

West Centertech LLC

P.O. Box 472918
Aurora, CO 80047

December 20, 2023

Planning Case Manager: Stephen GuBrud
Office of Development Assistance : Justin Andrews

West Centertech LLC is pleased to submit the Site Plan Application for a new development at 16001 E Lockheed Drive, Aurora CO 80011.

PROJECT TEAM:

Owner:	West Centertech LLC P.O. Box 472918 Aurora CO 80047
Civil Engineer:	R&R Engineers 1635 W. 13 th Ave, Suite 310 Denver CO 80204
Architect:	TRH Architects 10607 W Saratoga Cir Sun City AZ 85351
Landscape Architect:	Galloway & Company 5500 Greenwood Plaza Blvd Suite 200 Greenwood Village CO 80111
Mechanical Engineer:	BA Consultants Inc. 90 Madison Street, Suite 104 Denver CO 80206

ABOUT WEST CENTERTECH LLC

The parcel was purchased 6 years ago from Aurora Centre Tech with the sole purpose of constructing a best use multi-tenant Flex Space warehouse with offices.

CONTEXT

The project is located on the existing vacant property at 16001 E. Lockheed Drive. The property is currently zoned I-1. The planned development is compatible with the adjacent properties and is accessible via Laredo Street and East 2nd Ave.

The property at 16001 E Lockheed Drive, Aurora CO 80011 will be industrial/flex warehouse space. The property is a total of 2.34 acres/102,046.8 square feet. The project area of the building is 37,800 square feet on main level and 10,511 in basement level for a total of 48,311 square feet. The FAR for the project is 2.11.

The following are the variances for drainage:

The applicant respectfully requests an adjustment to section 3.71 of the city of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to send water undetained into surrounding drainage basins. Due to topographic constraints, infiltration will be promoted to the maximum extent feasible in this area as storm drainage systems nearby do not exist.

The applicant respectfully requests an adjustment to section 5.21 of the city of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to use the national oceanic and atmospheric atlas 14 rainfall values in the calculations. These values were derived more recently than the USDCM values and this method has been requested by the City of Aurora's water department.

The applicant respectfully requests an adjustment to section 3.71b of the City of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to store only the 100-year storm flood volume in on-site detention systems. This is per the request of the city of Aurora's water department.

The applicant respectfully requests an adjustment to section 3.61 of the City of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to utilize underground detention systems on site. Due to topographic constraints, a lack of nearby storm sewer, and landscape requirements, above ground detention is not feasible for this site. An underground detention request was approved on September 7, 2023 by Aurora Water.

The applicant respectfully requests an adjustment to section 6.33 of the city of aurora's storm drainage design and technical criteria manual. Due to the proximity of Buckley Air Force Base, the site lies within the 10,000 foot critical zone. Therefore, additional measures will need to be taken for stormwater detention design to comply with FAA advisory circular 150/5200-33c (FAA, 2020). TheWQCV will be designed to drain within 24 hours, the EURV within 36 hours, and the 100 year within 48 hours. Actual release rates may increase in order to meet these targets.

The following is a landscape variance requested:

The applicant respectfully requests an adjustment to section 146-4.7.5.E of the UDO. The applicant is requesting the ability to allow the fire escape and egress area to encroach into the 15' (Tall Landscape Screen in Table 4.7-2 of the UDO) non-street buffer by a maximum of ~4.1'. The applicant request is limited to approximately the northern most 140' along the west property line.

SITE PLAN DESIGN

The proposed project is a industrial, flex/warehouse building with a total at grade floor plan of approximately 37,800 square feet and a basement space of approximately 10,510 square feet. The site layout has been designed to provide vehicular access along with pedestrian access to the appropriate areas. It is expected that there will be 4 to 8 tenants in the building. The type of tenant will typically not have a great deal of the general public visiting the tenants. The site plan shows a high quality of design, provides compatibility with adjacent development as well as internal consistency of design, and satisfies the city's adopted design standards.

GRADING, UTILITIES, TRANSPORTATION, AND STORMWATER DETENTION

Grading and drainage for the proposed development has been designed in accordance with the City of Aurora Roadway Design & Construction Specifications and the City of Aurora Drainage Criteria Manual. The site will be accessed by two (2) driveway aprons off of Laredo St. The northern access point will be a shared entrance with the northern neighbor and the southern access point will be off of the cul-de-sac that is proposed to be modified with these improvements. ADA access to the site is provided with the included site plan and public sidewalk has been designed along Laredo St., with a connection to the public sidewalk of East Centretech Parkway along the eastern property line. There is an existing road that connects from the eastern edge of the cul-de-sac of Laredo St. to 2nd Ave . that is open to thru traffic. In general, the site has been graded to direct stormwater runoff to proposed inlets that convey stormwater to a treatment train of 3 underground hydrodynamic separators for water quality and an underground detention system located beneath the southeast portion of the drive aisles and parking. The proposed hydrodynamic separators will provide pre-treatment and water quality treatment upstream of the underground detention system. The underground detention system will provide additional water quality treatment as well as EURV and 100 year detention for the site and outfalls south to the flowline of E. Centretech Parkway. Due to existing site topography constraints there is some stormwater that is undetained and a majority of that flows west to a proposed valley pan along the western property line and is conveyed south to E. Centretech Parkway. Retaining walls are proposed along the southern and eastern property lines as well as exposed building foundations along the western property as a result of existing topography elevations constraining the site.

This development proposes to loop the existing dead-end water main in Laredo St. to the existing dead-end water main in 2nd Ave., approximately 250' east of Laredo St. A check valve is proposed as these water mains are of different pressure zones. The proposed domestic and fire service to the site will be tapped off the existing water main in Laredo St. while the sanitary sewer service will be tapped off of the existing sanitary sewer main in E. Centretech Parkway.

Streetscape improvements will be provided and will consist of sidewalk and landscaping to enhance the street frontage along Laredo St.

The development will be served by the existing RTD bus stop located south of the site on the opposite side of E. Centretech Parkway at the Community College of Aurora.

Parking:

Per section 146-4.6.4 of the UDO, parking reductions of 30% are allowed if the site is within one-quarter mile of any RTD or other publicly authorized transit agency transit stop with a peak frequency of 15 minutes or better. There are 2 RTD bus stops immediately adjacent to our property that have been used for the Community College of Aurora across Centertech Parkway from our property. This bus line has been suspended during covid and has yet to be reinstated as there is a shortage of drivers. RTD has also informed us that they have received multiple requests from the City of Aurora and the Community College of Aurora to reinstate this line and it is a priority once they add additional drivers. To our knowledge it is unknown when it will be reinstated, but previously it did have stops within every 15 minutes and there is a strong push to reinstate this line. Additionally, there is another RTD bus stop at the northeast quadrant of the intersection of 1st Ave. and Chambers Rd. This line meets the frequency requirement of 15 minutes or better, however, it is approximately 0.35 miles from our project site. Multiple calls were had with our reviewer Dan Osoba who stated that the City may be agreeable to a parking reduction even if our site is a bit further than ¼ of a mile from the nearest active bus stop that meets the frequency requirements. On July 18, 2023 we received confirmation from Dan Osoba with the City of Aurora that states, "Considering this location is near 1 operating and 1 existing, but non-operating RTD facility, I would be amenable to allowing the parking reduction based on the proximity to transit credit per the UDO."

The facility is primarily a storage facility vs. manufacturing and office. There are currently two pre-leases for a total of 18,900 s.f. to be used for storage. These two units will typically have one person sporadically on site only when coming and going to access their storage facility. With the type of uses for this type of facility, the owner would expect that there would be between 20 and 25 total employee occupants at any time in the entire building.

Landscape Design

The landscape plan makes extensive use of evergreens which will provide 4-season screening and interest. No new turf is being proposed for the site and all the proposed planting requires low to moderate water use, providing for a water-efficient landscape. The landscape design adheres to the plant quantity requirements of the City of Aurora Code. The applicant is seeking a partial adjustment to the landscape buffer on the west side of the property. Please review the adjustment request.

Due to the 10' utility easement along Centertech Pkwy, the applicant has replaced many of the required trees with shrubs at a 1-to-12 ratio as permitted by the City of Aurora's Code. Additionally the curbside landscaping along Centertech Parkway is existing. The applicant is replacing any missing trees as required by code, but would like to maintain the existing irrigated sod as that is used along Centertech parkway (to the east & west of the site) and this area will not be disturbed during construction.

Architectural Design

The building has been designed to provide visual interest on the street frontages of Laredo and Centretech Parkway. The panels have been designed to articulate the panel with changes in color and in heights of the panels. The color changes are located at recesses in the panels and at panel edges. The size and location of the property only allows access on the Laredo street side so the large truck doors are located on Laredo Street. These doors are not dock high doors so they will typically not have trucks parked at that location. The south side of the building on Centretech Blvd. will be screened with landscaping and fencing.

SITE PLAN APPROVAL CRITERIA

a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council.

b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements.

c. Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

No floodplains, riparian corridors, or wetlands are in proximity to the site as it is in the I-1 zoned area with mostly existing developed sites. Elements have been included to provide natural features as much as practicable for the site.

d. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The building is compatible with the nearby commercial and industrial developments, with scale and massing accounting for existing development and the goals of the project. Vertical and horizontal articulation is provided through variation in color and materials to delineate the bottom, middle, and top of the building; articulation is also present in the use of grounded landscaping, and lighting elements.

e. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The application has minimal impacts on the surrounding area, as it is developing a vacant land use to a use that is similar to the uses to the east of the property.

ADJACENT PROPERTY OWNERS:

North - Good Morning LLC
Sole Ownership
6584 S. Catawba Circle
Aurora, CO 80016

South - Community College of Aurora
State of Colorado Department of Higher Education
Sole Ownership
16000 East Centertech Parkway
Aurora, CO 80011

West - D & I Properties LLC
15955 E. Centertech Pkwy.
Aurora, CO 80011.
Fee Simple Ownership
Margret M. Piro
600 Moore Road
Woodside, CA 94062

East - Judson W. Vandertoll
Fee Simple Ownership
PO Box 472918
Aurora, CO 80047

We look forward to working with the City of Aurora on this project. Thank you for considering our applications

Sincerely,

Dancie Friess

West Centertech, LLC