plat**

Sheet 4

- 10S. Please add 52' outside radius.
- 10T. Please label the width of the Fire Lane Easements
- 10U. Please revise the alignment where the Fire Lane Easements come together using the required Radii of 29' inside and 52' outside minimum.

Sheet 5

- 10V. Please connect the Fire Lane Easement with proper radii. (52' outside 29' inside).
- 10W. Please label the width of the Fire Lane Easements.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) and Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in pink)

- 11A. See the red line comments on the plat and the site plan. Make sure the easements match between the plat and the site plan.

**Site Plan**

Sheet 1

- 11B. Change this information

Sheet 3

- 11C. 10' Utility easement
- 11D. 23' Utility easement
- 11E. Utility easement

Sheet 4

- 11F. Unplatted
- 11G. 10' Utility easement
- 11H. Add Subdivision

Sheet 5

- 11I. 10' Utility easement
- 11J. Add Subdivision

Sheet 6

- 11K. 10' Utility easement (2 locations)
- 11L. Add Subdivision



Sheet 7

11M. Cover with Utility easement

11N. 10' Utility easement

Sheet 8

11O. 10' Utility easement

Sheet 9

11P. Unplatted

11Q. 10' Utility easement

**Plat**

Sheet 1

11R. Match the Title Commitment

11S. Delete

11T. Comma

Sheet 2

11U. Change

11V. Overlapping

11W. Partial obscured text here

11X. Add the depth of the monument

Sheet 3

11Y. Change

11Z. Add the depth of the monument

Sheet 4

11AA. Delete (2 locations)

11BB. Add the Key Map on each page of the graphic

11CC. Comma

Sheet 5

11DD. Delete (2 locations)

11EE. Add the Key Map on each page of the graphic

11FF. Comma

11GG. Unplatted

Sheet 6

11HH. Add the Key Map on each page of the graphic

11II. Add subdivision.

**12. Aurora Water** (Daniel Pershing / 303-739-7646 / [dpershi@auroragov.org](mailto:dpershi@auroragov.org) / Comments in red)

Sheet 17

12A. Please add that this is a connection to an existing stub.

12B. Label connection for storm outfall

12C. Please show location of water meter and verify that the meter is covered by a utility easement

12D. License agreements required for private infrastructure crossing public easements

12E. Please locate private sanitary service and private storm outside of easement

12F. Crossings of the easement should be made at 90 degree angles

**13. Revenue** (Diana Porter / 303-739-7395 / [dporter@auroragov.org](mailto:dporter@auroragov.org))

13A. Storm Water Development Fees due: 30.227 acres x \$1,242.00 = \$ 37,541.93

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



**14. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / [cweiss@e-470.com](mailto:cweiss@e-470.com))**

14A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

14B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

14C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

14D. Clearly label the ROW and MUE. Each sheet should label the MUE.

14E. E-470 will be widened to 4 lanes in each direction in the future. Any regional detention adjacent to the highway needs to account for future runoff for sizing of detention and water quality.

14F. The swale along the east side of the development in the MUE drains to the pipe at design point OS1 on sheet DR4. The pipe at OS1 is not an inlet it is an outfall from an embankment protector. The grading needs to be redone so that the MUE will not pond water and the embankment protector will drain.

14G. Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.

14H. Any fencing disturbed will need to be replaced meeting E-470 specifications.

14I. Any survey monuments disturbed will need to be replaced meeting E-470 specifications.

14J. A comment/response document would be helpful to track the revisions to each submittal.

14K. Additional comments will be issued as design progresses.

**15. Mile High Flood District (303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))**

15A. We appreciate the opportunity to review this proposal and have no comments on the Site Plan/Plat. We returned comments on the PDR on 5/10/2021 and look forward to working with the team on the design. Please feel free to contact me with any questions or concerns.

**16. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

A6A. Please see attached comment letter.

**17. Adams County Planning and Development (720-523-6859 / [developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))**

A7A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

May 14, 2021

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

Attn: Claire Dalby

**Re: Aurora Commerce Center Filing No. 5 and Building H, Case #DA-1390-11**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plans for **Aurora Commerce Center Filing No. 5 and Building H**. Please be aware PSCo owns and operates existing underground electric distribution facilities along East 26<sup>th</sup> Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer – please show proposed location on the plans), be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent.

PSCo also existing high-pressure natural gas transmission pipeline and electric transmission facilities along the south property line. Should there be any off-site activities in this area, the property owner/developer/contractor must contact the following for development plan review and approval:

- **for Electric Transmission:** email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- **for High Pressure Natural Gas Transmission:** [https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests) - click on Colorado if necessary; an engineer will then be in contact to request specific plan sheets

There are 10-foot wide perimeter utility easements shown on the site plans that are not dedicated on the plat.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for distribution utility locates prior to 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](mailto:donna.l.george@xcelenergy.com)