

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



March 16, 2021

Paul Hyde
Hyde Development
800 LaSalle Avenue #120
Minneapolis, MN, 55402

Re: Second Submission Review: High Point – Hyde Industrial Building No. 1 – Site Plan and Replat
Application Number: DA-2233-01
Case Numbers: 2020-6059-00; 2020-3057-00

Dear Mr. Hyde:

Thank you for your submission, which we started to process on February 11, 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 March 29, 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 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Allison Wenlund, Norris Design, 1101 Bannock St Denver, CO 80204
Diana Rael, Norris Design
Ted Swan, Ware Malcomb
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2233-01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Increase the scale of the Site Plan (Planning)
- Revise Site Data and add lighting details (Planning)
- Label slopes and provide an access easement to the drainage easement (Public Works Engineering)
- Add auxiliary lanes and sight triangles (Traffic)
- Provide looped water (Water)
- Provide an easement for the commercial park (PROS)
- Add hydrant and show Knox Box locations on elevations (Life/Safety)
- Vary plant material and show free-standing lights (Landscape)
- Initiate easement and right-of-way dedication (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Streets, Easement and Pedestrian Issues

1A. There is a question of timing regarding the dedication of the right-of-way (ROS) for Coolidge and 63rd Avenue. They are shown in this Site Plan, but they are off-site. When will this ROW be dedicated? Who is responsible for the construction of the road and the installation and maintenance of the landscape?

1B. Provide more information about the “Temporary Work Space” and “Right-of-Way” easements. Do the easements “expire” and if so, when?

1C. There is an expectation that 63rd Avenue will continue west from Coolidge Street to provide access to the commercial parcels, even if it is just a private drive.

1D. Show the accessible route to the public street on the grading and photometrics plans.

2. Building Orientation and Architecture

2A. The landscape improves the screening of the dock doors but does not entirely mitigate visibility. There are still significant gaps. The shrubs will never get tall enough to screen the dock doors, so we suggest an intermittent screen that fills in the gaps between the trees. It does not need to be solid and could be enhanced to become a signature feature along Denali.

2B. Provide more information about the changes in the building plane. They are not apparent at the scale of the plans.

2C. Add dimensions on the building elevations to show the widths of building segments and heights of features. See Sheet 28 for more information.

2D. Provide a materials board.

3. Completeness and Clarity of the Application

3A. The scale of the Site Plan is too small. Per the Site Plan Manual, the minimum scale should be 1”=40’.

3B. Revise the Letter of Introduction to address a few minor comments.

Site Plan

3B. Revise the Site Data on the Cover Sheet to include the following:

- Building Coverage vs. gross floor area (sq. ft. and percentage of coverage)
- Landscape Coverage (sq. ft. and percentage of coverage)
- Hard Surface Coverage (sq. ft. and percentage of coverage)
- Remove trailer parking from total parking calculations
- Show calculations for required vehicle parking
- Adjust accessible parking requirement
- Add bike parking.

3C. Review the matchlines for accuracy and revise accordingly.

3D. Remove landscape from the Site Plan sheets.



- 3E. Show the details/surface materials and outlines of the patio areas. The materials are not consistent with the landscape plans.
- 3F. Add the building area on the Site Plan.
- 3G. The sidewalks are not visible, partly because the screen used for the sight triangles is too similar. Sight triangles can be identified with a dashed line.
- 3H. Provide bike racks in proximity to each of the 4 primary entries.
- 3I. Make sure the surface materials of the plazas/patios are consistent on all the plan sheets.
Turn off the AutoCad SHX text and flatten all comments before resubmittal.
- 3J. An average light values in the parking areas shall be no less than 2 footcandles (Section 146-4.9). there are several areas that need additional illumination.
- 3K. Provide street lights for all internal streets, as well as Coolidge and 63rd Avenue.
- 3L. Provide details for all proposed freestanding and building lights.
- 3M. Remove the buildings from the Photometrics Key Map.
- 3N. Reference the redlines for all comments and notations.

Final Plat

- 3G. Because the improvements are off-site, clarify the timing of the right-of-way dedication for 63rd Avenue and Coolidge.
- 3H. Review and revise the match lines.

4. Landscaping Issues

- 4A. The site data on Sheet 12 needs to be consistent with the data on the cover sheet.
- 4B. All shrubs and grasses in the curbside landscape must be 5 gallon minimum. Additionally, the minimum shrub count has not been provided, nor have tree equivalents been added. Please revise the table. There is a maximum of 40% grasses within the curbside landscape, so please add the percentage to that category.
- 4C. Add the tree and shrub equivalents per Section 146-4.7.A.3.7. Make sure the landscape requirements are being met per the equivalent calculations.
- 4D. Verify the types of free-standing lights.
- 4E. Include all proposed surface materials, including asphalt, etc. in the Landscape Notes.
- 4F. Revise the Planting Schedule to add a water usage column and to re-categorize a few shrub types.
- 4G. Show free standing lights on the landscape plans. Add lights and hydrants to the Legend.
- 4H. Parking lot landscape islands should include 2 different plant types. At least one should not be a ground cover.
- 4I. Plant massing is okay, however, 30+ plants is excessive. Please mix up the plant material to reduce the very large masses to incorporate more variety and interest.
- 4J. Identify planting constraints within the easement or clarify “expiration” of the temporary easements.
- 4K. Review the ground material in the utility yards and make sure it is consistent with the site plan.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. 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

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan

- 6A. The Site Plan will not be approved until the Preliminary Drainage Study is approved.
- 6B. Show and label proposed street lights on 63rd, Coolidge and the Private Drive. Street lights in public ROW must meet COA standards. Add a note that street light locations are conceptual and that final street light locations will be determined with photometric analysis submitted with the street lighting plan in the civil plan submittal.



- 6C. Label the 100-year water surface elevation for the detention pond. Label the slopes in the pond bottom. A minimum of 2% is required.
- 6D. On all grading sheets, label slopes in streets, at access points and landscape areas in addition to the slope labels in the site.
- 6E. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.
- 6F. Label the slopes away from the building or add a note indicating the minimum slope requirements. The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.
- 6G. Some trees are located too close to the storm sewer.

Final Plat

- 6H. An access easement is required from the drainage easement to the right-of-way.
- 6I. A 20' lot corner radius is required at Denali and 60th Avenue.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Site Plan

- 7A. Match intersection control and lane criteria in Figure 12 of the TIS.
- 7B. Update the linework at Coolidge St. and 64th Avenue for a signalized location.
- 7C. Based on the TIS, the Coolidge and 63rd Ave. intersection is an east/west stop. Please adjust the sight triangles.
- 7D. A southbound right turn lane is required on Denali based on the TIS (55(31) vehicles, 50' with taper is appropriate).
- 7E. Two outbound lanes are needed at Denali and Drive B (left and through/right).
- 7F. Review tree location(s) vs. stop sign with COA STD TE-13.3.
- 7G. Add stop signs where noted on the redlines. Adjust the leader lines on Sheet 10 to show the locations of stop signs.
- 7H. See redlines to reference all comments.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

- 8A. Add the note provided on Sheet 2 of the redlines.
- 8B. Replace "handicap" with accessible.
- 8C. Provide an accessible ramp at accessible parking spaces.
- 8D. Identify the Fire Service Line using the example provided on Sheet 9.
- 8E. See Sheet 9 of the redlines for a new fire hydrant location. The 2015 IFC section 507 requires a fire hydrant within 100' of the FDC.
- 8F. Show Knox Box locations on the building elevations.
- 8G. Show all accessible routes and the fire lane easement on the Photometric Plan.
- 8H. Make sure easement names are consistent with the plat.

Final Plat

- 8J. The turning radii for a 26' fire lane easement are 26' inside and 49' outside.
- 8K. Review the information in Detail C on Sheet 4.

9. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

Site Plan

- 9A. Water main needs to be located in a landscaped area within a pocket utility easement. Reference Section 5 of the Aurora Water (AW) standards for dimensions.
- 9B. Sizing of the water main is required for the civil plans. Note that a fixture unit table and meter sizing table will be required.
- 9C. The water line downstream of the main is listed as private. Upstream is public.
- 9D. List sanitary sewer as private downstream of the connection point to public service.
- 9E. Bollards are not required for fire hydrants located behind curb and gutter.
- 9F. Indicate the size of all fire hydrant easements. Reference Section 5 of AW standards.
- 9G. Confirm all utility easements are free from obstructions (trees, plants, etc).



10. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

10A. Per the High Point at DIA Master Plan, the commercial park is to be completed with the first TCO of PA-29. Add the following note: "Commercial Park landscaping is to be completed with this project- reference DA-2233-00 for approved design."

Final Plat

10B. Add the commercial park tract and public access as previously commented.

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

11A. There are several easements and rights-of-way shown that need to be dedicated by separate document. Contact Andy Niquette (aniquett@auroragov.org) for easement questions or concerns.

11B. Objects located in proposed easement(s) need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement questions or concerns.

Site Plan

11C. Label easements, bearings, distances as noted on the redlines. Make sure labels are consistent with the plat.

11D. Add reception numbers for dedicated easements and right-of-way.

Final Plat

11E. Provide an updated Title Commitment that is within 120 days of the plat approval date.

11F. Provide a certificate of Taxes Due obtained from the County treasurer's office.

11G. Provide recordation information of adjacent plat and right-of-way dedication.

11G. Revise references to match the monument record.

11H. Reference redlines for all comments and notations.

12. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

12A. See attached comment letter.



Right of Way & Permits

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

February 25, 2021

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

Attn: Deborah Bickmire

**Re: High Point - Hyde Industrial Building No. 1 - 2nd referral
Case # DA-2233-01**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses and requested utility easements added to the plat for **High Point - Hyde Industrial Building No. 1** and has no further concerns at this time.

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