

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



February 1, 2022

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

**Re: Third 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 January 11, 2022. 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.

Your Administrative Decision date is now set for Wednesday, February 23, 2022. To address remaining minor issues, please revise your previous work and send us a Technical resubmission *after* the aforementioned decision date. 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.

Lastly, please coordinate with your case manager for decision date notices to be sent to abutting property owners and the required signs to be posted on the property. Both must occur at least 10 days prior to the administrative decision date and are the applicant's responsibility. Failure to meet these requirements will result in the decision date being postponed or modified.

Feel free to contact me if you have any questions or concerns. I can be reached at 303.739.7186 or [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org).

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Allison Graham – Dig Studio 1521 E 15<sup>th</sup> Street Denver, CO 80202  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1793-16rev3.rtf



## *Third Submission Review*

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

- See the comments from Planning. (Item 2)
- Landscape comments will be provided during the next review cycle. (Item 3)
- See comments from Public Works/Engineering regarding drainage, access easements and grading. (Item 4)
- See the TIS comments from Traffic Engineering. (Item 5)
- See the various comment redlines from Real Property for the Site Plan and Plat. (Item 6)
- See comments from Aurora Water regarding hydrant laterals. (Item 7)
- Please respond to each comment and redline in your response letter and adjust the Site Plan, Plat and TIS as needed.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Stephen Rodriguez [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org) / 303-739-7186 / PDF comment color is teal.

#### **1. Community Comments**

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

#### **2. Planning Comments**

2A. The elevations appear to meet the requirements of city code regarding four-sided building design, materials, and façade elements for an Industrial building.

2B. Ensure that all rooftop mechanical equipment is adequately screened from view per city code requirements.

**3. Landscape Comments:** Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / (303) 739-7189/ PDF comments in teal.

3A. The Landscape Review will be done during the Technical Review cycle when you resubmit after the administrative decision.

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

#### **4. Civil Engineering**

Reviewed by: Julie Bingham, [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green.

4A. Site Plan

Sheet 1:

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

Sheet 16:

- The access easement is not necessary within the drainage easement/tract. It is only necessary to connect the drainage easement to the ROW. Please call/email if you need further clarification.

Sheet 19:

- Minimum 2% slope in unpaved areas, typical.

Sheet 27:

- The access easement ends at the drainage easement, typical.

Sheet 29:

- It is understood that coordination is ongoing with the adjacent development for the grading. Please show the proposed grading tying in to existing and slopes that are under 3:1 (and under 4:1 in ROW) prior to approval.

Sheet 42:

- Please ensure landscaping is outside of the 100-yr WSEL.



## **5. Traffic Engineering**

Reviewed by: Kyle Morris / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org)

TIS

- 5A. Update queues and storage recommendations to reflect the signal timing changes at the intersection of 32nd Ave & Quail Run Dr.
- 5B. Provide Synchro summary tables for the Long Term Total AM Peak scenario.
- 5C. See additional comments throughout the report.
- 5D. Page 21 (Table 2) – Update to reflect change in queues from edit to signal timing.
- 5E. Provide long term AM peak summary sheets.

## **6. Real Property**

Andy Niquette and Maurice Brooks / [aniquette@auroragov.org](mailto:aniquette@auroragov.org) / 303-739-7294 Comments in **magenta**.

- 6A. See the red line comments on the plat and site plan. The street R.O.W.'s is the only way this site gets access to anywhere else. Those R.O.W.'s will need to be dedicated by separate documents prior to the acceptance of these documents. Label the Utility easement for the water lines (hydrants, lines, & meters) as “Water Easements” throughout the site. Send in the updated items shown on the first page of the plat.

## **7. Aurora Water**

Casey Ballard / (303) 739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) Comments in **red**.

- 7A. Sheet 4 - Hydrant laterals longer than 150-feet are allowed with calculations showing a residual pressure of 20 psi during fire flow operation. With that in mind please remove some of these parallel water mains.

## **8. Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org))

- 8A. No further comments.