

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217



August 15, 2023

Afshin Safavi
Colorado HTC
9 Buell Mansion Pkwy
Englewood, CO 80113

Re: Second Submission Review – Colorado HTC Aurora 1 – Site Plan and Plat
Application Number: **DA-2341-00**
Case Numbers: **2023-6008-00, 2023-3006-00**

Dear Afshin Safavi:

Thank you for your second submission, which we started to process on July 24, 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 August 30, 2023.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

The estimated Planning & Zoning Commission hearing date is still tentatively set for September 13, 2023. 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 hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7309 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud

Stephen Gubrud
Planner I
City of Aurora Planning Department

cc: Lisa Peterson, Hammers Construction
Elliott Smith, Hammers Construction
Cesarina Dancy, Office of Development Assistance
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2341-00rev1.docx



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise elevation directions (north, south, east, and west). (*Planning & Development Services*)
- Revise the parking table. (*Planning & Development Services*)
- Ensure the northern landscape area matches the other sheets. (*Landscaping*)
- Provide a typical street section for Ceylon Street. (*Civil Engineering*)
- Revise TIS and adjust sight triangle positioning on the site plan. (*Traffic Engineering*)
- Show and label Fire Sprinkler Riser Room Door Sign, FDC Sign, Knox Box Symbol, and FDC Symbol as shown on the elevations. Typical of all Site, Landscape, and elevation sheets. (*Fire/Life Safety*)
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. (*Aurora Water*)
- Dedicate the following easements on the plat: water easement for the waterline, the pocket water easements for the (3) hydrants and (2) water meters, and sidewalk easements for the portions of the sidewalk in the property. Show and label the easements on this plat. This may require detail pages. (*Land Development Services*)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from abutting property owners or registered neighborhood groups. Comments were received from two outside agency organizations. See the end of this letter for those comments.

2. Completeness and Clarity of the Application

- 2A. See redline comments.
2B. Improve the letter of introduction and add details regarding building architecture.
2C. Update vicinity map.
2D. Correct sheet numbering throughout, and match to drawing index.
2E. Correct site plan notes.
2F. Include sidewalks and patios in the hard surface area in the data block.
2G. Show zonings of abutting properties.
2H. Move the lot data table on the site plan to the cover sheet.
2I. Move the parking table to the cover sheet.
2J. Revisions from the overall site plan sheet should be applied to the site plan north and south sheets.
2K. Provide colored elevation renderings as a separate upload.
2L. Bold elevation keynotes to improve legibility on elevations.
2M. Revise directions of elevations for Building A and Building B.

3. Zoning and Subdivision Use Comments (comments in teal)

- 3A. No comments.

4. Streets and Pedestrian Comments (comments in teal)

- 4A. See redline comments.
4B. Show ADA routes from Ceylon St to building entrances.
4C. Provide pedestrian crossings between the buildings and incorporate a change in paving materials or color.

5. Parking Comments (comments in teal)

- 5A. See redline comments.
5B. Update parking table. Medical/Dental Clinics, Offices, and Hospitals are the permitted uses, not warehousing.
5C. Show parking requirements for the Medical/Dental Clinic and Office and spaces provided in the parking table.
5D. Locate bike racks closer to unit entrances in a well-lit area, as practicable.
5E. Remove the line in the parking table "Total Required w/ 25% Reduction." No parking reduction is needed.
5F. 125 to 150 spaces are required, including five accessible spaces. Six accessible spaces are required for 151-200



- spaces and seven for more than 201-300 spaces.
- 5G. Show the number of required and provided bicycle spaces in the data block on the cover sheet.

6. Architectural and Urban Design Comments (comments in teal)

- 6A. Indicate whether fences are existing or proposed. Include materials and add a fence detail to the detail sheet.
- 6B. In general, increase horizontal and vertical articulation.
- 6C. Horizontal articulation shall change every 50 feet along street frontages.
- 6D. List materials for doors and windows in elevation keynotes.
- 6E. Is “Nichiha Wood Series...” a composite wood? If so, please replace it. Composite woods are not permitted.
- 6F. What type of material are the “Patina Wall Panels?”
- 6G. As a note, garage doors shall support loading and unloading supporting the office, medical/dental clinic, and hospital (laboratory) uses, not storage, distribution, or warehousing.
- 6H. Will there be rooftop mechanical equipment? If so, show where it will be located and how it will be screened.
- 6I. Provide treatments for entries. Options: <https://aurora.municipal.codes/UDO/146-4.8.7.E>

7. Signage & Lighting Comments (comments in teal)

- 7A. For the monument sign, include footprint dimensions, material, height, lighting method, dimensions of the street flow line, and property line at the closest point.
- 7B. Verify that parking lighting is full cutoff and downcast to minimize pollution to abutting residential uses.
- 7C. Indicate the height of the light pole on the lighting detail sheet. Maximum pole height is 25 ft.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 1

- 8A. There is no consistent sheet numbering within the plan set. Some sheets are 1 of 37 and others are L10, L11 etc.
- 8B. Why isn't the same title block being used throughout the plan set?
- 8C. Remove these drawings from the plan set. They are a separate submission to Aurora Water, Water Conservation Division.
- 8D. Incorrect page number
- 8E. The landscape plan should go before the lighting plan and lighting details.
- 8F. Trees along arterial and/or collector streets are required to be 2.5".
- 8G. An adjustment request for the landscaping will be required and should be listed on the cover sheet.

Sheet 31

- 8H. Six shrubs are required where indicated.
- 8I. Turn the survey information off.
- 8J. Turn this off (see feature indicated in redlined plans).
- 8K. UMP is not a specified tree in the Plant Schedule.
- 8L. Update the sheet numbers. This does not follow the convention of the entire submittal.
- 8M. This title block does not match the title block being used for the bulk of this submittal.
- 8N. Shift this tree slightly to the north and add a second tree.
- 8O. QM? No plant label.
- 8P. Shrub quantity is based upon the sf of the curbside area. This would need roughly eight shrubs not, three. The shrub count is one shrub per 40 sf.
- 8Q. On other sheets in the plan set, this is called out as a monument. Please Label. Is the monument round? If a monument is proposed, please include a detail of the monument.
- 8R. The non-street perimeter buffer table indicates that three of the trees are existing, yet this plan does not show existing trees to remain. If there are existing trees, they need to be indicated with a different symbology than the proposed trees. Add that symbology to the legend on this page as well. The tree mitigation plan does not show any trees along the northern border that are to be retained.
- 8S. These trees do not have plant call outs.
- 8T. Existing trees to be removed should only be included in the tree mitigation plan.
- 8U. An adjustment request will be necessary for the western non-street perimeter buffer because neither the trees nor the shrub equivalents are being provided.



8V. Building perimeter landscaping is required along these sides of the building.

Sheet 33

8W. Revise to show sf, not lf.

8X. Need to add a column for the sf of the curbside area.

8Y. Remove these notes.

8Z. Provide a detail of the proposed monument sign.

8AA. Update these quantities accordingly.

8BB. What buffer reduction feature is being proposed to reduce this to 20.38'? Note the buffer reduction feature in the table below.

8CC. Add the requirements for trees and shrubs.

8DD. Neither the landscape plan nor the tree mitigation plan includes trees to be saved.

8EE. Currently, only 11 are provided.

8FF. Technically shrub equivalents are required where an encumbrance such as utilities prevent the installation of trees. Ten shrubs per one tree, or 130 shrubs PLUS the required shrubs. Since this cannot be met and only the required 63 shrubs are being provided, then an adjustment is necessary.

8GG. An adjustment is necessary for the non-street buffer along the western property boundary. The adjustment request should be listed here, and the cover sheet and the Letter of Introduction should be updated to reflect the adjustment request.

8HH. Building perimeter landscaping is per building and per building side and not a lump sum as presented here. If loading doors are proposed, those are not required to be landscaped.

Sheets 34 & 35

8II. Remove the irrigation plan sheets from the site plan submittal package. They are a separate submission to Aurora Water with a separate application and fee.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 4

10A. Show/label the fire lane easement on these sheets. Ensure no portion of the curb is within the easement.

Sheet 5

10B. Please add the following note:

"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Sheet 8

10C. Either remove this from the site plan or represent a local type 3 street section, which would reflect the street over the centerline (40' total from FL-FL).

10D. For Ceylon and Colfax, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations



This information (if it's not already shown) can be added to the street sections provided if desired.

(This is a new requirement that was codified with the 2023 Roadway Manual.)

10E. Add that Ceylon is local type 3.

Sheet 14

10F. Remove this summary from the site plan. Pavement type and thickness will be reviewed and approved on the civil plans.

Sheet 15

10G. Remove this summary from the site plan. Pavement type and thickness will be reviewed and approved on the civil plans.

10H. Label the easements on the grading plan.

Sheet 16

10I. Advisory: No portion of the wall may encroach on the public ROW including footings, tiebacks, straps, soil anchors, or other wall elements.

Sheets 17, 18, 19

10J. ADA ramp layout and grading will be reviewed/approved as part of the civil plans. Please remove the detailed grading from the site plan set.

Sheets 20 & 21

10K. Remove these sheets from the site plan.

Sheet 27

10L. Please remove the lighting fixture description for the public streetlights. They will be reviewed/approved on the civil plans. Identifying them as SL-1 is adequate for the site plan.

10M. Additional streetlights may be required along Colfax Ave. The photometric values for the street shall be reviewed as part of the civil plans. If the street does not meet 2023 streetlight photometric requirements, additional SL-4 lights will be required.

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

Sheet 3

11A. Call out the STOP sign.

Sheet 4

11B. Indicated features must be 2' wide.

11C. Crosswalk striping must be 2' wide.

11D. Please use a sign symbol.

11E. Revise the STOP sign per the note above.

11F. Call out "4"x10' WHITE PARKING STRIPING (TYP)".

Sheet 5

11G. Use symbol per previous sheet comment.

11H. Indicated features must be 2' wide.

11I. Crosswalk striping must be 2' wide.

11J. Call out "4"x10' WHITE PARKING STRIPING (TYP)"

11K. Need 2'x10' striping here.

Sheet 31

11L. Remove the Stop bar and STOP sign, not proposed on the Site Plan.

11M. Proposed YIELD sign.

TIS

11N. The edited report is acceptable.

12. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet 1

12A. Please correct the code references to the 2021 IBC and 2017 ICC A117.1. I am sorry for not clarifying this previously.



- 12B. Please indicate within the data block if the structures are sprinklered or non-sprinklered.
- 12C. Please identify the IBC Construction Type and Occupancy Classifications within the data block.

Sheet 3

- 12D. Please use a heavy dashed line to show the entire Accessible Route.
- 12E. FLE needed 23' with 29 inside/52 outside radii.
- 12F. Show and identify the fire lane signage.

Sheet 4

- 12G. Please revise the label to FDC-approved Knox Caps.
- 12H. Please relocate this element to the south to allow for interconnectivity between sites.
- 12I. Show and label the fire lane easement on the site sheets.

Sheet 5

- 12J. Please show the FDC and relabel "FDC w/ Approved Knox caps".

Sheet 6

- 12K. This is incorrect and should indicate the bottom of the lowest sign at a minimum of 7 Feet above ground (84 inches).
- 12L. Show signs on the site sheets.
- 12M. Add the following signs and show their locations (see redlined plans).

Sheet 7

- 12N. Please indicate the location of the Fire Sprinkler Riser Room, Riser Room door, the FDC symbol, the Fire Sprinkler Room Signage, and the Knox Box Symbol on the Utility Plan.
- 12O. Add the blue highlighted area to the fire line easement.
- 12P. This curb appears to be encroaching into a fire lane easement. Encroachment into the fire lane is prohibited, please revise.
- 12Q. These gates are required to be self-closing. Provide a detail and note that speaks to the requirement to ensure gate doors do not encroach or obstruct the fire lane.
- 12R. Please relocate this element to the south to allow for interconnectivity between sites.
- 12S. Extend the fire lane easement to the property line.
- 12T. Check with land development services if this assessment easement needs to be a "public access".

Sheet 31

- 12U. The landscape plan must show the locations of proposed and existing Fire Hydrants, Fire department Connections, and Knox Hardware. Please delineate between existing and proposed (new) hydrants. One symbol can't be used for both.

Sheet 36

- 12V. Modify elevation key notes as needed.

13.Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Sheet 1

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 10

- 13B. This Site Plan will not be used for construction. Consider removing notes related to construction from the utility sheets

Sheet 13

- 13C. Not required on the Site Plan but will be required on the Civil Plan during Civil Plan review.

14.Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 14A. No comment. Approved.

**15.Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)***Sheet 1*

- 15A. See the Advisory Comments on the first page of the plat. Confirm the easement configuration with the different departments. And check the scales throughout the plat and site plan. See other comments on the documents. A License Agreement may be needed for the railing in the Colfax R.O.W.

Plat Sheet 1

- 15B. Send in the closure sheet.
15C. Add State - match Title.
15D. Insert "or Tracts" where indicated.
15E. See Advisory Comment.
15F. Add street name here.
15G. Add Sidewalk Easement Note.
15H. (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.)

(Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

Send in the closure sheet for the description.

Plat Sheet 2

- 15I. Add - Subdivision (no Comma here).
15J. Shouldn't this Fire Lane easement extend to the R.O.W.? Confirm with Aurora Fire/Life Safety Dept.
15K. Correct spelling.
15L. Confirm - same?
15M. Add Ratio scale.
15N. Please include the various measurements shown on the redlined plans. (10.00 ft, 7.64 ft, 3.33 ft...etc.).
15O. Change this scale to match the detail.
15P. Why does this label read I -76 Business?
15Q. Show and label the sidewalk easement.
15R. Please label any public access easements including the word "public."
15S. These distances should add up to the total distance.
15T. These areas should match the described area of 190,185 Sq. Ft.

16.Regional Transportation District (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

- 16A. No comment.

17.Colorado Department of Transportation (Steve Loeffler / 303-757-9891 / steven.loeffler@state.co.us)

- 17A. See attached letter.

18.Buckley Space Force Base (Porter Ingram / 720-847-6295 / robertingrum@spaceforce.mil)

- 18A. No further comments at this time.



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

19A. See letter below.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 31, 2023

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

Attn: Stephen Gubrud

Re: Colorado HTC Aurora 1 – 2nd referral, Case # DA-2341-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests that the following language or plat note is added to the preliminary and final plats for **Colorado HTC Aurora 1**:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

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

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Colorado HTC Aurora**

Print Date:

Highway:

Mile Marker:

Drainage Comments:

I have reviewed the attached drainage report and I have the following:

-currently and according to google earth profile the surface flows to the north away from Colfax (SH), The report proposes that flows sheet flow to the opposite side of the property toward (SH) and that is not recommended

- needs to discuss the drainage impact to the SH and the existing ditch

-the plans shows installing riprap at the outlet of the pond inside CDOT ROW, needs to push the riprap outside CDOT ROW

Needs to include details of the outlet structure as part of the report

I am available to meet at the site with the developer to take a closer look and discuss further if needed

Samer 2-27-2023

Traffic Comments:

8/4/23 Kiene

TIS accepted. Provide R3-2 "no left turn" sign facing SB Ceylon, R4-7 "keep right" OM-3L signs, and delineators for channelizing island.

3-9-23 GRilling-

1. Need more detail on geometry of curb ramp at Colfax.
2. Need more detail on signing and striping at Colfax.
3. Install crashworthy pedestrian railing along sidewalk across culvert.

Right of Way Comments:

2/24/23 - SDH - Please label existing ROW for Colfax Ave. on Site Plan. I have uploaded the CDOT ROW plans for this section of Hwy. 40 and it doesn't appear as though there will be any ROW dedication involved with this request, so no other comments.

8/1/2023 - SDH - No ROW issues on this request - there is a proposed 5' sidewalk easement along Ceylon St., but no ROW dedications shown along Colfax and no A-lines here per the CDOT ROW plans.

Resident Engineer Comments:

8.07.2023 TRM

Previous comments address. No additional comments at this time.

3.07.2023 TRM

- 1) Speed Limit is 55mph on Colfax at Ceylon section. C&G Type IIM is required.
- 2) Ditch and appurtances will need to be cleaned to remove sediment and debris from pipes and ditch.
- 3) RipRap encroachment and extensive Landscape within CDOT ROW. Will require MOA or IGA for future maintenance responsibilities. Check with CDOT Permits.
- 4) Based on TIA may require turn bay extension from EB Colfax to Ceylon based on projected increased turning movement.
- 5) Highly suggest changing Font and Text size for sheets 1 and 2. Incredibly hard to decipher.

Permits Comments:

7/31/23 Please provide a comments response document that specifically addresses all of CDOT's comments. **7/31/23 - AE**

3/3/23 If the new development will increase the traffic volume at the intersection of Ceylon St and Colfax Ave by 20% or more a State Highway Access Permit will be required. Because Ceylon is a city street, the City of Aurora must be the Permittee on the permit application.

No work will be allowed in CDOT RoW without a permit.

Any signing that will be visible to a CDOT Highway must comply with all applicable State rules governing outdoor advertising per 2 CCR 601-3. All signing must be on private property. **3/3/23 - AE**

Other Comments:

8-4-2023 The proposed work at the intersection of Ceylon Street and Colfax to restrict movement to 3/4 will require a state highway access permit from our office. Contact for the permit is Steve Loeffler who can be reached at steven.loeffler@state.co.us The City of Aurora should be the permittee on the permit as Ceylon Street is an Aurora City Street.

--Steve Loeffler, 8-4-2023