

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



August 31, 2023

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Ste 1150
Indianapolis, IN 46240

Re: Initial Submission Review – Fine Point Business Park Phase 1 - Site Plan and Plat
Application Number: **DA-1964-04**
Case Numbers: **2023-6039-00;2023-3037-00**

Dear Mr. Kmiecik:

Thank you for your initial submission, which we started to review on August 10, 2023. 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 September 22, 2023. Please pay the invoice amount of **\$35,158.94**.

The resubmittal will not be accepted unless the Plat is uploaded.

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.

An administrative decision on your application has been *tentatively* scheduled for Friday, October 13, 2023.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\SDA\1964-04rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7)
- Please pay the invoice amount of **\$35,158.94** upon submitting your second submittal.
- Please provide all the clear sight triangles, lights, fire hydrants and stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets. (Item 7)
- See all the comments from Civil Engineering (Item 8).
- See various comments on the Traffic letter and site Plan- Traffic Engineering (Item 9)
- Show all crosswalks throughout the site (TYP all sheets) from Life Safety. (Item 10)
- See various comments from Aurora Water. (Item 11).
- There may be easements to release or dedicate per other department comments for this project (Item 12)
- Development fees due prior to Plat being recorded: \$1242 x 37.46 acres = **\$46,525.32** (Item 14)
- Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel. (Item 15)
- See outside agency comments from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdf at the end of this letter).
- 1C. Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments: • The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.
https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33 • 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://oaaaa.faa.gov/oaaaa/external/portal.jsp>. Thank you for the continued opportunity to provide comments.

2.Completeness and Clarity of the Application

- 2A. Please provide a signed Avigation Easement in the resubmittal.
- 2B. Please change the Title block to FINE POINT BUSINESS PARK PHASE 1.

3.Zoning and Land Use Comments

Site Plan

- 3A. Please include ADA parking spaces in the Data Table.



4. Streets and Pedestrian Comments

- 4A. Please show an accessible path from the sidewalk/public way to each building entrance with a thick dashed line.

5. Urban Design Comments

- 5A. Show on-site vehicular circulation with arrows.
- 5B. All rooftop equipment shall be screened as required. Please provide a roof plan so staff can determine that RTU's are screens are required.
- 5C. Amenity Space – Please provide an amenity space for each building. The amenity space is for use by employees and customers and should include tables, benches, and shade structures.

6. Signage & Lighting Comments

- 6A. Please show any proposed signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only.
- 6B. Sheet 49 (Photometric 1 of 2) is not legible.

7. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)

Overall

- 7A. Please add the note “Not for Construction” to all landscape sheets.
- 7B. Please provide all the clear sight triangles, lights, fire hydrants and stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets.

Sheet 30

- 7C. Please contact the City Forester with regards to any existing trees within the overall site.

Sheet 31

- 7D. Please indicate the 100-year flood line and any retaining walls on the landscape plan.

Sheet 33

- 7E. Please add the GI label to the tree.

Sheet 35

- 7F. Please label the Street-Powhatan Road and the sidewalk on this sheet.
- 7G. Please correct the proposed 5 GA trees from 5 to 4.
- 7H. Please provide some building, storage, and trunk parking landscape screening from the road.
- 7I. Please provide the required Powhatan Road landscape buffer trees on all applicable sheets.

Sheet 36

- 7J. Please correct the proposed UC trees and match line to Sheet 37, as it does not concur with the overall landscape plans.
- 7K. Please label the street- East 58th Avenue and the sidewalk on the sheet.
- 7L. Please provide the required trees in the two redlined islands on this sheet and adjust the two trees to all proper distances for the required island tree.
- 7M. Please correct the proposed UC trees and match lines to Sheet 37, as it does not concur with the overall landscape plans.
- 7N. Please provide the required East 58th landscape buffer trees on all applicable sheets.

Sheet 37

- 7O. Please label the street -East 58th Avenue and sidewalk.
- 7P. Please correct the GA trees and match line to Sheet 36, as it does not concur with overall plans.
- 7Q. Please provide the required East 58th landscape buffer trees on all applicable sheets.

Sheet 38

- 7R. Please add the required tree to the redlined landscape island on this sheet.
- 7S. Please label the street – East 58th Avenue and sidewalk on this sheet.
- 7T. Please provide the required East 58th Street landscape buffer trees on all applicable Sheets.
- 7U. Please label the proposed GA tree on this sheet.
- 7V. Please label the street -Powhatan Road and the sidewalk.



7W. Please provide the required Powhaton Road landscape buffer trees on all applicable sheets.

Sheet 39

7X. Please add the water use requirements for each plant on the plant schedule.

7Y. Please clarify if the proposed detention Basin mix native mix is different from the native seed. If so, please provide the names and percentages of this mix.

7Z. Please provide only the required Standard Landscape Notes in the Landscape Reference Manual.

7AA. Please recheck that the proposed Yucca are not planted within 8' of public walkways or within parking islands.

7BB. Please select different shrubs for the parking lot screening throughout the site, as the Potentilla, Crimson Pygmy Barberry, and Pawnee Buttes Sand Cherry will not meet the minimum requirements at maturity. Do not use Mugo pine as they will take too long to mature to meet the required screening. Some of the shrubs proposed may be used as accents, but the screening of the parking lot should be met.

7CC. Provide the required curbside landscape table and document the required and provided landscape requirements for each of the streets. Requirements are 1 tree per 40lf and 1 shrub per 40sf of curbside areas.

7DD. The street frontage buffer and the required parking lot screening may be combined to satisfy both requirements, however, there does not appear to be the correct number of trees being provided to satisfy the buffer requirement. The street frontage buffer and curbside landscape requirements cannot be combined and are required to be met independently of one another.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

8A. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

8B. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public inspection permit for the streetlights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

8C. Powhaton is required to be built up to the northern boundary of PA-3 per the PIP.

8D. Show the conceptual locations of required streetlights on the applicable sheets.

8E. Provide typical sections for Powhaton and 58th in conformance with the master plan.

8F. The fire lane easement should be revised to fit within the drive aisle. Curb and gutter/sidewalk are not permitted within the fire lane easement.

8G. The maximum height of any retaining wall is 8' per section 4.02.7.04.3 of the Roadway Manual.

8H. The retaining wall is overlapping where the sidewalk is. Please revise.

8I. The street should transition back to existing past the property line.

8J. Label the curb return radii, typical. 20' minimum for intersections with collectors.

8K. Sidewalk is required on both sides of the street.

8L. 58th is a collector, typical.

8M. A 20' lot corner radius is required to be dedicated at the intersection of the public streets.

8N. Curb ramps are required on both sides of the intersection.

8O. The street should transition back to existing past the intersection.

8P. Continuous grade changes or "roller-coastering" is not permitted per Section 4.05.5 of the Roadway Manual.

8Q. Provide a section detail for the proposed retaining wall.

8R. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."



- 8S. Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- 8T. Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 8U. Add a note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 8V. Label the longitudinal slope to the public street. Max 4% down to the public street and max 6% up to the public street, typical.
- 8W. Show the grading tying in appropriately for Powhaton, typical.
- 8X. Provide longitudinal slope labels for the public street.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

- 9A. Include site plan details (ADA parking striping, signage, bike rack, etc.)
- 9B. Site Plan will not be approved until Master Plan Amendment (DA-1964-03) is approved.
- 9C. This specific Site Plan will not see any adjacent intersections needing signalization per the Fine Point Business Park Master Plan TIS currently under review. Two intersections within the entirety of the development will be at 56th & Jackson Gap and at 56th & Powhaton, neither of which are adjacent to the Site Plan application officially. This note can be removed.
- 9D. Add Full Movement Access.
- 9E. RI/RO ACCESS, how is this planned to be restricted?
- 9F. Add R5-11 Authorized Vehicles Only sign.
- 9G. Hard to see against concrete hatch - consider making bolder (typ).
- 9H. Add dimensions or refer to detail.
- 9I. Conflicting sidewalk designs.
- 9J. MTIS doesn't mention this access - Has spacing been checked against queuing?
- 9K. Shift the sight triangle to the center of the travel lane.
- 9L. Add a crosswalk and adjust the location of the stop bar and stop sign accordingly (to be within 4' of crosswalk).
- 9M. Add sight triangles.

Traffic Letter

- 9N. Numerous editorial comments to letter need addressing. Noted the MTIS is currently under review and differentiates from the 2014 study, really feel that this letter should just identify that this specific PA and two building is not changing from the 'MTIS' letter currently dated 6/2023.
- 9O. Why not compare to the MTIS for this project? Your own 06-2023 Business Park Study is still under review by COA).
- 9P. Most recent overall Business Park Study Why wasn't this referenced. 2014 study is not a good reference point when you already have a recent update.
- 9Q. Obviously, the same size as reported in the June 2023 MTIS for the overall site.
- 9R. With the MTIS in process, I can see why the older study was chosen as a point of comparison however this letter doesn't have any recommendations regardless. Might make more sense to just compare to the MTIS and conclude that no deviation from the MTIS recommendations is necessary.
- 9S. Plus 9-year difference at location does not really provide a clear indication of comparison. Simply put, the newer June 2023 MTIS you have in review currently would be acceptable to 'compare to' for this individual site plan (i.e. no change in building sizes, so trip generation has not changed between MTIS and Site Plan Traffic Letter.

10. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 10A. Show all crosswalks throughout the site (TYP all sheets).
- 10B. Provide an accessible parking space for EV charging stations. The number of accessible EV charging stations is independent of the overall sites accessible parking space count. Based on the number of EV charging station parking spaces you can utilize the IBC, Chapter 11, Section 1106 to determine the number of standard and van-accessible spaces needed. Please include this additional number of accessible spaces within the Data Table on the cover sheet of this site plan.



- 10C. Show a crosswalk in the Legend. (TYP)
- 10D. Show on all sheets with Site Key Notes (TYP). None are identified throughout this set of drawings and should be included as part of the accessible route.
- 10E. Roadway Design and Technical Criteria, Section 4.07.7.01.3 - Parking access aisles next to accessible spaces shall be part of the accessible route to the building or facility entrance. Curb cuts or curb ramps shall be required for all new construction and reconstruction. Accessible spaces serving a particular building shall be located on the shortest accessible route of travel from parking to an accessible entrance.
- 10F. Show the Accessible Route to all Accessible Parking loading spaces (TYP all sheets showing the AR).
Show on the Utility Plan the location of the:
 - Fire Dept. Connection on each building
 - Fire Hydrant within 100-feet of the FDC
 - Crosswalks along all Accessible Routes
 - Proposed Knox Box (TYP main building entrance and Fire Riser Room door)
- 10G. This fire hydrant should face the adjacent fire lane.
- 10H. Show on the Landscape Plans the location of the FDC and Knox Boxes on both building with access path provided.
- 10I. Identify the location of the:
 - Fire Sprinkler Riser Room
 - Fire Dept. Connection
 - Knox Box(es)

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

- 11A. Access to the outlet structure must be from outside of the pond.
- 11B. Access is needed to within 5 feet of all manholes.
- 11C. Adjust the call out to match the proposed easement location.
- 11D. Call out a mountable curb or access ramp so vehicles can use the maintenance path.
- 11E. Crossings will be checked during the civil plan review to ensure the minimum separation is provided. Additionally, water is not to cross under the sanitary mains.
- 11F. Light poles cannot be within the sanitary or water easements.
- 11G. Call out the width of these water easements. Typical for all meters and hydrants.
- 11H. Light poles and other structural encroachments are not allowed within the drainage easement for a public storm sewer.
- 11I. Is this a water meter in the entryway?
- 11J. If the plan is for this storm to be stubbed to the south, then it should fully cross the road.
- 11K. Advisory: It is recommended to keep light poles 8 feet away from private storm infrastructure to avoid future maintenance conflicts.
- 11L. If the plan is for this storm to be stubbed to the south, then it should fully cross the road.
- 11M. Storm and sanitary lines cannot have more than 90 degrees of deflection in a single manhole.
- 11N. Sanitary cannot be within a slope into a pond.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Andy Niquette / 303-739-7325/
aniquett@auroragov.org Comments in magenta)

- 12A. There may be easements to release or dedicate per other department comments for this project.
- 12B. If Easements and/or ROW are needed, please consult with the Easement Dedication packet. Please find instruction at:
https://www.auroragov.org/business_services/development_center/land_development_review_services

13. City Forester (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 13A. Approved. No comments.



14.Revenue (Melody Oestmann/ 303-739-7395 / moestman@auroragov.org)

14A. Development fees due: \$1242 x 37.46 acres = \$46,525.32

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.

15.PROS (Curtis Bish/ 303-739-7131/ cbish@auroragov.org / Comments in purple)

15A. Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel.

15B. Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel.

16.Addressing (Philip Turner/ 303-739-7271/ pcturner@auroragov.org / Comments in purple)

16A. Dedicate the easements on the proposed plat. Add the names for all the easements shown hereon. Add the Lot, Block & Subdivision as indicated. Add the plat for review, which will create many more comments for this Site Plan and other documents.

17.Environmental & Energy (Maria Alvarez / 303-739-6824 malvarez@auroragov.org / Comments in purple)

17A. Approved, no comments.



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Denver, Colorado 80223
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August 21, 2023

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

Attn: Rachid Rabbaa

Re: Fine Point Business Park Phase 1, Case # DA-1964-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **Fine Point Business Park Phase 1**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the east property line. 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. 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. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for 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