



Planning Division
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December 8, 2021

Ashley Zinger
Aurora Cross Docking
540 Allendale Drive
Whelling, IL 60090

Re: Initial Submission Review – Aurora Cross Docking at Jasper Park – Site Plan
Application Number: **DA-2293-00**
Case Numbers: **2021-6053-00**

Dear Ms. Zinger:

Thank you for your initial submission, which we started to process on Friday, November 12, 2021. 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 Tuesday, December 21, 2021. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7209 or abenton@auroragov.org.

Sincerely,

Antonnio Benton II

Antonnio Benton II, LEED Green Associate
Planner I

cc: Todd Heirls - Arcwest Architects Inc 1525 Raleigh St Ste 320 Denver, CO 80204
Antonnio Benton, Case Manager
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\2293-00rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise building elevations and formally state the request for adjustments. (Planning)
- Update landscaping plan with fencing elevations. (Landscaping)
- The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- Address all redline comments on the site plan. (Traffic)
- Address storm water and water issues. The existing 8-inch water main west of 33rd Ave and Helena intersection should be extended to Jasper St (Aurora Water)
- Resolve fire hydrant, knox boxes, and life safety issues (Life Safety)
- Dedicate any needed easements by separate document. (Real Property)
- Address Xcel Energy comments

PLANNING DEPARTMENT COMMENTS

1.Planning Issues (Antonnio Benton / 303-739-7209 / abenton@auroragov.org / Comments in teal)

- 1A. If adjustments to the Unified Development Code are being requested, they must be included in the letter of introduction. A hardship must be included and mitigating measures should be provided to offset the adjustment requests. Review the Criteria of approval for major adjustments in Section 146-5.4.4.D. Please address all the criteria for approval in the updated letter of introduction.
- 1B. On the cover sheet, please include the listing of the adjustment as well as the justification. Please organize the chart like the example provided.

ADJUSTMENT CHART			
CODE SECTION	PLANNING AREA	ADJUSTMENT	JUSTIFICATION
<p><u>CODE SECTION 146-2.4.6F MOTOR VEHICLE PARKING.</u></p> <p>FOR PROPERTIES LOCATED IN THE MU-TOD CORE SUBDISTRICT, AT LEAST 80 PERCENT OF PROVIDED PARKING SHALL BE LOCATED IN PARKING GARAGES OR ALTERNATE PARKING FACILITIES, SUCH AS ELEVATED PARKING LIFTS, RATHER THAN SURFACE PARKING LOTS, UNLESS OTHERWISE PROVIDED IN A STATION AREA PLAN.</p>	PA-C	<p>AT LEAST 50 PERCENT OF THE PROVIDED PARKING, AS MEASURED IN THE AGGREGATE IN PARCEL C PLANNING AREAS (PA-C1, PA-C2, PA-C3), SHALL BE LOCATED IN PARKING GARAGES OR ALTERNATE PARKING FACILITIES, SUCH AS ELEVATED PARKING LIFTS, RATHER THAN SURFACE PARKING LOTS, UNLESS OTHERWISE PROVIDED IN A STATION AREA PLAN. A MAXIMUM OF 500 SURFACE SPACES MAY BE LOCATED ON PLANNING AREAS PA-C2 AND PA-C3, 100 OF WHICH MUST BE TUCK UNDER OR SINGLE STORY GARAGE SPACES. ALL SURFACE PARKING SHALL BE SCREENED AND SHALL NOT BE VISIBLE FROM PUBLIC RIGHTS OF WAY. SCREENING MAY BE ACHIEVED WITH BUILDINGS, LANDSCAPING, FENCING, AND/OR WALLS.</p>	<p>STRUCTURED PARKING AS AN INTENTIONAL CITY-BUILDING PROCESS IS A STRATEGY THAT EVOLVES OVER TIME. STRUCTURED PARKING CREATES AN ADDITIONAL COST THAT INHERENTLY INCREASES THE COST OF DEVELOPMENT AND CORRESPONDING HOUSING. PROVIDING 80% STRUCTURED PARKING ON ALL SITES WILL LIMIT THE ATTAINABILITY AND DIVERSITY OF HOUSING WITHIN THE CORE. THIS ADJUSTMENT PROVIDES THE NECESSARY FLEXIBILITY TO ALLOW FOR A DIVERSITY OF PRODUCT INTEGRAL TO THE VISION AT METRO CENTER. BUILDINGS WILL PROVIDE PRIMARY BUILDING FRONTAGE ON CENTREPOINT AND DAWSON STREET AS SHOWN IN THE PRIMARY BUILDING EXHIBIT IN THE MASTER PLAN. IN ADDITION, BUILDINGS WILL BE 4-STORIES AND ELEVATOR SERVED. THIS WILL MAINTAIN THE URBAN STREETSCAPE AND URBAN VISION WHILE ALSO ALLOWING DIVERSITY OF HOUSING AND RESIDENTIAL POPULATION AS DESCRIBED IN STATION AREA PLAN, AURORA PLACES COMPREHENSIVE PLAN, AND METRO CENTER DESIGN GUIDELINES AND STANDARDS.</p> <p>THE MASTER PLAN IS COMMITTED TO DELIVER A DIVERSITY OF HOUSING AND COMMERCIAL BUILDINGS THAT PROVIDE USERS DIFFERENT EXPERIENCES AND PRICE POINTS. AS A RESULT, SOME PLANNING AREAS WILL HAVE FEWER STRUCTURED SPACES, SOME PLANNING AREAS WILL HAVE MORE STRUCTURED SPACES, ALL OF WHICH ARE RELATED DIRECTLY TO PRODUCT DIVERSITY.</p>

- 1C. The front setback along 33rd Avenue should be 20 feet in addition to the landscape buffer requirements. The setback requirement is measured from the property line. Revise site plan to meet this standard. Indicate on the site plan that you are meeting this requirement along with the 20-foot setback from Helena Street.
- 1D. Revise the site plan to show that you are meeting the 20-foot setback for the detention pond along 33rd Place. Please ensure the site plan is updated on all applicable sheets.
- 1E. Revise site plan to meet the 15-parking space requirement. If you would like to request an adjustment, do so in an update letter of introduction outlining how you are meeting the Minor Adjustment Criteria of Approval.



- 1F. Label north, south, west, and east building elevations with name of streets.
- 1G. Provide building elevations table to identify what is being called out. What numeric labeling are you using as there is no legend stating what you are identifying?
- 1H. Building elevations do not meet massing, materials, and human scale requirements identified in the four-sided building design standards. Revise building elevations meet the current building design standards. Respond in your letter what architectural character elements and articulation that you are providing to meet the requirements for the primary, secondary, and minor facades.
- 1I. Callout glazing being used on windows in the newly provided elevations table.
- 1J. Identify fencing in the site plan legend and callouts.
- 1K. Provide a detail of the proposed fence. Include material, color and height. Chain link is not permitted.

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

Sheet C1.0

- 2A. If adjustments to the Unified Development Code are being requested, they must be included in the letter of introduction. A hardship must be included and mitigating measures should be provided to offset the adjustment requests.
- 2B. Building perimeter landscaping is being met. It is not required along the eastern side. The north side appears to meet code and therefore an adjustment is not necessary.

Sheet L1.0

- 2C. Add the fence to the legend.
- 2D. There appears to be fence missing from the plan. There are gaps in the fencing.
- 2E. Darken the utility specified.
- 2F. All ornamental grasses in the curbside landscape are to be five-gallon size.
- 2G. Dimension and label the buffer along all street frontages.

Sheet L1.1

- 2H. Consider replacing the hornbeam with the Japanese Tree Lilac that are proposed along the fence to the west.

Sheet L2.0

- 2I. List both the required and provided buffers for all streets.
- 2J. Provide a detail of the proposed fence. Include material, color and height. Chain link is not permitted.
- 2K. Do a separate category for building perimeter landscaping. List the building perimeter being provided by north, south, east and west sides. Building perimeter landscaping is required for the north side of the building. It is likely being met but needs to be accounted for in the table.

Sheet L2.1

- 2L. Remove the seed mixes not being used on this Landscape Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 3B. Please add the following notes:
- 3C. In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer. A sidewalk easement will be required.
- 3D. 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 photometrics



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 site location of lights, electrical one line and grounding details shall be submitting 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 Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

3E. Remove copyright from all sheets.

Sheet 2:

3F. Proposed public streetlights are required along all proposed street frontage. Show the locations of the proposed lights on all sheets. Please remove underground utility information from this sheet.

3G. Add a note that streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal. (typ.)

3H. Show/call out: maintenance path to bottom of pond and to the top of the outlet structure

3I. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.

3J. Label pond as private.

3K. Show all proposed and existing easements on the site and utility/grading plans.

3L. Call out proposed cross pans, typical.

3M. Revise to match a local type 3 street section.

3N. Indicate the parking lot pavement type.

3O. Please label what this hatch indicates.

3P. Label all proposed curb ramps, typical.

3Q. The ROW in this location does not curve. The street section should match the ROW alignment.

3R. This ramp is required to be updated to be directional.

Sheet 3

3S. Please remove pavement details; the pavement design will be per the pavement report.

3T. These cross sections do not match the required local type 3 street section standard.

Sheet 4

3U. Add slope labels around the entire site:

- Minimum slope away from the building 1 5% for 10' for landscape areas, minimum 2% for impervious areas.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete
- Max 3:1 for entire site, max 4:1 slope in ROW

3V. The drainage from the proposed street section needs to be detained as well

3W. Max 4:1 side slopes on pond sides

3X. Minimum 2.0% slope in bottom of pond

3Y. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.

3Z. Show/label 100-year WSEL

3AA. Maintenance access is also required to the top of outlet structure and the access must be out of the bottom of the pond.

3BB. Show all weather maintenance path to bottom of pond. Max 10% slope.

3CC. Please show contours at 1' intervals, typical

3DD. Show emergency overflow paths for all sump inlets.

3EE. Please include a legend that defines what the letters associated with spot elevations mean.

3FF. Remove all existing spot grade labels unless they provide pertinent information.

3GG. Label access slopes, typical

3HH. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 5

3II. Show/label the 100-Year WSEL

3JJ. Show the all-weather maintenance paths to the top of the outlet structure and to the bottom of the pond.

**4. Traffic Engineering** (Kyle Morris / 303-739-2668 / kdmorris@auroragov.org / Comments in amber)

- 4A. Address all redline comments on the site plan.
- 4B. Replace yield signs with stop signs at this intersection.
- 4C. Label "Full-Movement" Access.
- 4D. Proposed gate must be located 35' from adjacent street flowline.
- 4E. Provide dimension from flowline to gate.\
- 4F. Defer construction of ramps corners due to no existing receiving ramps/walkways. These ramps shall be constructed when adjacent properties are developed with pedestrian improvements.
- 4G. See dashed orange lines for additional sight triangles that need to be shown at adjacent intersections (typ.)
- 4H. When sight triangles are place on landscape plan, please check plantings for compliance within sight triangles.
- 4I. When sight triangles are place on landscape plan, please check plantings for compliance within sight triangles.

5. Utilities (Ryan Tigera / 303-653-6846/ rtigera@auroragov.org / Comments in red)

- 5A. Do these inlets capture storm water downstream of water quality and detention pond? Please address and confirm this is acceptable in drainage report with Public Works. (typical all stormwater runoff collection downstream of pond)
- 5B. Per Section 30.0202, maintenance access to be provided to bottom of pond and top of outlet structure. Path to be 10 ft wide.
- 5C. Label black circles as they appear to be a different symbol than the manhole. (typical)
- 5D. Label outlet structure.
- 5E. FYI: Domestic Service Allocation agreement required at time of meter fee payment and fixture unit table required at the time of civil plan submittal for the 2-inch meter.
- 5F. Show fire line valve.
- 5G. Show pocket easement for hydrant if located outside of the right of way.
- 5H. Meter pit to be located 2 ft from back of curb in a pocket easement if outside right of way.
- 5I. Per Pre-App comments, existing 8-inch water main west of 33rd Ave and Helena intersection should be extended to Jasper St.
- 5J. Public water main to be located within 33rd Ave right of way under the asphalt with a minimum of 10 ft horizontal separation from existing sanitary sewer main and 5ft from existing storm drain.
- 5K. Per Section 25.03, public storm mains within the right of way are a minimum of 18 inches in diameter. (typical)
- 5L. Show existing inlet. Will this need to be relocated with expansion of 33rd Ave?
- 5M. Please confirm which water main alignment is correct. There is a discrepancy from the utility plans.
- 5N. These inlets capture storm water downstream of water quality and detention pond. Please address and confirm this is acceptable in drainage report with Public Works. (typical all stormwater runoff collection downstream of pond)
- 5O. Maintenance access to be provided to bottom of pond and top of outlet structure.
- 5P. Label black circles as they appear to be a different symbol than the manhole. (typical)
- 5Q. FYI: Domestic Service Allocation agreement required at time of meter fee payment and fixture unit table required at the time of civil plan submittal for the 2-inch meter.
- 5R. Show fire line valve.
- 5S. Show pocket easement for hydrant if located outside of the right of way.
- 5T. Meter pit to be located 2 ft from back of curb in a pocket easement if outside right of way.
- 5U. Per Pre-App comments, existing 8-inch water main west of 33rd Ave and Helena should be extended to Jasper St.
- 5V. Public water main to be located within 33rd Ave right of way with a minimum of 10 ft horizontal separation from existing sanitary sewer main.
- 5W. Per Section 25.03, public storm mains within the right of way are a minimum of 18 inches in diameter. (typical)

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)



- 6A. Add the provided note to the cover sheet.
- 6B. Note 19, 20 are a fire code requirement but is not required to be on the site plan cover sheet. The note can be removed from the cover sheet.
- 6C. Move Note 21 to the photometric sheet.
- 6D. The number of notes is inconsistent. Please revise.
- 6E. Note 20 is a fire code requirement but is not required to be on the site plan cover sheet. The note can be removed from the cover sheet.
- Sheet 2
- 6F. Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 6G. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.
- 6H. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 6I. Relabel the proposed gate. Example 23' Automatic Swinging Gate with approved Siren Operated System, Knox Key Switch and Manual Release
- 6J. Gates must have an ingress swing.
- 6K. This gate does not meet the 35' set back requirement.
- 6L. Knox Boxes are required at the main entrances and at the exterior fire riser room door. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." See examples.
- 6M. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb
- 6N. Identify the main front entrance.
- 6O. Show and label the FDC.
- 6P. Knox Boxes are required at the main entrance and at the exterior fire riser room door. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box." See examples.
- 6Q. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, site amenities and transportation stops (or to edge of site near public transportation stops).
- 6R. The site and utility sheets must show the location of the fire department connections, Knox boxes and fire riser room.
- 6S. Is there a fence that wraps around this portion of the building? If so, please identify.
- 6T. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example.
- 6U. Call out the fire riser room and FDC signs on the site and utility sheets.
- 6V. Check with Traffic to determine if a "graphic" tow-away" sign is required.
- Sheet 3
- 6W. Provide sections for the automatic and manual gates.
- 6X. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 6Y. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system.
- 6Z. Example for fire service line label: 4" Fire Line DIP (Private).
- 6AA. Show the location of the FDC and Knox Boxes where applicable:
- 6BB. Identify the FDC as a Y symbol and label with the following example: "FDC with approved hardware."
- 6CC. The FDC may need to be relocated once it has been identified with the plan set.
- 6DD. Show the fire riser room and exterior door.
- 6EE. Advisory comment: THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO



THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

- 6FF. The water main needs to be relocated to be within 33rd Ave.
- 6GG. The fire service line and a fire hydrant cannot be located off a deadend water main. The proposed conceptual drawing presented during the PreApp meeting established a building location in the southeast corner, which may be better suited to meet water supply/fire service line minimum requirements.
- 6HH. Advisory Note: Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 PSI for firefighter purposes. No More than one fire devices is allowed off a dead-end water line looped system. Since the water line exceeds 150' it will require calculation to be shown on the Utility sheet of the civil drawings. The calculations provided must reflect no less than a 20-PSI residual.
Sheet 5
- 6II. Show the location of the FDC and Knox Boxes. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
Sheet 8
- 6JJ. Elevations must show the location of the fire department connections, Knox boxes and fire riser room.
Sheet 11
- 6KK. Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
- 6LL. 6MM. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- 6NN. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware."

7.Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. There is a water meter that needs to have a pocket Utility easement around it. Dedicate any needed easements by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org. Add the standard note on the first page of the site plan.

8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 8A. Approved, no comments.

9.Adams County Planning Department (720-523-6859 / developmentsubmittals@adcogov.org)

- 9A. Thank you for including Adams County in the review for Aurora Cross Docking at Jasper Park - Site Plan. We have no comment on the subject referral.

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

- 10A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Aurora Cross Docking at Jasper Park. Please be aware PSCo owns and operates existing overhead electric distribution facilities along East 33rd Avenue and requests that they are shown on the plans, particularly in relation to the planned trees. Please note the following guidelines:

OVERHEAD DISTRIBUTION LINES

Trees growing taller than 20 feet should not be planted within distribution line rights-of-way. However, they



may be planted at least 20 feet (horizontally) from overhead electric distribution lines.

Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric distribution lines except when near structures. Ornamental trees are preferred.

OVERHEAD DISTRIBUTION LINE STRUCTURES

Trees should be planted at least 15 feet from distribution poles and structures.

Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal 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. transformer) – 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 call the Utility Notification Center by dialing 811 for utility locates prior to construction.