



Planning Division  
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October 10, 2023

Alex Krasnec  
Saunders Commercial Development Company  
86 Inverness Place N  
Englewood, Co 80112

**Re: Second Submission Review** – Box Elder PA9- Site Plan and Plat  
Application Number: DA-1478-13  
Case Number: 2022-6001-00; 2022-3003-00

Dear Mr. Krasnec:

Thank you for your submission, which we started to process on September 7, 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 outside agencies.

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 October 31, 2023.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Allison Graham, DIG Studio, 1521 15<sup>th</sup> St., Denver CO 80202  
Cesarina Dancy, ODA  
Filed: K:\SDA\1478-13rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Show different fencing types, review sight lines, review amenity area locations and designs (Planning)
- Provide a materials board, and add notes to elevations (Planning)
- Show the full 60<sup>th</sup> Avenue intersection, address turning template comments, add/revise sight triangles, signage and striping (Traffic)
- Review max/min slopes, and provide typical roadway sections (Public Works)
- Start License Agreement for encroachments (Land Development Services)
- Put water meter(s) in the landscape, adjust main angles (Water)
- Provide aerial apparatus road, identify phasing, include gate details, revise hydrants (Life/Safety)
- Screen parking lots, review plant heights, and include sight triangles (Landscaping)
- No existing wells (Energy and Environment)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### **Letter of Introduction**

- 1A. Include a discussion of existing and proposed land uses within and around the site.
- 1B. Move the public art explanation down to the discussion of compliance with the Master Plan.
- 1C. Edit text per redline suggestions.

##### **Site Plan**

###### *Vehicular Access, Circulation, Parking and Storage*

- 1D. Organize the site data so all parking calculations are together. What assumptions were used to determine the amount of office, warehouse, and distribution areas?
- 1E. Identify the surface material for the outdoor storage areas.

###### *Pedestrian Access and Circulation*

- 1F. Show the accessible route on all grading sheets.
- 1G. Remove the sidewalk in the parking area south of Building 2 and provide a landscape instead.

###### *Signage*

- 1H. Add the maximum number of signs permitted. This can be stated as a maximum quantity for each building or by individual tenants. Additionally, you are encouraged to stipulate the monument signs will be multi-tenant signs and individual tenant monument signs are discouraged or prohibited. See Section 146-4.10.5 for options for multi-tenant buildings.

###### *Buildings and Architecture*

- 1I. Provide a materials board.
- 1J. Western elevations have fewer color and texture variations. Incorporate more variation so the elevations are more similar to the “front” elevations.
- 1K. Add rooftop equipment screen note provided on redlines.
- 1L. Review the length of the screen walls. They may need to be shortened due to easement encroachments.
- 1M. Label the FDC per Life/Safety standards on the Site Plan sheets and building elevations.

###### *Screening, Walls, Fences, and Gates*

- 1N. Show the general functional area for the proposed automatic sliding gate and include a detail.
- 1O. Use different symbols to identify where opaque fences vs. chain link fences are proposed. Make sure sight lines are not obstructed.



- 1P. Add the top and bottom elevations for all retaining walls.
- 1Q. Include an elevation of the proposed retaining wall and railing.

#### *Photometrics*

- 1R. Review illumination readings between Buildings 1 and 2. There is minimal illuminance overlap but the readings are higher than those in the parking lots east of the buildings.
- 1S. Relocate labels so they are readable.

#### *General Comments*

- 1T. The amenity areas identified on the Site Plan sheets are not clearly reflected on the landscape plans. Review surface materials and landscape placement to better define the amenities.
- 1U. The building area in the Project Data table and on the Site Plan sheets should be consistent.
- 1V. The sum of the lots should equal the total land area.
- 1W. Clarify how the outdoor storage area is classified in the site data.
- 1X. Remove “dedicated by plat” notes with easements. It is assumed easements within the platted area will be dedicated by the plat. Only note easements that will be dedicated by separate document.
- 1Y. Label all existing and proposed easements on all sheets.
- 1Z. Include all symbols and linework in the Legend.

## **2. Landscape (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal with red)**

- 2A. For Sheets 17 through 20, the proposed angular planting does not provide adequate screening to the parking lot, please provide a linear screening against the parking lot.  
Per [Section 146-4.7.5.K.5c.](#), Parking lots may be screened by one or more of the following methods:
  - i. A berm between three and four feet high with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs. Screening shall be integrated with incentive features and streetscape plantings whenever possible.
  - ii. In lieu of berms, a low continuous landscaped hedge between three- and four-feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern. See Figures 4.7-28 and 4.7-29.
  - iii. A decorative masonry wall three feet high in combination with shrubs, ornamental grasses, and perennials. Plant material shall be placed on the exterior side of the wall.
  - iv. Openings in screening may be permitted to allow accessways and for drainage purposes.
  - iv. Plant material used for screening shall achieve the required opacity within three years of construction of the vehicular use area to be screened.
- 2B. The amenity areas identified on the Site Plan sheets are not clearly reflected on the landscape plans. Review surface materials and landscape placement to better define the amenities.
- 2C. Identify the wall height, color, and material of the site wall and reference the sheet and detail number. The Civil Sheet 8 refers to it as a “retaining wall.” Is the wall detail shown on Sheet 24, Detail 12 intended for this wall? Please clarify. Include an elevation of the wall.
- 2D. Label and dimension the street frontage buffer on the south property line.
- 2E. Distinctive landscaped areas shall be provided at project entries and at intersections of public streets.
- 2F. Review plant heights for sight line compliance and revise accordingly.
- 2G. Distribute landscape material throughout landscape islands and make sure the plant material adjacent to the drive aisle isn’t too tall.
- 2H. Include all materials and symbols in the legend.
- 2I. Gray back the curbside landscape designed by separate ISP’s. ensure the applicable ISP and case number are referenced and add a note that the landscape shall be installed with this development.
- 2J. Clarify the area in the Water Use Table. It is significantly less than the area in the Site Data.
- 2K. Address all comments and notations on the redlines.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **3. Civil Engineering (John Springs / 303-739-7572 / [jsprings@auroragov.org](mailto:jsprings@auroragov.org) / Comments in green)**

#### **Site Plan**

- 3A. Per the previous comments, an access easement is needed for the east-west private drive, excluding perpendicular parking.
- 3B. The pedestrian access easement should encompass the curb head (see additional comments in green on the Plat).
- 3C. The City cannot force others to build, and this project is reliant on roadway public improvements. Remove "by others" because if "others" have not yet built the infrastructure, there will be no TCO/CO issued until it is constructed.

#### *Sheet 7*

- 3D. Maximum slope of private street approaching an arterial is 3% for 125' per Figure 4.05.4.1. Grade breaks are not encouraged, but the max grade difference is 0.4%, per 4.05.5. Here the grades go from 4.5% to 6% to 12% to 3%. Use a vertical curve instead and ensure max 3% within the 125' referenced above.
- 3E. There are high points and low points in the internal drive. "Roller coasting" is not permitted.
- 3F. There appears to be a low point in the private road but no sump inlet(s) to intercept the drainage that is directed to the pond.
- 3G. Add a note based on Section 4.07.9 stating the maximum cross slope and longitudinal slope for fire lanes.

#### *Sheet 9*

- 3H. Repeat comment: The maximum slope of a private driveway is 4% (DN) for 75' per Figure 4.05.4.14.
- 3I. Advisory note: structural calcs are required with the 1<sup>st</sup> Civil Plan submittal for all walls greater than 4' in height (or shorter walls meeting other criteria from Table 4.02.7.03).
- 3J. Shift the mountable curb (on 60<sup>th</sup> Avenue) to align with the maintenance path.

#### *Sheet 13*

- 3K. Per the comment response, add typical roadway sections for the areas indicated on the redlines.
- 3L. Label the retaining wall private.
- 3M. Repeat comment: Include a table showing relevant missing information required by Section 2.12.0.1 (this applies to the N-S private street and accompanying walk only). Include assumptions where private infrastructure is not a perfect parallel with the public (e.g., use local roadway classification).

#### **Plat**

- 3N. A public access easement is needed for the east-west road; therefore, it may be simpler to dedicate a public access easement over the entire area highlighted on the redlines (and continue south) instead of providing separate pedestrian access easements. If a separate pedestrian access easement is used, it should encompass the curb head.
- 3O. Review the dimension noted. It does not align with the easement.

### **4. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

#### **Site Plan**

- 4A. Call out all access movements.
- 4B. Add the applicant/owner information in the notes on sheet 2.
- 4C. Per previous comments, the internal drive angle needs to be less than 5 degrees (Sheet 4).
- 4D. Revise the entrance throat depth(s) to comply with the 150' minimum.
- 4E. Show the complete ADA routes.
- 4F. Show directional pedestrian ramps facing one another and parallel to the roadway.
- 4G. There are still several conflicts with the turning templates at the 60<sup>th</sup> Avenue entrance. See Sheet 13.
- 4H. Show the turning radius for an exiting vehicle (Building 1) per the previous comments.
- 4I. Include/revise movements noted on Sheet 14.
- 4J. Verify the storage length on 60<sup>th</sup> Avenue is consistent with the traffic study.
- 4K. Show the entire intersection of 60<sup>th</sup> Avenue and Harvest Road.
- 4L. Revise and/or label signage and striping per comments on the redlines.
- 4M. Verify ALL mature plant heights within sight triangles meet COA 4.04.2.10 requirements.



- 4N. Sight triangles should be drawn per TE-13.1 and 13.2. Show/revise sight triangles per redline comments.
- 4O. Trees should be setback 50' from stop signs.

### **Traffic Letter**

- 4P. Access onto 60<sup>th</sup> Avenue was previously analyzed as a right-in/right-out. Changing to a full movement requires traffic operational analysis of the intersection, including queuing evaluation, traffic volume and intersection laneage figures, and auxiliary lane needs and associated storage length requirements.
- 4Q. Address comments throughout the letter.

### **5. Aurora Water (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

#### **Site Plan**

- 5A. The water meter(s) should not be behind gates or within a secure area. Meters are to be within a landscaped area such as rock or wood mulch. They are not permitted on hard surfaces like asphalt or concrete.
- 5B. With the water being relocated and a sanitary and water easement being dedicated, a water-only easement would not be needed for the main. These would still be required for pocket easements or the combined easement would need to include the pocket facilities such as meters and hydrants. The water easement behind Building 2 doesn't appear to be showing on the plat so this could just be an easement that was updated from the plat.
- 5C. When possible, hydrants should be located behind curbs.
- 5D. Adjust angle(s) to 45-degree bends.

### **6. Life/Safety (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)**

#### **Site Plan**

- 6A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and Public Works Department's civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 6B. Show existing and proposed hydrants that abut and will support this site.
- 6C. Provide gate details. Include supplemental equipment such as an opening pedestal. The plans must clearly reflect the gating system and components.  
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. TYP for all gating systems. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 6D. A license agreement is required for gates that encroach into and over the fire lane easement. Contact Land Development and initiate the license agreement process.
- 6E. 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 it with the following label: "Knox Box." See examples on redlines.
- 6F. Show all fire lane signage.
- 6G. Provide a sign and striping plan.
- 6H. Show the location of any fuel tanks, generators, exterior storage, dispensers, propane cages, etc.
- 6I. The accessible parking detail conflicts with other details. Please revise to reflect the actual proposed detail.
- 6J. Provide more information regarding outdoor storage. Please schedule a meeting to further discuss this matter. Additionally, to better understand all of the proposed elements, a phasing plan is recommended. What is the intended use/items that will be stored in these areas?
- 6K. If the height of the buildings exceeds 30', an aerial apparatus road is required. Please identify the height of each building and the location of the aerial apparatus roads. Ensure the plat is updated to reflect changes.
- 6L. Include the width of the fire lane easements in the labels.
- 6M. Show wheel stops in handicapped spaces on the Site Plan sheets.
- 6N. In areas where the fence ties into the building, please provide a man-way gate to allow access for fire service. Also, identify accessible hardware for the gating system. A Knox box may be required.



- 6O. Revise fire hydrants to face the fire lane and provide bollard protection. See redlines for locations.
- 6P. Justify the second FDC shown in Building #2.
- 6Q. Elevations must show the location of the fire department connection, Knox boxes, and the fire riser room.
- 6R. Follow the 2021 Building Code for the photometric requirements.
- 6S. Verify a minimum of 1 foot-candle of illumination along the accessible route.

**7. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Site Plan**

- 7A. Add the note provided on Sheet 2.
- 7B. The Site Plan has several fences/gates and walls crossing the easements. Confirm with Fire/Life Safety and Aurora Water Dept. to see if a License Agreement is needed.

**Plat**

- 7C. Provide the state monument records for the aliquot corners used in the plat.
- 7D. Provide an 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.)
- 7E. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.

**8. Energy and Environment** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

- 8A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC)/Colorado Energy and Carbon Management Commission (CECMC) for more information.

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy and Environment Division.

and Carbon Management Commission (CECMC) website at [www.cogcc.state.co.us](http://www.cogcc.state.co.us) and COGCC/CECMC GISOnline [www.cogccmap.state.co.us](http://www.cogccmap.state.co.us).

**9. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

- 9A. No comments at this time.

**10. Xcel Energy** / Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

- 10A. The Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests language be added to the plat. See the attached comment letter.

**11. Denver International Airport - Planning** (303-342-4105 / [denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

- 11A. No additional comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

September 15, 2023

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

Attn: Debbie Bickmire

**Re: Box Elder PA9 – 2<sup>nd</sup> referral, Case # DA-1478-13**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the requested utility easements added to the plat for **Box Elder PA9**, and still requests the following language or plat note is added:

*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