

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



November 2, 2023

Cagri Gunaydin
Iron Hammer Inc.
1201 East 33rd Avenue, Unit G
Aurora, CO 80010

Re: Initial Submission Review – Iron Hammer Site Plan Amendment and Replat
Application Number: **DA-1005-30**
Case Numbers: **1990-6023-05 (Site Plan) and 2023-3051-00 (Replat)**

Dear Cagri:

Thank you for your initial submission, which we started to process on October 9, 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 November 28, 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.

The estimated Administrative Decision date is still set for January 10, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jesse Donovan, Brightlighter Engineering, Agent
Jazmine Marte, ODA
Filed: K:\SDA\1005-30rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Access Point along Laredo must be coordinated and shared with proposed development to the south
- Compliance with CentreTech Design Guidelines and Standards
- Include detail sheets for specific items
- Gate locations and function
- Fire hydrant locations

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Fifteen (15) registered neighborhood organizations and five (5) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore no neighborhood meeting will be required. Review comments were received by two outside agencies and are attached to this letter.

2. Completeness and Clarity of the Application

- 2A. Please note that the development application balance of \$18,312.00 is due prior to the 2nd submission of your application materials.
- 2B. I was able to research the avigation easement issue for this property and determined that there is one in place. Therefore, no additional avigation easement will be needed as a part of this application review.
- 2C. Narrative: Please include information as to the proposed hours of operation and to the proposed number of employees at this location.
- 2D. Narrative: Please include information on what types of materials would be stored in the outdoor storage area at the rear of the property.

3. Zoning and Subdivision Use Comments

- 3A. Note that the property is zoned I-1 (Business/Tech) District. Please ensure that all future tenant users are allowed in the I-1 district as a use-by-right.
- 3B. For this property, additional design standards and a review process are in place, as a part of the CentreTech park. As a part of this application, the proposed development will need to be reviewed and approved by this design committee prior to approval from the City of Aurora. I have attached a copy of the existing design standards in place. Please note these are in addition to the City design standards. If you need a contact for the review committee, please let me know.

4. Site Plan Comments:

- 4A. Sheet 1: Please update the title to read, Iron Hammer at Centretech- Site Plan Amendment
- 4B. Sheet 1: Please add the rear setback minimum of 5' to the data table.
- 4C. Sheet 1: Please add a 2" x 3" blank box that is titled "Amendment Block".
- 4D. Sheet 1: Please reformat your 1st sheet by moving the Legal Description, Benchmark, and Basis of Bearings to the left column, and moving the Site Plan notes to the far right column or adding to a new 2nd page.
- 4E. Sheet 1: Please add the necessary signature blocks to this first sheet as we will record this site plan.
- 4F. Sheet 2: The outdoor storage area will need a screen fence along the northern side to screen from Lockheed Drive.
- 4G. Sheet 2: Please provide a detail for the following: a) fencing, b) retaining walls, c) garbage dumpster enclosure, d) bike rack, and e) monument signs.
- 4H. Sheet 3: Please provide the surface material for the proposed outdoor storage area in the rear of the property.

5. Streets, Parking and Pedestrian Comments

- 5A. Sheet 2: Please label the width of the pedestrian sidewalk from the front façade to Laredo Street.



- 5B. Sheet 2: Please provide a detail and location of the bike racks for this development.
- 5C. Sheet 2: Sec. 4.6.6 requires a loading area. Please identify where this area would be located.
- 5D. Sheet 2: According to the fence requirements of the UDO, gates have to be setback a minimum of 35' from the right-of-way to allow vehicles to exit the street onto the private property while waiting for the gate to open. It appears that these gates are not setback that far. Please update.
- 5E. Sheet 2: Identify where the 6" vertical curb is located on the site plan.

6. Subdivision Comments

- 6A. The access to Laredo will need to be coordinated and shared with the development that is being reviewed directly to the south. Therefore the access point will be shifting south for this property. In addition to the site plan changing, the plat easement will need to shift as well.

7. Architectural and Urban Design Comments

- 7A. Sheet 9: For the east, south, and north elevations, some level of vertical change/relief is needed between building sections to help break up the large metal massing.
- 7B. Sheet 9: Please look into extending the architectural concrete around the doors to highlight the entrances.
- 7C. Sheet 9: the west side will need some color changes to help break up the large massing of the building.
- 7D. Sheet 2: A patio is proposed at the south end of the property, however, no details for any type of patio amenities are included. (Benches, tables, planters, etc.)

8. Signage & Lighting Comments

- 8A. Sheet 9: Please review Sec. 4.10 of the UDO to ensure that all proposed wall signage is compliant with code.
- 8B. Sheet 2: A reference is made in the legend to a monument sign, but no specific location or detail of this sign is included. Please update.
- 8C. Sheet 7: Please darken the photometric line work for ease of readability.
- 8D. Sheet 8 Please highlight the height of the parking lot lighting and ensure it is a maximum of 25' tall.

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

Sheet 5

- 9A. Enlarge the plant list as it is too small.
- 9B. Relocate the total plant quantity column.
- 9C. Add a detail of the proposed fence. Include material, height, and color.
- 9D. Update the size of the ornamental trees to 2" minimum.
- 9E. A 5'-6" street frontage buffer is being proposed adjacent to Lockheed Drive. A reduction to 6' is permitted with a masonry wall. The wall is supposed to be 6' tall. A reduction to 8' is permitted with the installation of a fence. The detention pond is not permitted within the buffer and therefore an adjustment should be requested. See additional comment on Sheet 6. The fence would need to be at the 8' buffer setback and the detention pond outside of that or internal to the site and not part of the buffer.
- 9F. Break the building perimeter landscape requirements down by the north and east sides and not cumulative.
- 9G. Separate note 5 into two notes or combine the second sentence in note 5 with note 4 under The General Landscape Notes.
- 9H. Update the Landscape Requirements table to include the shrub requirements for the curbside landscape.
- 9I. Update the required shrub equivalents per the comments provided.
- 9J. Why is there a 5' proposed access easement? Ask for an adjustment if the buffer plant quantities can not be satisfied.

Sheet 6

- 9K. Darken the edges of the sidewalks along both streets.
- 9L. The street frontage buffer does not appear to be met along Lockheed Drive. An adjustment will be required. Detention ponds are not permitted to encroach within the required buffers. Update the Letter of



Introduction to include the landscape adjustment and provide information on the mitigating measures being taken to offset the adjustment request. List the adjustment request on the Cover Sheet and the Landscape Plan as well.

- 9M. Add the maintenance access proposed hatch to the legend.
- 9N. Dimension the street and non-street buffers.
- 9O. Per code, the curbside landscape may not be all mulch. Shrubs at a ratio of 1 per 40sf are required. In addition, native seeds may supplement the curbside area, but shrubs and trees are required. Update the landscape plan and the Landscape Requirements table for both street frontages.
- 9P. Why not either do the TES or the SPJ as the background tall plant? The aesthetic along the street would be more consistent instead of having a random group of tall shrubs i.e. SPJ.
- 9Q. Add the fence symbology to the legend. Label as 4', 6', etc. wooden/Trex etc. fence.
- 9R. Provide a tree in the outdoor patio area. By doing so, it would satisfy the requirement that all parking rows terminate with a tree.
- 9S. Per code, the landscaping is supposed to be located along the exterior side of the fence so that the adjoining future development is not looking at a blank surface.

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

- 10A. 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

11. Civil Engineering (Julie Bingham Jbingham@auroragov.org / Comments in green)

- 11A. Sheet 2: Identify if this area will be paved. If not, this area will be required to be dust-free and maintained in a dust-free condition. As part of the site plan approval process, the applicant shall place on the site plan/contextual site plan a complete description of the material proposed to be used, any and all dust control additives or treatments, and the maintenance schedule of the periodic additives or treatments. Additionally, a note shall be added to the site plan/contextual site plan that: "The property owner/developer shall maintain the dust-free surface as provided within the site plan/contextual site plan. Otherwise, if the property owner/developer fails to maintain the dust-free surface as identified within the site plan/contextual site plan and fails to correct the condition after notification of the condition, the property owner/ developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of the notification.
- 11B. Sheet 2: Identify the material of the retaining wall.
- 11C. Sheet 2: The minimum inside radius of the fire lane easement is 29' and the minimum outside radius is 52' per section 4.07.1.01 of the Roadway Manual, typical.
- 11D. Sheet 2: Walls over 30" require a pedestrian railing, typical.
- 11E. Sheet 2: Label the curb return radius.
- 11F. Sheet 2: Remove the proposed cross pan from the site plan. If it is necessary, it will be reviewed/approved with the civil plans.
- 11G. Sheet 2: Label the distance between the flow line and the gate. Minimum 35' or one truck length, whichever is greater.
- 11H. Sheet 2: Public streets shall have public streetlights in conformance with COA standards. For each street, 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
- 11I. Sheet 2: Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 11J. Sheet 2: Streetlights are required on Lockheed and Laredo. Please show the conceptual location of the lights.
- 11K. Sheet 3: Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.
- 11L. Sheet 3: Show/label the fire lane easement on this sheet.
- 11M. Sheet 3: Identify the sidewalk easement on this sheet.
- 11N. Sheet 3: Please add the following notes to this Sheet: 1. Minimum slope on unpaved areas is 2%, the minimum slope on asphalt is 1%, and the minimum slope on concrete is 0.5%. 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building. 4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. 5. The resultant grade in any direction within accessible parking areas shall not exceed two percent. 6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.
- 11O. Sheet 7: Advisory: streetlights are required along Lockheed in the area between the curb and sidewalk. It appears a FO may be in conflict with the potential locations of the lights. Please ensure the locations are coordinated early with regard to the public streetlights.
- 11P. Subdivision Plat: Sheet 3: The minimum inside radius of the fire lane easement is 29' and the minimum outside radius is 52' per section 4.07.1.01 of the Roadway Manual.

12. Traffic Engineering (Steve Gomez sgomez@auroragov.org / Comments in amber)

- 12A. Sheet 2: Note about gates, or the longest vehicle entering the site, whichever is greater
- 12B. Sheet 2: Work with your COA staff on a cross-access agreement with property to the south Existing/proposed access spacing on Laredo Street does not meet COA spacing requirements
- 12C. Sheet 2: Show all adjacent and opposing accesses on Lockheed Drive and Laredo Street.
- 12D. Sheet 4: If gates are swing gates, they must swing into the site.

13. Fire / Life Safety (Rich Tenorio 303-739-7628 rtenorio@auroragov.org / Comments in blue)

Sheet 1 | Cover Sheet:

- 13A. Please add the following notes to the Site Plan Notes: ***See (2) large Gate Notes on the Site Plan drawings.
- 13B. A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the installation of any gating system utilized by emergency responders to enter the site.

Sheet 2 | Site Plan

- 13C. Gating and barrier systems must be located a minimum of 35 ft. back from the adjacent street flow line. (both gates)
- 13D. Show ADA Parking Detail with the accessible ramp to sidewalk, parking stops and location of ADA Parking Only signs.
- 13E. The location of the FDC should be closer to the path of the Fire Lane Easement

Sheet 4 | Overall Utility Plan:



- 13F. Due to the remoteness of existing fire hydrants, a new hydrant will need to be installed on the property to meet the required 100-foot distance to the FDC on the building.
- 13G. The location of the FDC should be closer to the path of the Fire Lane Easement.
- 13H. Provide a detail for the ADA Parking access to the sidewalk.
- 13I. Provide a gate detail for the gating system at the north location.
- 13J. Provide a gate detail for the gating system at the east location. PR Gate is shown on Sheet #2
- 13K. Show the detail for this location in the fence, if there is an opening or a man gate through the fence. If gated, it is required to swing in the path of egress toward Laredo St.
- 13L. Show ADA Parking Detail with the accessible ramp to the sidewalk, parking stops, and location of ADA Parking Only signs. ADA Parking graphic provided.

Sheet 6 | Landscape Plan:

- 13M. Show the access path to the FDC and should have clear working space. The FDC is required to be within 100-feet of the nearest fire hydrant.
- 13N. Note: Fire Dept. Connections shall be located not less than 18" and not more than 48" above the level of the adjoining ground, sidewalk, or grade surface.
- 13O. Due to the remoteness of existing fire hydrants, a new hydrant will be required on the property and meet the 100-foot distance to the FDC on the building.

Sheet 9 | Exterior Elevations:

- 13P. Show the exterior entrance to the Fire Sprinkler Riser Room, including the Knox Box and Door signage. Fire Sprinkler Riser Room graphic provided.
- 13Q. Show the FDC for the building on the Elevations Page. FDC sign graphic provided.

14. Aurora Water (Iman Ghazali ighazali@auroragov.org and Melody Oestmann moestman@auroragov.org / Comments in red)

- 14A. Aurora Water Revenue: Storm Drain Development Fee Due: $1.61 \times \$1,242 = \$1,999.62$. This fee is due at the time of the plat recording.
- 14B. ****Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.
- 14C. Sheet 1: The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 14D. Sheet 2: Dedicate an access easement from the ROW to the detention pond drainage easements
- 14E. Sheet 3: Show the pond bottom slope.
- 14F. Sheet 3: Extend maintenance path to mountable curb.
- 14G. Sheet 4: What is this utility easement for? Keep the easement if private dry utilities are planned for this area, otherwise, private wet utilities do not require an easement dedicated to Aurora Water
- 14H. Sheet 4: What is the purpose of this access easement? If it is to provide AW access to the swale, the access easement only needs to be from the ROW to where the drainage easement ends
- 14I. Sheet 4: Label public storm infrastructure as "Public".
- 14J. Sheet 4: Show pipe diameters of all existing wet utilities.
- 14K. Sheet 4: Label existing utilities as "existing" typical.
- 14L. Sheet 4: Extend the maintenance path to the outlet.
- 14M. Sheet 4: Verify that this meter exists in the field as our records do not show it
- 14N. Sheet 4: Advisory: All fire lines shall be tapped from a looped main. Coordinate with the developers of the southern property (16001 E Lockheed Dr) on the timeline to loop the existing water main. Otherwise, tap the fire line from the existing main along Lockheed Drive.
- 14O. Sheet 4: Please confirm that this stub exists in the field as our records do not show this has been constructed
- 14P. Sheet 4: Show fire line gate valve.
- 14Q. Sheet 4: Provide these notes: 1) Water service lines are public up through the meter and are private



downstream of the meter, 2) All sanitary service connections are private, and, 3) All storm is private unless otherwise noted and shall be maintained by the property owner.

14R. Sheet 6: Show the 100-yr WSEL for both ponds and ensure plantings are above that elevation

14S. Sheet 6: Provide gates for fences to allow access for maintenance

15. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

15A. No additional comments at this time.

16. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / and Grace Gray ggray@auroragov.org Comments in magenta)

16A. As of the date of this comment letter, no comments have been received by Land Development Services. Once I receive them, I can pass them along or you may also reach out directly to the department.

17. Xcel Energy (Donna George)

17A. Please see the attached comment letter for comments

18. Buckley SFB- Porter Ingrum

18A. Buckley Space Force Base has had the opportunity to review the development application for the Iron Hammer-Site Plan Amendment and Replat, DA-1005-30. The installation has no issues with the project and finds it in compliance with AFH 32-7084. Please request that the developer follow the attached procedures for crane use during construction(60 day notice prior to use). Thank you for the opportunity to review this project.

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data



55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm



Right of Way & Permits

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

October 26, 2023

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

Attn: Steve Timms

**Re: Iron Hammer - Aurora Centretech Park Subdivision Filing No. 25
Case # DA-1005-30**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment and replat for **Iron Hammer** and requests that utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. 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.

Please be aware PSCo owns and operates existing natural gas (north) and underground electric (north and east) distribution facilities along the above-mentioned property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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 have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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