



December 18, 2024

Lorianne Thennes
Office of Development Assistance
15151 E Alameda Pkwy
Aurora, Colorado 80012, Suite 5200

**Re: High Point - Forgotten Star Brewery Site Plan
Response to Pre-Application (#1843429) Comments**

Dear Lorianne Thennes:

Thank you for taking the time along with City staff to discuss the Site Plan Pre-Application Meeting held on October 31, 2024. Valuable feedback was received on November 14th and revisions have been made. Please refer to the following pages for detailed response to comments.

Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this new community a success.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'Samantha Pollmiller', written in a cursive style.

Samantha Pollmiller
Principal



Key Issues:

- High Point at DIA Master Plan: The property is located within Planning Area-28a of the Ascent District in the High Point at DIA Master Plan and will need to comply with the specified standards. The architecture is intended to further the themes of modernity and high plains aesthetic with an 'Environmental Modern' image.
- Oil and Gas: The Colorado Energy & Carbon Management Commission maps indicate that there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction. The city will help determine appropriate setbacks from various surface features once the wells have been located and recommends a permanent easement of 200'x200' surrounding the P&A well with no permanent structures.
- Parks, Recreation & Open Space (PROS): The project is adjacent to the High Point at DIA Greenbelt and Possum Gully Regional Trail. PROS is supportive of the intent to leverage the associated viewshed and to enhance bike and pedestrian connectivity in this corridor. In this case, PROS will consider the amenities—as currently proposed—on the east edge of the site to fulfill the 25' special buffer requirement, so as not to obstruct the viewshed noted.
- Utilities: Any unused water main stubs currently existing on this site that will not be used should be removed and capped at the main. A Domestic Service Allocation Agreement will be required, as well as a stormwater management plan and report, due to proximity to Possum Gully. No buildings, structures, or trees are allowed in the existing sanitary easement along Possum Gully. If there is to be a commercial kitchen, a grease interceptor must be provided before connection to the sanitary main.
- Stormwater: This site relies heavily on the 61st Avenue Extension plans, whose PDR is currently under review by the City (RSN 1785181). Due to the ongoing development of the design, especially concerning Possum Gully, it is highly recommended to coordinate directly with Martin/Martin, the designer of the adjacent development. See page 16 for more stormwater comments.
- Mile High Flood District: A MHFD stream corridor for Possum Gully has been identified adjacent to your site or your project constructs, modifies, or discharges into Regional Facility. If impacts to Possum Gully are anticipated, it is recommended to schedule a drainage coordination kickoff meeting with City and MHFD. Begin the process by emailing aurorawaterdrainage@auroragov.org to request a meeting.
- Traffic: A Detailed Traffic Impact Study is required for this development. Site access drives/streets along 63rd Avenue and Gun Club Road shall be located a minimum of 150' CL-CL apart. All accesses shall intersect the roadway at 90 degrees + or -5 degrees from each other.
- Public Improvements: Public improvements shall be in conformance with the approved High Point at DIA Master Plan. The infrastructure site plan (ISP) with the required infrastructure shall be approved prior to the approval of this site plan. Curb returns with curb ramps shall be provided at the accesses to the site.

The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. If the plans change significantly for the project, another pre-application meeting would be advised.

Again, thank you for attending the Pre-Application Meeting with our Development Review Team; I trust the meeting was helpful. If you have any questions or require additional information, please do not hesitate to contact me at 303.739.7352 or lhennes@auroragov.org.

Response: Thank you for providing these detailed comments. All responses are noted below each item.



STEP I – PLANNING PHASE

Planning and Business Development

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

Response: Noted. All comments are provided with a corresponding response.

Key Issues:

Conformance with High Point at DIA Master Plan

Integration and coordination of Gun Club Rd to 61st ISP into site plan

Building architecture

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The Airport District is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district, but are not intended to be regional draws or the driving force for economic development. Residential uses are not permitted in this district.

Response: Noted. The intentions of this Site Plan application comply with the underlying zone district, Airport District.

1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Denver International Airport, an avigation easement with the city and the airport was required and executed. No further action is needed.

Response: Noted. Thank you. The applicant has a copy of this easement in their records.

1C. Placetype

Industry Hubs are primarily dedicated to a mix of commercial and industrial uses and can be a significant employment center.

The Industry Hub includes areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. This placetype plays an important role in the city's employment base and economy, but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter placetypes or traffic on local streets serving residential areas. Large-scale alternative energy facilities are another use that may fit this placetype. Uses permitted only in Industry Hubs are manufacturing plants, factories, large open-air operations and heavy-equipment storage.

Response: Noted. The brewery is a supportive use to nearby development within the Industry Hub zone such as warehousing, distribution and commercial.

1D. Master Plan – High Point at DIA

The property is located within Planning Area-28a of the Ascent District in the High Point at DIA Master Plan and will need to comply with the specified standards – High Point Master Plan documents.

Response: This Site Plan application complies with the standards and intent outlined as part of the Ascent District within the High Point at DIA Master Plan.



2. Land Use

2A. Historic Land Use

Vacant/undeveloped

2B. Proposed Land Use

During the pre-application meeting, it was stated the overall design capacity for the brewery, including outdoor seating and the amphitheater area was approximately 500 people. Based on this, parking requirements may need to be further refined during the site planning process.

Response: Currently 150 spaces are provided, which is in excess of the required parking amount for a microbrewery, per code. In the event the brewery hosts larger events, a shared parking strategy can be coordinated with nearby development. Such large events that would max out capacity of the building and outdoor area would occur on a limited basis.

2C. Conditional Use

Based on the initial information provided, a conditional use permit for the outdoor entertainment (amphitheater) component is not anticipated. However, if the scope of the proposal, or new information provided triggers a conditional use permit, it will follow the conditional use approval process in accordance with Sections 146-3.2 and 146-3.3 of the UDO. Approval criteria can be found in Section 146-5.4.3.A, and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, please submit a Letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal. **Response: Noted. We agree that this use will not trigger a conditional use, however, please let us know upon your review if that standing changes or is questioned.**

3. Development Standards

3A. Dimensional Standards

Setbacks:

Front

- General: 25 ft
- From arterial street: 25 ft
- From interstate or expressway: 100 ft

Side

- General: 25 ft
- Abutting a public or private street: 25 ft

Rear

- General: 25 ft.
- Abutting a public or private street: 20 ft.

Building Height

- 100 feet max

Response: Noted. All setbacks are reflected in the building siting.

3B. Building Orientation

Per Section 146-4.8.4.B.1, commercial development is required to have a main entrance onto a public or private street, public park or open space, pedestrian passage, or a plaza/courtyard. Based on the initial concept proposed, enhancing the outdoor plaza space along the west side of the building will be the most feasible option for satisfying this requirement, provided there is a functional customer entrance to the space. This area should be connected to the sidewalk out to the public street. Typically, an outdoor plaza area should be at least 300 square feet, with a minimum dimension of 10 feet. Outdoor seating areas should be properly indicated through inclusion of elements such as decorative pavement, pedestrian scale lighting, shade features, site furniture, and landscape borders with amenities such as tree cut-outs and raised planters. If any permanent site amenities such as tables, chairs, benches, or trash receptacles are proposed, a detail of each amenity must be included within the Site Plan details sheet. These details



should include dimensions, materials, finish and color. The concept site plan accompanying the pre-application submittal shows a proposed outdoor seating area. The outdoor seating and gathering area will be reviewed with site plan review, ensuring the code requirements are satisfied.

Response: Proposed building siting complies with the main entrance and access requirements noted above.

3C. Common Space and Amenities

The interaction between this proposal and Possum Gully to the east and south is supported. Special attention to create a vibrant outdoor space should be sought with this proposal.

Response: The Applicant agrees and visual connection between the Possum Gully Open Space and this application are proposed. In addition, the bike access within the Open Space has been modified to better align with and create a safer crossing condition with the main entrance.

3D. Access and Connectivity

The future planned development to the west is dependent on obtaining a second access point. Access thorough this property should be considered as the only proposed access to that future parcel will be from E. 63rd Avenue.

Response: Noted. An access easement is proposed along the western boundary providing secondary access to the north.

3E. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Based on the use information provided (microbrewery, brewpub and restaurant), 4 spaces per 1,000 sf. GFA will be required, including accessible parking space(s) will be required pursuant to Section 146.4.6.3. Table 4.6-2. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide bicycle parking spaces equal to 5% of the required vehicle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted "U" rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Response: Parking is provided in excess of required parking standards.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

Response: Parking is provided to the north of the site. It is sited to provide convenient access and circulation into the site while allowing the brewery and corresponding open space to be located further to the south in closer proximity to the Possum Gully Open Space.

3F. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments

Prepare your landscape plans in accordance with the requirements found in the High Point at DIA Master Plan Amendment #5, the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Noted. Landscape plans are prepared per Code requirements.

Landscape Plan Preparation

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Response: All sheets have been labeled "Not for Construction"

Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the



necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

Response: Sight Distance triangles have been included.

High Point at DIA Master Plan Amendment #5

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

Response: High Point at DIA Master Plan Amendment #5 has been consulted and included as needed in our design.

General:

- The landscape standards as outlined in the UDO apply to this pre-application. If a conflict should exist between the Master Plan and the UDO, the more restrictive standards shall apply.

Response: Understood.

Ascent District at High Point:

- Detention ponds will need to maintain a minimum 20' buffer between the edge of pond and the 10-year storm event and any structure.

Response: Understood.

Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

Response: Understood.

Section 146-4.7.5 C. Curbside Landscaping

Street trees shall be provided along all street frontages at a ratio of one (1) tree per 40 linear feet of curbside landscaping unless a more restrictive requirement has been identified within the Master Plan. Street trees may be provided in the curbside landscape when a detached sidewalk is installed or four to five feet from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2. The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Sod is no longer permitted in the curbside landscape.

Response: Curbside Landscaping is designed and included in other submittals (Gun Club Road Extension).

The curbside landscaping may have been designed and as part of previously approved Infrastructure Site Plans (ISP's) for the Gun Club Road extension. Please include the approved landscaping grayed back and add a call-out referencing the ISP Case Number. This information can be obtained from the assigned Case Manager for this pre-application.

Response: This information is included.

Section 146-4.7.5 D. Street Frontage Landscape Buffers



A ten-foot-wide street frontage landscape buffer is required along all street frontages. A reduction to six feet is permitted depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Landscaping shall consist of one tree and ten shrubs per forty linear feet.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met. Staff will determine whether an overlap exists once a site plan is submitted.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Section 146-4.7.5 H. Special Landscape Buffers for Development Adjacent to I-70 I-225, E-470, Public Parks, Open Space and Trails

A 25' wide buffer shall be provided along the western property boundary. Reductions in the buffer width are not permitted. The buffer shall contain one tree and 10 shrubs per 25 linear feet of buffer. Coordinate with PROS on the appropriate plantings to be included within the buffer. The buffer width shall be measured from the property line.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal. With regards to the 25' wide buffer zone along the western property boundary, we understand this to be on the western side of the future industrial building #5.

While landscape requirements are typically administered by the Planning and Business Services Department, because this proposed application is adjacent to lands provided to meet land dedication requirements by our Parks Recreation and Open Space Department (PROS), the buffer requirements will be managed by PROS and any requests to deviate from the standards should be directed to that department. If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, dumpsters, parking lots and internal vehicular drives, and detention and water quality pond infrastructure into landscape buffers is prohibited. The provision of trail connections is generally permitted through the buffers but shall be approved by PROS on a case-by-case basis and is based upon unique site conditions.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Section 146-4.8.5 J. Building Perimeter Landscaping

All proposed buildings shall provide building perimeter landscaping when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscaping shall consist of one tree or tree equivalent per each 40 linear feet of elevation length or per building face. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping



requirements including landscaping provided within the parking lot. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet. Building perimeter landscaping is not cumulative but should be based upon each side of the building.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. Provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' x 19' island and two trees and 12 shrubs per 9' x 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Section 146-4.7.5 L. Site Entryways and Intersections

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

Response: Two distinctive landscape feature are being utilized as wayfinding and space making near the Brewery entrance. First is a Hop Trellis Structure to indicate directional cues from the parking lot, and also serve as user space for recreation. Secondly, an art folly is being considered adjacent to the Event Garden, south of the building entry. This folly will work in concert with both the proposed Hops Trellis, as the regional trail view corridor.

Section 146-4.7.8.B.2.b. Service, Loading, Storage and Trash Area Screening

All service, loading and storage areas visible from residences, public or private streets, public open spaces or trails shall be screened by fences, walls, berms, or any combination of those items with landscaping. Chain link fencing is not permitted for this purpose. If walls are used, they shall not exceed nine feet in height. Landscaping shall accompany all wall and fence screening on the exterior side. Landscaping shall consist of one tree and 10 shrubs per 40 linear feet.

Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

All trash and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.



Response: Overall required plant quantities for the project site have been calculated. As discussed in our pre-application meeting, we are anticipating further conversations with City of Aurora regarding all typically required buffer zone plantings and street frontage requirements. Our proposed design is reflected in this submittal.

Section 146-4.7.3.M. Detention and Water Quality Ponds

The original landscape plan prepared for the pond that is currently being submitted as an amendment should reflect the ultimate build out condition of this site as plant quantities and locations will likely change to reflect the additional impervious areas. Please coordinate with the appropriate Case Manager on these changes.

Response: All Detention and Water Quality Pond Facilities are designed and included in adjacent submittals.

All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: All Detention Pond Facilities are designed and included in adjacent submittals.

Section 146-4.8.3.C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Understood. Irrigation Design will be submitted following Site Plan and Civil Construction Documents Approval

3G. Easements and Encumbrances

Identify all existing and proposed easements adjacent to and/or within the proposed development and include the recordation information. Please be advised, there is an existing 80' utility easement adjacent to Possum Gully. Encroachments of buildings, structures, and landscape may be limited and/or prohibited.

Response: Noted, updated the site plan to move structures and access away from the utility easement adjacent to Possum Gully.

3H. Building Design Standards

As discussed in the pre-application meeting, staff recommends that more detailed building renderings are provided, and a meeting is set to discuss architecture as the concept is unique and will require additional detailed analysis.

Response: See building elevations in Site Plan drawing set. The combination of select building modulation and material changes together with carefully coordinated landscape design will provide an approachable and human-oriented brewery building.

The architectural vision for the Ascent District within the High Point at DIA Master Plan states – “Architecture shall provide continuity between single family, multi-family, mixed use, commercial, retail, and industrial uses within the High Point Master Plan. Architecture shall highlight the contemporary high plains character to reinforce the overall sense of place and establish connections between the various land uses.”

Response: The barrel vault of the quonset hut will provide a modern and recognizable aesthetic to the larger complex that will also connect symbolically with the aviation and agricultural industries in a way that pays homage to the high plains character.

The architecture is intended to further the themes of modernity and high plains aesthetic with an ‘Environmental Modern’ image. Retail, and office buildings will express openness and movement with features such as soaring



canopies and awnings that ascend from the structures. Industrial buildings are to use structural elements such as layering of planes to scale the buildings at entries.

Response: The barrel vault of the building is sizable and impressive. It will provide a feeling of openness that is complemented by the main entry canopy. This canopy element is intended to mediate between the expansive prairie of Possum Gully and the considerable scale of the interior.

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Response: The overall length of the building, while contributing to the uniqueness of the form, will be mediated by several elements:

- The east side will have a main entrance with an awning structure supported by heavy timber columns,
- At the southeast corner the metal arches will give way to ample glazing providing views of a beautifully landscaped Possum Gully.
- At the south end of the building, two over-sized glass garage doors will allow access to a covered exterior patio and the terraced garden beyond.
- And at the north end the half-circle facade will be a composition of windows, metal panels and a simple branding element.

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

Response: Please see response above.

In addition to the requirements of Section 4.8 of the UDO, the High Point at DIA Master Plan contains architecture and design standards. If standards are found to be in conflict between the UDO and adopted master plan, the stricter standards shall be enforced.

Table 4.8-1
Building Design Standards Applicability by Building Type
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓			✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ (1)
Maximum building length						
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓				
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment			✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

In addition to the requirements of Section 4.8 of the UDO, the High Point at DIA Master Plan contains architecture and design standards. If standards are found to be in conflict between the UDO and adopted master plan, the stricter standards shall be enforced.



Response: We aim for this brewery to become a significant regional destination for people all over the Front Range as well as folks who are passing thru. The building is designed to not only reflect the simplicity, boldness, honesty and excellence that are integral to the Forgotten Star Brewing Company, but has also been designed to celebrate the agrarian tradition of this Prairie landscape and the incredible Aviation story that can be told here. The barrel-vaulted structure is reminiscent of these influences, but it also forms a bold and simple partnership to the Possum Gully landscape. The rugged and delicate nature of the prairie is the perfect setting for an architectural expression that is simple, bold and honest. The unique form of the building is efficient like the adjacent High Point industrial buildings, yet it is distinct. It is our belief that the integration of the building into the Possum Gully will form a nuanced relationship between the Forgotten Star Brewery building and the architectural follies that are envisioned to be laced into the Possum Gully landscape. We recognize that the overall presentation of the building as conveyed here does not fully align with the strict standards of the UDO, we do believe that it satisfies the spirit of these ordinances and that both patrons and passersby will find delight in the unique form.

3I. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

Response: Building-integrated exterior lighting will consist of subtle and subdued overhead recessed and pendant lighting at the east main entrance canopy and the south covered patio. Additionally, utilitarian sconces will be provided above service doors on the west and north.

3J. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: There are no monument signs currently being considered, but may be so in the future. Any future design would meet all existing maximum signage requirements, as well as be submitted as a separate package for signage review.

4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approval of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: No adjustments are being requested at this time.

5. Submittal Reminders

5A. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Noted. All files will be flattened to ensure AutoCAD SHX layers are not included.

5B. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

Response: A signed mineral rights affidavit has been provided with this initial submission.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to



submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting.

Response: A pre-submittal meeting was held prior to the initial upload.

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

Response: Noted. Thank you.

Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.
- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.
- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
- You can also find adjacent neighborhood groups associated with your site via this link: Aurora Registered Neighborhood Associations - HOAs (arcgis.com)

Response: Noted. Thank you.

Energy and Environment Division

There are no existing or planned oil and gas surface facilities on your site or within 2,000' of 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 Colorado Energy & Carbon Management Commission (ECMC) for maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction.

Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible to physically locate such abandoned wells. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The city recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.

P&A wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC



regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home (ecmc.state.co.us/#/home) and ECMC GISOnline (https://cogccmap.state.co.us/cogcc_gis_online/).

Response: Comment noted, no wells are shown on the current survey.

Parks, Recreation & Open Space Department (PROS)

The project is adjacent to the High Point at DIA Greenbelt and Possum Gully Regional Trail. PROS is supportive of the intent to leverage the associated viewshed and to enhance bike and pedestrian connectivity in this corridor. PROS would typically require a 25' special landscape buffer with 1 tree and 10 shrubs per 30 linear feet where the property line abuts trails or open space (UDO 146.4.7.5.H). In this case, PROS will consider the amenities—as currently proposed—on the east edge of the site to fulfill the special buffer requirements, so as not to obstruct the viewshed noted. PROS will re-evaluate any future iterations of the site plan to ensure continued compatibility with PROS requirements.

Response: We appreciate PROS working with the Applicant and design team to accomplish its goal of better connecting the brewery to the adjacent open space.

Aurora Water

Utilities

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Any unused water main stubs currently existing on this site that are not going to be in use should be removed and capped at the main.
- Water meters must be in ROW or in a water utility easement, and in a landscaped area.
- A Domestic Service Allocation Agreement will be required for any commercial site beginning in 2025.
- A stormwater management plan and report will be required for this site due to proximity to Possum Gully.
- No buildings, structures, or trees are allowed in the existing sanitary easement along Possum Gully.
- If there is to be a commercial kitchen, a grease interceptor must be provided before connection to the sanitary main.

Response: Noted, Aurora Water and utility comment key issues to be shown on plans for CSP and CDs

Utility Services Available:

- Water service may be provided from: 12" PVC water main to be constructed by RSN 1777456
- Sanitary sewer service may be provided from: 12" PVC sanitary main to be constructed by RSN 1777456
- Project is located on the following Map Page: 94T

Response:

- **Water meter to be shown in utility easement in landscape area**
- **Noted domestic service allocation agreement to be coordinated with commercial CD submittal**
- **SWMP report and plan to be provided with CDs**
- **Buildings and structures moved out of the existing sanitary easement**
- **Water service from adjacent project.**
- **Sanitary service to be provided by adjacent project.**
- **Noted thank you for providing map and page.**

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including: Public/Private Mains



- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants are necessary to service your development.
- Grease Interceptors are required for commercial kitchens.
- All utility connections in the arterial roadway are required to be bores.

Response:

- o **Service lines shown on utility plan including meters, domestic line, fire hydrants, and utility connections.**

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).
- All commercial and industrial users that discharge wastewater to the City of Aurora are to meet Metro Water Recovery's Industrial Pre-Treatment Program. Applicants are encouraged to reach out to Metro Water Recovery early in the planning process to learn more about the program requirements.
- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.
- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

Response: Noted general utility design criteria used to layout initial utilities shown on the planning CSP document.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.
- 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 upon the total landscaped area.

Response: Noted, development fees to be paid at appropriate time of the city process and plan review.

Stormwater Management

Aurora Water reviews the drainage and public improvement components of your project plans. Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria" and "Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure".

Key Issues:

- A Preliminary Drainage Letter shall be submitted with the site plan. Note that a Final Drainage Letter shall be submitted with the Civil Plans. The Preliminary Drainage Letter shall be submitted at the time of Planning Department application submittal. Refer to Section 2.4.5 for submittal requirements. A review fee shall be paid to the City prior to acceptance of the Preliminary Drainage Letter.
 - o In lieu of a Preliminary Drainage Letter and a standard review, the City would like to propose this project follow a Drainage Conformance Letter process. Please refer to the last bullet in this section for details. A Final Drainage Letter is required with the Civil Plans. Please note this is OPTIONAL and MUTUALLY EXCLUSIVE to the standard process and is initiated at the request of the applicant.
- This site relies heavily on the 61st Extension plans, whose PDR is currently under review by the City (RSN 1785181). Due to the ongoing development of the design, especially concerning Possum Gully, it is highly recommended to coordinate directly with Martin/Martin, the designer of the adjacent development.
- Based on the Master Plan and adjacent ISP, undetained offsite runoff from the west is intended to be conveyed through the site to the water quality pond by others. Conveyance of this offsite runoff must be accounted for in the design of this site.



- Site is served by two offsite SCM's – Pond PG0, which has been constructed and certified, and Pond Alpha, which is currently under review (PDR RSN 1785181, designed by Martin/Martin). The SCM(s) shall be in place prior to paving, and an approved facility certificate for each SCM shall be required prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).
- The City of Aurora has adopted and applied Mile High Flood District (MHFD) criteria where appropriate. A MHFD stream corridor for Possum Gully has been identified adjacent to your site or your project constructs, modifies, or discharges into Regional Facility. If impacts to Possum Gully are anticipated, it is recommended to schedule a drainage coordination kickoff meeting with City and MHFD. Begin the process by emailing aurorawaterdrainage@auroragov.org to request a meeting.
- A Drainage Report Review Checklist should be completed and signed by a professional engineer and uploaded with the Letter for the first review. The Checklist can be located at the following link: Design Standards and Checklists.
- The lowest point of entry (LPE) shall be minimum one-foot above all Emergency Overflow Elevations and all 100-year ponding and flow depths. Note that this includes the adjacent WSEL from Possum Gully and its proposed culvert, which is still under design.
- Note that preliminary drainage letter (PDL) review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.
- The City of Aurora has an updated Drainage Criteria Manual (August 2024) which should be used for this and all future submittals. You are highly encouraged to read section 1.5 SIGNIFICANT UPDATES BY CHAPTER and Section 1.6 REVISIONS for a summary of the changes in the City's Criteria. The Manual can be downloaded at the following link: Aurora Water Design Standards
- Important reference materials can be accessed via the city's GIS tools.
- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Approved reports and plans can be found via the city's Property Map. Please note that approved city documents before approximately the year 2000 are generally not available on the city's website and must be requested by the Design Engineer from Aurora Water. The city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage, and Civil Plan documents. In cases where city review of these documents is on-going and they may have some impact on the project, it is the Design Engineer's responsibility to contact the Designers of the documents under-review and coordinate designs.
- Refer to Electronic Drawing Numbers (EDNs) for supporting information related to your site:
 - 220091 – Master Plan for High Point
 - 221166 – Civil Plans for Possum Gully Improvements, including Pond PG0
 - 221009 – Civil Plans for 64th Avenue
- The site is located within 10,000 feet of Denver International Airport. Adverse slopes for stormwater conveyance infrastructure is not permitted.
- Per the Roadway Design Manual: 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. Swales used for this purpose shall be sloped a minimum of two (2) percent. In no condition shall the bottom of the swale at its highest point be less than six inches below the grade at the foundation of any adjacent structure. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- Per the Roadway Design Manual: Storm water from concentrated points of discharge from a storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
- See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.
- A proposed storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.
- Stormwater Conveyance - Notification of Adjacent Property Owners link: Stormwater Conveyance - Notification of Adjacent Property Owners
- Per Section 4.5.4 Non-residential Construction. With the exception of critical facilities, outlined in section 70-37 of this Code, new construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement or crawl space), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation or, together



with attendant utility and sanitary facilities, be designed so at one foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

- Digital files supporting this submittal should be uploaded at the time of first review, examples are CUHP, SWMM, HEC-RAS, and MHFD Detention files.
- Drainage Conformance Letter (DCL): In lieu of following the standard review process and timelines, this site is offered to follow a DCL. This process may allow a shorter timeline for what was originally allocated for the Preliminary Drainage Review and allows a site to more quickly move to the Civil Plan review process. The Civil Plan review process will follow a generally longer modified review timeline.
- Please note that this bullet is entirely OPTIONAL and MUTALLY EXCLUSIVE to the standard review process and is initiated at the request of the applicant. Along with the above bulleted points, a DCL shall take into consideration and include:
 - Title Page addressed to Drainage Supervisor – Aurora Water with project introduction and description of the site. Include the tract or parcel of which the project is a part as well as Section, Township, and Range. Include the Subdivision and Filing Number as a part of the primary title, as available.
 - Include a Page / Sheet Index (Table of Contents)
 - Include a standalone sentence, in the beginning of the DCL, stating that the project is pursuing a DCL and acknowledges and accepts the timelines associated with the DCL process, including modified Civil Plan review timelines.
 - Include the following statement next to the signature line or in the paragraph directly above the signature line: "This Drainage Conformance Letter contains site grading, lot layouts, storm sewer and inlet layouts, connections to adjacent conveyance systems and ponds and other elements of drainage design for the site that cannot be evaluated by the City for approval without the detailed engineering analysis that will be submitted at a later time with Civil Plans. Approval of this Drainage Conformance Letter by the City does not imply approval for any aspect of grading or drainage design that may be shown herein or any variances from City drainage criteria."
 - If relying on offsite stormwater pipe, detention or Water Quality facilities, or conveyances, describe methodologies to ensure adequate capacity and no adverse impacts.
 - If relying on a Master Drainage Study or previously approved plan(s), reference Master Drainage Report and previously approved plan(s) EDN or RSN, including any amendments or in-review documents, and discuss how site conforms to Master Drainage Study and previous plans.
 - A Drainage Kick-Off meeting is required when a site is not anticipating being in conformance with a document's Master Drainage Study
 - Discuss any modifications this document is making, including new, removed, or modified drainage Facilities, locations, or strategies as compared to the Master Drainage Study
 - Vicinity Map of the site legibly placing the site within the City at a scale that includes the closest major arterial street(s) and surrounding local and collector streets. Label the streets and the site.
 - Note: DCL Plan must include all contiguous properties in common ownership (if the parcels are previously unplatted).
 - Scaled Drainage Map showing the perimeter conditions, including streets and accesses and drainage corridors, of abutting lands or projects across the street. These items are to be included on separate, full-sized document submitted alongside the DCL. Do not include the Drainage Map in the Conformance Letter.
 - Include a Signature Block for "Aurora Water – Drainage Division"
 - Include bar scale and north arrow
 - General Conformance Note per the Roadway Manual, Chapter 2.
 - Include the following note: "This plan submitted as part of the Drainage Conformance Letter contains site grading, lot layouts, storm sewer and inlet layouts, connections to adjacent conveyance systems and ponds and other elements of drainage design for the site that cannot be evaluated by the City for approval without the detailed engineering analysis that will be submitted at a later time with Civil Plans. Approval of this Drainage Conformance Letter by the City does not imply approval for any aspect of grading or drainage design that may be shown herein or any variances from City drainage criteria."
 - Show preliminary layout and size of storm water mains. A plan profile is not required at the time of the DCL. However, a cross section shall be provided for utility-intensive or tight corridors to ensure appropriate widths are provided.
 - Culvert locations and sizes



- Show proposed land use
 - Note Site Plan approval will be required for all non-residential development, multifamily, parks, and green courts.
- Contours which adequately show the topography of the site in the existing condition. 2 ft minimum contours unless previously approved by Drainage.
- Show direction of proposed drainage on streets, alleys, drainage ways and emergency overflow direction.
- Show MHFD Stream Management Corridors with their width(s) labelled as available.
- If Drainage Map exceeds one sheet, include a title sheet/cover, sheet index, and boundaries within a key map.

Response: Preliminary drainage report and map to be submitted with the project. Thank you for providing the standard plan and report requirements.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- A Detailed Traffic Impact Study is required for this development. See below for additional information. Site access drives/streets along 63rd Avenue and Gun Club Road shall be located a minimum of 150' CL-CL apart.
- Gates are required to be setback from public road flowline a minimum of 45-feet, longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.
- All accesses shall intersect the roadway at 90 degrees + or -5 degrees from each other.
- Show all adjacent and opposing access points on the Site Plan.
- The proposed access should have a throat depth (Roadway flowline to internal drive) of 150' based on the 2025 Roadway manual.
- An ADA pedestrian pathway from all of the buildings to public ROW should be shown on the Site Plan.
- Truck turning template will need to be provided for the site.
- Label the access movements on the Site Plan. 63rd Avenue access shall be permitted as a right-in/right-out only.
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
- **Add the following note landscape plans:** 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Response:

Traffic Impact Study:

A Traffic Impact Study will be required for this site which will include addressing the following specific items:

- 1) Existing, buildout and 2040 average daily traffic counts.
- 2) Trip Generation from the site.
 - a) Including a truck generation.
- 3) Include detailed analysis of:
 - a) All site access points
 - b) Intersection of 64th Avenue at Gun Club Road.
 - c) Intersection of 63rd Avenue at Gun Club Road.
- 4) Roadway ADT & classification



- 5) 5) Signal Warrant Analyses of 64th Avenue at Gun Club Road - Warrant 1,2 all to be included (collect 72 hr. tube counts for analysis)
- 6) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.

Response: Per conversations with the City's traffic department it was determined that a hybrid between a TIS and a conformance letter would be required. The focus of the analysis will be targeting the PM Peak time long-term scenario. Additional traffic counts will be taken in January, to allow for more accurate readings post the holidays. These counts will be utilized into an report that will be shared with the second submission and will evaluate the need to a signal at 64th Avenue and Gun Club Road.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Response: Per conversations with the City's traffic department it was determined that a hybrid between a TIS and a conformance letter would be required. The focus of the analysis will be targeting the PM Peak time long-term scenario. Additional traffic counts will be taken in January, to allow for more accurate readings post the holidays. These counts will be utilized into an report that will be shared with the second submission and will evaluate the need to a signal at 64th Avenue and Gun Club Road.

Submitting the Traffic Study:

- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link.
- Based on our review of the Traffic Impact Study, additional improvements may be required.

Response: Per conversations with the City's traffic department it was determined that a hybrid between a TIS and a conformance letter would be required. The focus of the analysis will be targeting the PM Peak time long-term scenario. Additional traffic counts will be taken in January, to allow for more accurate readings post the holidays. These counts will be utilized into an report that will be shared with the second submission and will evaluate the need to a signal at 64th Avenue and Gun Club Road.

Engineering Division

The Engineering Division reviews the roadway and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- Public improvements shall be in conformance with the approved High Point at DIA Master Plan.
- The infrastructure site plan (ISP) with the required infrastructure shall be approved prior to the approval of this site plan.
- Curb returns with curb ramps shall be provided at the accesses to the site.
- The 2023 Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below. Should your civil plans be submitted after January 1, 2025, they must meet the criteria of the 2025 Roadway Manual, which will be adopted on January 1, 2025.
- The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions here.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

Response:

- Improvements to conform to the approved Master plan for drainage and utilities
- Noted, adjacent ISP shall be approved prior to this plan
- Curb returns with ramps shown to provide access to the site.
- Noted new submittal requirements followed instead of the pre-submittal process.
- Noted, previous reports used as reference.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).



- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
- Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.
- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.
- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: City Roadway Design and Construction Specifications used to layout and design initial CSP utilities and grading plans.

ROW/Easements/Plat:

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. Please coordinate with Aurora Water for their alignment.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: Coordination with Real Property and Public Works on the plat resubmittal. To be submitted shortly after this CSP submittal.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC. This includes the International Existing Building Code (IEBC).

Advisory Comment:

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

Response:

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1.

- Accessibility Requirements - Commercial

Response: Noted, coordination with Aurora Fire Life Safety group if questions come up.

Addressing Requirements:



All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such numbers in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

- Based on the pre-application meeting discussions it appears that two independent uses for an apartment and hotel could be utilized within this site. This option of two independent uses would require two independent addresses, and the independent addresses would require independent utility services.

Response: One project is planned for this area so one address will be requested for the brewery building.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2021 International Codes please utilize the following hyperlink: ICC Codes Online.

- The City of Aurora has adopted the 2021 International Codes and the 2020 National Electrical Code.
- Using the 2021 International Building Code adopted by the City of Aurora, the site plan submittal must show the distance between new or existing property lines and proposed exterior walls of structure(s).

Response: Noted. Building setbacks proposed with this Site Plan are in compliance with the setbacks noted in the UDO as ICC.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Alternative Fire Lane Surfacing Material
- Rename Alternative Fire Lane Surface Signs to Civil Plan Sign and Detail Package.
- Combined Fire Lane and Pedestrian Sidewalks
- Grading Plan
- Handicap Accessible Parking Signs
- Keep Drive Aisle Passable at All Times Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Noted, items listed above to be included in either the CSP package and or the Civil Construction Documents

Emergency Responder Communication Coverage:

The 2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2021 International Fire Code (IFC) requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERCC). At the time the structure is at final frame and final electrical inspections, the
- The General Contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation are at the owner or developer's expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
- Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.

Response: The brewery building is less than 50,000 square feet and so does not require a verification of Emergency Responder Communication Coverage. If the fire official determines that radio coverage is still required then the General Contractor will provide such verification before Certificate of Occupancy is issued.

Where required in new buildings:

- The total building area is 50,000 square feet or more without basements.
- The total (single level) basement area is 10,000 square feet or more.



- The fire code official determines that acceptable radio coverage is needed for the safety and effectiveness of emergency responders.

Response: The brewery building is less than 50,000 square feet and so does not require a verification of Emergency Responder Communication Coverage. If the fire official determines that radio coverage is still required then the General Contractor will provide such verification before Certificate of Occupancy is issued.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this site is:

- Designated Fire Lane
- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
 - The fire lane easement will be required to be posted with fire lane signage and include stripping (painted cross-hatching) of the fire lane boundaries to ensure RV and vehicle storage is not parked within the dedicated fire lane easement (IFC Section 503.3).
 - The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines.

Response: Fire lane easement to be shown on the planning documents with radius shown on the plans with fire lane dimensions.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- Changes made to the site from the current proposal may require additional onsite hydrants once the site plan is submitted.
- An onsite looped water supply will be needed where there are two or more fire appliances, such as fire hydrants and fire service lines supporting a fire sprinkled structure.
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
- Please show the location of all fire hydrants within 400' of this site. Where fire hydrants are outside the boundaries of the site plan you can indicate the distance using a fire hydrant label or symbol with an arrow and distance.

Response: Fire hydrant shown in parking lot and existing fire hydrants along Gun Club Extension and 63rd Ave.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within Chapter 9 of the 2021 IFC and IBC.

General Comments:

- Commercial Cooking Equipment utilizing a Type I Hood will require a kitchen hood suppression system.
- Based on proposed structure(s) proximity to the adjacent streets, a fire lane easement is typically not required for a site such as this. The drive lane providing access to the fire department connection should reflect the ability to sustain an 85,000 lb.-imposed weight limit for a fire apparatus setting up adjacent to the fire department connection. This will ensure fire apparatus do not damage the road surface in this area.
- Fire sprinkled structures will require fire apparatus access to the fire department connection (FDC). Where the FDC is located interior of the site a dedicated fire lane easement will be required to ensure fire apparatus the ability to access the FDC.



- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
- 2021 IFC, Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
 1. The fire area exceeds 12,000 square feet (1115 m2).
 2. The fire area has an occupant load of 300 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.**Response: Dedicated fire service line shown on the plans and FDC called out on the plans.**

Hazardous Materials:

Per the 2021, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.

Response: The alcoholic beverages produced, stored, and sold within the building are covered by exceptions #2 and #10 per code 5001.2. Additionally, grain crushing will occur within the building. The grain itself will not be stored within the structure, but the process of crushing does require mitigation of possible deflagration. Such mitigation will be provided per code 911.2.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for new and existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox devices on the site plan submitted to the Planning & Development Service Department.

Response: Callout for Knox hardware callout added to the utility plan.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: A site plan legend has been provided on sheet 3 of the plan set to correspond with the overall site plan exhibit.

Loading and Unloading Areas:

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

Response: Noted. Appropriate unloading/loading zones are provided near the main entrance.

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Response: This application is anticipated to be completed in a single phase.

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 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".



- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: A photometric plan will be included with the second submittal.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Framework and General Development Plan Note) On-Site and Off-Site Infrastructure Requirement
- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Plat Note) If Plat Contains an Emergency Access Easement
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
- This area is within a LDN noise mitigation area. Sec. 22-425
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Standard notes have been provided on page 2 of the Site Plan.

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Response: Comment noted, Site Plan Data Block is included on the cover sheet.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Access to within 150 feet of Each Structure
- The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2021 IFC, Section 503.1.1. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
- Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
- Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Land Development Services within Public Works. The civil plans must include a detail of the alternative surfacing material that reflects the current Public Works fire lane specifications.
- Fire Apparatus Access Road Specifications
- If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Dead-end Fire Apparatus Access Roadways
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
- Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- No Parking is allowed within a Fire Lane Easement



- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Area
- Two points of Emergency Access
- Width and Turning Radius

Response: Noted, these life safety criteria are shown on the utility plan for fire access and water connections. Additional signage to be shown on the civil CDs.

Trash Enclosure:

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Noted, trash enclosure included.

Land Development Review Services Division

The Land Development Review Services Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue(s):

- Rights-of-Way and easements should be dedicated on the new subdivision plat.

Response: Subdivision plat to be submitted along with the CSP showing easements, lots, and dedications.

Subdivision Plats:

- The property is currently platted; however, due to your proposed use, it will need to be resubdivided (replatted) at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in the most current Subdivision Plat Checklist. Plat reviews may run concurrently with your other Planning Dept. submittals.
- **A presubmittal meeting** with Land Development Review Services is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

Response: Subdivision plat to be submitted along with the CSP showing easements, lots, and dedications.

Site Plans:

A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services Subdivision Plat Checklist.

Response: Noted let us know if there are comments from the plat that need to be included on the site plan.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.
- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. The following are the links to additional information if needed later in your formal review process:
 - Dedications Packet
 - Easement Release
 - Revocable License Packet
 - License Agreement Packet

Response: If separate documents needed for easements those will be submitted during the CDs subdivision plat to be submitted along with the CSP showing easements, lots, and dedications.



- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: If separate documents needed for easements those will be submitted during the CDs subdivision plat to be submitted along with the CSP showing easements, lots, and dedications.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: If separate documents needed for easement vacations, those will be submitted during the CDs subdivision plat to be submitted along with the CSP showing easements, lots, and dedications.

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Land Review Agent at 303.739.7300 for additional details and contact information.

Response: No proposed street lights are proposed with this project.