



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

April 9, 2025

Megan Kranichfeld  
Trammell Crow Company  
1225 17<sup>th</sup> St, Ste 3175  
Denver, CO 80202

**Re: Third Submission Review – 470 Commerce – Master Plan and Plat**  
**Application Number:** DA-2397-00  
**Case Numbers:** 2024-7004-00, 2024-3053-00

Dear Megan Kranichfeld:

Thank you for your third submission, which we started to review on March 19, 2025. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 30, 2025, to maintain your estimated Administrative 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 specifically list them in your letter.

Your estimated Administrative Decision date for the master plan is tentatively set for June 11, 2025. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing and decision dates. These notifications are your responsibility and the lack of proper notification will cause your hearing or decision 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner II

cc: Mark Cevaal, Redland  
Jazmine Marte, ODA  
Filed: K:\\$DA\2300-2399\2397-00rev3



## *Third Submission Review*

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

- Alternative compliance should only be proposed if it is known at this time that loading doors facing the right-of-way cannot be avoided. If that is not known at this time, then alternative compliance should not be shown in the master plan. If this condition is known to be needed at this time, then the Planning Director will consider alternative compliance and make a determination at this stage. [Planning]
- If truck courts/loading docks are going to be proposed and visible from street frontages, then mitigation measures beyond 1.25 trees will be necessary including the installation of a wall. [Landscaping]
- A proportional share of the Coal Creek bridge is required for this development near planning area 5. The requirement and responsibility for the bridge shall be identified in the PIP language. [Civil Engineering]
- Need to include the signal escrow at Mississippi and Gun Club. [Traffic Engineering]
- Be advised that PRVs are effectively considered as dead-ends. All water main loops shall be within the same pressure zone. [Aurora Water]

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No other public comments were received on this review.

#### **2. Application Completeness and Clarity** (Erik Gates / 303.739.7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in Teal)

2A. There were no more completeness or clarity comments on this review.

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

[Tab 6]

3A. If it is known at this time that the alternative screening compliance for truck loading facing a right-of-way is needed, then justification for this condition should be discussed in this tab. Discuss why the condition cannot be avoided and how the proposed mitigation will reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential development to the maximum extent practicable.

#### **4. Streets and Pedestrian Issues**

4A. There were no more Streets or Pedestrian issues identified on this review.

#### **5. Parking Issues**

5A. There were no Parking comments on this review.

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

[Tab 11]

6A. Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way unless approved by the planning director. Alternative compliance should ONLY be proposed if it is known at this time that loading doors facing the right-of-way cannot be avoided. If that is not known at this time, then alternative compliance should not be shown in the master plan and instead should only be proposed as necessary in effected site plans. If this condition is known to be needed at this time, then the Planning Director will consider alternative compliance at this stage and justification for this condition should be addressed in the TAB 6 Narrative.

#### **7. Signage Issues**

7A. There were no signage issues identified on this review.



**8. Landscaping Issues** (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

[Tab 11]

- 8A. Update the shrub requirement to be one shrub per 35sf. Curbside landscape shrubs are provided per square foot of curbside area and not per linear foot.
- 8B. Update the dock loading screening requirements.
- 8C. Correct the duplicative sentence.
- 8D. Native seed is not permitted in parking lot islands according to the UDO but consideration will be given depending upon the width of the parking lot island median.
- 8E. What are the plant quantities anticipated per linear foot for the truck court screening landscape at adjacent property?
- 8F. If truck courts/loading docks are going to be proposed and visible from street frontages, then mitigation measures beyond 1.25 trees will be necessary including the installation of a wall. Please provide adequate landscaping and cross sections to address this condition.
- 8G. Address the review comments provided on the cross sections.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**9. Civil Engineering** (Julie Bingham / 303.739.7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[PIP]

- 9A. Repeat: A proportional share of the Coal Creek bridge is required for this development near planning area 5. The requirement and responsibility for the bridge shall be identified in the PIP language. Per coordination with the City Engineer, the PIP will not be approved without language addressing the bridge being included in the PIP.

**10. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

[PIP]

- 10A. Need to include the signal escrow at Mississippi and Gun Club. This is along your frontage.
- 10B. Remove text that states City is responsible for the other 50% of the signal and that we need to install it to not hinder traffic operations for the development.

[Plat]

- 10C. Plat should include all traffic signal easements that will be needed.

[Traffic Impact Study]

- 10D. Several of the volumes in 2050 didn't balance between intersections. Need to verify all volumes.
- 10E. Need explanation on why this meets a 5% reduction.
- 10F. Provide turn warrant analysis for all turn lanes.
- 10G. 2030 Synchro worksheets were not provided.
- 10H. Mitigation for LOS E and LOS F should be explained even if it is not up to this property to implement them.
- 10I. Access spacing and queue distance look to be an issue for some of the accesses.

**11. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

[PIP]

- 11A. Be advised that PRVs are effectively considered as dead-ends. All water main loops shall be within the same pressure zone. It is advised that Planning Area 5 is also served by Pressure Zone 4.

[Master Utility Study]

- 11B. See minor corrections identified throughout the study.
- 11C. Since this is an industrial and commercial development, we need to determine if the amount of water used is acceptable for the sustainability of our system. Please provide to me via email the following information:
  - 1. Volumetric water use (average water used in gallons per acre per day)
  - 2. Amount of non-recoverable water.
- 11D. Please discuss the use for Planning Area 3, the Murphy Creek corridor, and verify that it does not have any water and sanitary demands.
- 11E. The latest edition of the manual is in effect as of February 2025; please revise.



- 11F. Be advised that PRVs are effectively considered as dead-ends. All water main loops shall be within the same pressure zones. It is advised that Planning Area 5 is also served by Pressure Zone 4.
- 11G. This is an 24" PRV going from Zone 4 (106 psi) to Zone 3 (54 psi) (TYP).
- 11H. Please revise exhibits per comments on the PIP and in the narrative portion of this report

**12. Aurora Water Drainage** (George Slovensky / 303-739-7431 / [gslovens@auroragov.org](mailto:gslovens@auroragov.org) / comments in dark magenta)

- 12A. There were no more Aurora Water Drainage comments on this review.

**13. Taps** (Melody Oestmann / 303.739.7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 13A. Storm drain development fee due prior to recordation: \$298,773.04.

**14. Land Development** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in light magenta)  
[Plat]

- 14A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 14B. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 14C. Send the Statement of Authority for the signatory.
- 14D. Update Note #1.
- 14E. The Title Commitment will confirm the ownership shown hereon.

**15. Public Art** (Roberta Bloom / 303.739.6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

- 15A. The Public Art Plan has been approved. No more comments.

**16. Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 16A. There were no more comments from Xcel Energy on this review.

**17. Arapahoe County Planning Division** (Terri Maulik/ 720.874.6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

- 17A. No comments were received from Arapahoe County on this review.