



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

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June 14, 2019

Kelsey Hall
TransPort Colorado
1331 17th Street Ste. #1000
Denver Co 80202

Re: Initial Submission Review - TransPort Colorado – FDP Amendment
Application Number: **DA-1793-03**
Case Number: 2005-7008-02

Dear Ms. Hall:

Thank you for your initial submission, which we started to process on Monday, May 20, 2019. 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. Specific information is provided in this review letter to help offer guidance for the second submittal. Please revise your previous work and send us a new submission on or before Monday, July 8, 2019.

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, 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Jen Carpenter – LAI Design Group 88 Inverness Circle East, Building J, Ste. 101 Englewood, CO 80112
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1793-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Zoning and Land Use comments will be forwarded to the applicant next week.
- See comments from surrounding neighbors.
- All Waiver requests need to include justification to be properly analyzed by staff.
- See the comment redlines from Landscaping, Engineering, Traffic, Real Property, Aurora Water, Life Safety and Parks.
- Please see the comments from the Colorado Department of Transportation (CDOT), (future) Urban Drainage and Flood Control District (UDFCD), Xcel Energy and Tri-County Health.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

1A. See the following comment regarding the proposal:

Rebecca Spencer-Keith - There are homes on the south side of the street near Manila Rd. None of the residents near this proposed site want this industrial center. Hwy 36 between Watkins and Bennett cannot accommodate the traffic, it abuts against residential on the north side of Hwy 36, and will result in noise, congestion, trash, that we moved out of the City of Denver to get away from! Between underground explosions from fracking that can be felt in our homes, and dust from housing development construction, our quality of life has already suffered. To not have public hearings on these types of things is absurd.

2. Completeness and Clarity of the Application

Tab #5

2A. Please respond to the major comments from all departments. Include this in your resubmittal.

Tab #3 Context Map

2B. Include any planned trails on this map. Include this in your resubmittal.

2C. Show the correct zoning for any parcels in the and adjust.

Tab 10

2D. Adjust all maps in this and other tabs tab to reflect TransPort land within COA limits.

2E. Adjust the signage drawings, Lighting Standards and signage location map as redlined. The amendment should also address wayfinding.

2F. Include design for fences and walls which meet or exceed minimum code requirements. The reason for identification of the fence and wall design types is to have a consistent design vocabulary across the development.

***3. Zoning and Land Use Comments**

3A. Zoning and Land Use comments will be sent to the applicant at the beginning of next week.

4. Landscape Comments

Reviewed by: Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / (303) 739-7189/ PDF comments in teal.

4A. Tab 11 Landscape Design Standards

- Update the parking lot screening graphic to remove the option for berming or the use of plant material. Plant material is still required for berming.

5. Environmental

Reviewed by: Porter Ingram / pingrum@auroragov.org / 303-0739-7227

5A. Avigation easements were previously recorded for portions of Transport but portions of the previously approved Transport application and possibly the new expanded planning areas need new avigation easements. Please have the applicant contact me to discuss the areas of new avigation easements that are needed.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

Reviewed by: Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in **green**.

PIP

- 6A. Sheet 1 – Half of the median will not be constructed. Either construct the entire median or just construct to the curb.
- 6B. Please put the exhibits at the back of the document and add street names to the relevant sections.
- 6C. If this is to be emergency access only, it will need to be gated. If it will be open for the public to use, 2 lanes (min 24') with curb and gutter will need to be constructed.
- 6D. Include intersections that were identified in the Traffic Study for future signalization. Include a note that references the City's Traffic Signal Escrow Ordinance.
- 6E. With the arterial improvements for this section, off-site improvements to Colfax Avenue may be required.
- 6F. The current condition of the Manila Road interchange does not support truck traffic. The interchange improvements will likely be required with any development.
- 6G. There is no Standard section for an 8-lane arterial. Please remove the reference to S1.4.
- 6H. Sheet 3 - Why wouldn't these road sections be constructed as well since 32nd Avenue is being proposed (similar improvements to Sub-Area 1, typical?
- 6I. Sheet 4 - Why would the grade separation not be part of this sub-area at a minimum? How do 8 lanes transition to 2 lanes?
- 6J. Page 3/Introduction - Address annexation of areas in Sub-Area 2 and 3.
- 6K. Page 4/Public Improvements - Cores showing adequacy of pavement are required for existing roads such as Imboden, Manila, Peterson, etc. to ensure the existing sections meet traffic demands and loading. If they do not meet standards, reconstruction will be required.
- 6L. Roadway construction is not only tied to adjacent development and address timing and process for these improvements.
- 6M. Page 5 – Need to match Master Utility Study.
- 6N. The interim section is only 23'. If this is to be emergency access only, it will need to be gated. If it will be open for the public to use, 2 lanes (min 24') with curb and gutter will need to be constructed, typical.

7. Traffic Engineering

Reviewed by: Carlie Campuzano / Brianna Medema, ccampuza@auroragov.org / bmedema@auroragov.org / 303.739.7646

TIS

- 7A. See the numerous comments on the TIS regarding signal warrants, lane configurations, intersection controls and other various comments.

PIP

- 7B. See various comments on the PIP regarding coordination with the PIP.

PIP

- 7C. See comment redlines regarding updating the PIP to match the TIS, and other various comments.

8. Real Property

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in **magenta**.

- 8A. Send in the legal description w/ areas of the parcels on 8.5" x 11" pages for the FDP area represented.

9. Aurora Water

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

PIP

- 9A. See the comment redlines regarding the utility report, water mains, cross connections and ISDS trigger.

Master Utility Report

- 9A. Please address numerous redline comments.



Redline comments include but are not limited to:

- 9B. Sheet SS1 - The additional sewers needed to service these offsite basins should be included in this report. This is to ensure that proper grade and sizing are available.
- 9C. Provide grading on this sheet.
- 9D. Provide a routing diagram showing which basins/planning areas drain to which design points.
- 9E. Once grading is provided the necessity of these force mains will be reviewed.
- 9F. Sanitary Loading Calcs sheets - Peaked flows should be shown on the routing sheet and be based on design points so that the peaking is based on total flow and population at a point.
- 9G. If anticipated land use is unknown it should match the comprehensive plan as adopted by the City of Aurora. This plan is also known as "Aurora Places".
- 9H. When amending or updating a utility report all values must be brought up to current criteria requirements. Current criteria is not based on building area but on area of land.
- 9I. Missing population for each planning area and total population for each design point. This is needed to determine peaking factor for each design point. Missing columns for total acres, infiltration (mgd), peaking factor, peaked flow (mgd), peak flow + infiltration (mgd), design point.
- 9J. Sheet WL1 - 18-inch water mains are a non-standard size for the City of Aurora. Adjust to 16-inch or 24-inch
- 9K. The PIP shows multiple tanks in different locations based on possible phasing. This should be replicated on the utility report exhibits and narratives.
- 9L. Per the CIP this segment of waterline is to be 36-inch.
- 9M. Per the CIP this is to be a 24 inch main in Quail Run Road.
- 9N. Final Buildout sheets - Reservoirs should only be included where connections to the larger system are anticipated. Based on the layout connections to the north are not anticipated in the next 10-20 years.
- 9O. Provide the electronic files for this report. This includes all excel tables and the water model.
- 9P. If any of the open space is to be considered a park or greenbelt then there is a demand associated with it.
- 9Q. When updating a report in Site Water Demand table, all values must be brought up to current criteria. Additionally, the new criteria does not consider floor area ratios and just the quantity of land.
- 9R. Page 18 – Missing the 70% capacity on ISDS trigger for treatment plant.

10. Life Safety

Fire Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Master Utility Report MUR Comments

Sheet 67

- A looped water supply is typically required to be looped unless the Aurora Water Department grants a waiver to this standard requirement. How will the water mains meet the looped water supply requirement?

Sheet 83

- Please revise signature block from Life Safety to "Fire Department" TYP

Sheet 92

- When would the potential connection to the Porteos site be memorized? This would require coordination with planning/engineering/ODA to identify conditions within the amendment.

Tab 8 Land Matrix Comments

Sheet 2

- Please acknowledge within the legend and illustration the general locations for the temporary and permanent fire station land dedications.
- The exact placement of sirens will be determined by the city of Aurora's Office of Emergency Management to insure that coordinated coverage is provided on a system wide basis. As such, more than one location may be required for this site. The Land Use Matrix must reflect the general locations on the illustration and requirements for determining Whelen siren system locations. Please work with the Fire Life Safety group to determine suitable locations for the Whelen Siren Systems during this submittal process.



- The exact placement of the temporary and permanent fire stations will be determined by the City of Aurora Fire Department to insure that coordinated coverage is provided city-wide emergency fire and medical response within the proposed development. At this time, the Land Use Matrix must reflect the general fire station locations within a planning area and not to point out exact locations. With this being said, it is recommended that the developer works with Fire Life Safety to determine suitable locations for the fire stations prior to the next submittal process.
- The land dedications for the permanent and temporary fire station shall be located within one of these planning areas.

Sheet 3

- The land dedications for the permanent and temporary fire station shall be located within one of these planning areas. The fire station parcels shall be located a minimum of 50' from the adjacent ROW (32nd AVE and Unknown ST) or primary roadway.

Sheet 4

- Please identify and include the 2.5 acres for the permanent fire station and 1.75 acres for the temporary fire station land dedication within the specific planning areas.
- Include a 10' X 10' land dedication area for the required Whelen siren system.

Sheet 5

- Please add the following note: TEMPORARY FIRE STATION REQUIREMENTS: IN THE EVENT THAT A PERMANENT FIRE STATION IS NOT OPERATIONAL, THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE OPENED WHEN, AS A RESULT OF THE DEPARTMENT'S RISK ANALYSIS, SUCH TEMPORARY STATION IS DEEMED NECESSARY BY ANY ONE OF THE FOLLOWING BENCHMARK CRITERIA. CRITERIA INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
THE NUMBER OF ALARMS IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 100 PER YEAR.
THE TOTAL RESPONSE TIME OF THE FIRST DUE COMPANY EXCEEDS 8 MINUTES, 90% OF THE TIME.
THE NUMBER OF FAMILY DWELLING UNITS EXCEEDS 100 OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET.
IF AND WHEN A TEMPORARY STATION IS DEEMED NECESSARY, THE DEVELOPER HAS AGREED TO PROVIDE A 1 ¾ ACRE SITE FOR A TEMPORARY FIRE STATION WITHIN CLOSE PROXIMITY TO THE (SITE NAME) DEVELOPMENT. THIS SITE WOULD BE SEPARATE FROM THE SITE DESIGNATED FOR THE PERMANENT STATION. THE TEMPORARY FIRE STATION WILL BE AVAILABLE FOR USE BY THE AURORA FIRE DEPARTMENT FOR 10 YEARS, OR AS OTHERWISE DETERMINED BY AN AGREEMENT BETWEEN THE AURORA FIRE DEPARTMENT AND THE DEVELOPER(S).
- Please add the following note: PERMANENT FIRE STATION REQUIREMENTS: THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A PERMANENT STATION BE OPENED WHEN, AS A RESULT OF THE DEPARTMENT'S RISK ANALYSIS, SUCH PERMANENT STATION IS DEEMED NECESSARY BY ANY ONE OF THE FOLLOWING BENCHMARK CRITERIA. CRITERIA INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
THE NUMBER OF TOTAL RESPONSES IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 400 PER YEAR.
THE TOTAL RESPONSE TIME OF THE FIRST DUE COMPANY EXCEEDS 8 MINUTES 90% OF THE TIME, AND THE RESPONSE TIME OF THE NEXT DUE ENGINE COMPANY, TRUCK COMPANY AND BATTALION CHIEF EXCEEDS 12 MINUTES 90% OF THE TIME.
THE NUMBER OF SINGLE FAMILY UNITS EXCEEDS 500, OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 4 MILLION SQUARE FEET.



Tab 13 PIP

Sheet 33

- Please identify the planning areas where the permanent/temporary fire station and whelen warning siren system will be located within.

11. Parks and Recreation (PROS)

Reviewed by: Chris Ricciardiello / cricciar@auroragov.org / 303-739-7154

11A. In Form J:

- Specify the programmatic use of and planned facilities at the proposed land dedication areas.
- Triggers should be provided, as the PIP doesn't offer any detail in that regard.
- Define your intentions regarding median landscaping and maintenance responsibility for Quail Run Road.

The proposed amendment seems to have omitted some key PROS-related components that are in the approved FDP, including the following:

- Form D fails to acknowledge Transport's land dedication requirement based on the annexation agreements for the property. A minimum of 2% of the gross non-residential acreage should be dedicated as public land. The land use map matrix should identify this requirement and how it will be fulfilled under item 2.
- Any open space proposed to be dedicated should be independent of the 100-year floodplain. Floodplain acreage is not eligible to receive land dedication credit. These different uses should be mapped as discrete Planning Areas.
- After the floodplain is removed from the proposed public land dedication areas, if more acreage must be defined to satisfy land dedication requirements, consider the following principles for locating such areas:
 - Locate sites that would serve a higher concentration of the projected employee base.
 - Equitably distribute the land throughout key Planning Areas at strategic times in accordance with PIP, a phased development approach.
 - Expand drainage corridors to enhance and support wildlife habitat and movement.
- Preserve lands associated with historic/cultural resources.

12. Xcel Energy / Donna George / donna.l.george@xcelenergy.com /303-571-3306

12A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware Public Service Company has existing electric transmission lines and associated land rights along a portion of Imboden Road. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the framework development plan amendment, it is the responsibility of the property owner/developer/contractor to contact Mike Diehl, Siting and Land Rights Manager at 303-571-7260 or michael.diehl@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

PSCo also owns and operates existing natural gas and electric distribution facilities in various areas of the proposed project area. To ensure that adequate utility easements are available within this development, PSCo will request necessary easements as the project progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

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. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George - Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

13. Urban Drainage (UDFCD)

Reviewed by:

13A. Comments will be forwarded to the applicant when received by the City.

14. CDOT

Reviewed by: Marilyn Cross

14A. This referral is for an amendment to the Transport Colorado FDP. CDOT has no comment on the proposed changes to the land use matrix. The Public Improvement Plan shows that there will be impacts to State Highways in the area, including Hwy 36 (Colfax) and I-70. There was no traffic report included in this referral for us to assess. If there is a Traffic Impact Report available, please forward to CDOT. CDOT will need to review the Master TIS and detailed traffic studies for each sub-area development. CDOT will need to review the plans for any improvements within CDOT ROW. New interchanges or modifications to the interchange will need to be approved through the 1601 process. Any new access to a State Highway will need a State Highway Access Permit. CDOT will need to review the Drainage Report when it is available. Any grading in the State right-of-way will require a special use permit. Any proposed construction, utility, survey, or landscaping work within CDOT right-of-way will require a Special Use Permit issued by the Department. Railroad Crossings will also need to be coordinated with CDOT.

15. Tri-County Health Department - See attached letter.

Reviewed by: Kathy Boyer

15A. See the attached letter for comments.



June 4, 2019

Stephen Rodriguez
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Transport Colorado FDP Amendment, DA-1793-03
TCHD Case No. 5644

Dear Mr. Rodriguez,

Thank you for the opportunity to review and comment on the Framework Development Plan Amendment to expand permitted uses to include heavy rail industrial, data center, warehouse, aerospace manufacturing, and mixed commercial located roughly between Imboden Road, Interstate 70, Manila Road, and Front Range Airport. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Environmental Site Assessments and Remediation

The application materials included a Phase 1 Environmental Site Assessment (ESA) prepared by CTL Thompson, and dated January 24, 2019. The assessment revealed evidence of the following:

- Oil/Gas Wells
- Petroleum-contaminated soils
- Solid Waste Disposal Areas
- Waste Tires
- Historical gasoline tanks
- Railroad lines
- Possibility of buried asbestos debris
- Dry or abandoned wells

TCHD recommends that the site be remediated to remove the above described hazards. For more information, the operator may contact the Colorado Department of Health and Environment Voluntary Cleanup Program at (303) 692-3320 or the Hazardous Waste Corrective Action Unit under the Resource Conservation and Recovery Act (RCRA) at 303-692-3368.

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and

disposal of waste, which protects public health and the environment. There is a possibility that unused On-Site Wastewater Treatment System (OWTS) exist on the subject property. Any existing OWTS that is not in use shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Aurora Office, 15400 E. 14th Place, (303) 341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Well Abandonment

Any well that is no longer being used, must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD