



Property Consultants, llc

March 8, 2023

City of Aurora
Planning Department
15151 E. Alameda Ave, 5th Floor
Aurora, CO 80012

**Re: Raine Building at Global Commerce Center
Site Plan Response to Pre-Application Notes**

Standards and Issues:

1. Zoning and Placetype

1A. I-1 Zoning

The purpose of the I-1 district is to provide employment centers with offices, office showrooms, light manufacturing, research and development operations, and a limited range of associated retail services, at a low- to medium scale with high building design quality in an integrated or campus-like setting.

Noted. The proposed uses are allowed in and consistent with the I-1 district.

1B. Placetype: Industry Hub

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.

Noted.

2. Land Use

2A. Historic Land Use: Vacant

While this specific building pad is vacant, the overall site has been developed as a pad ready light industrial project.

2B. Proposed Land Use:

The proposed Raine Building at Global Commerce Center Site Plan is for development of an approximate 7,000-sf footprint building with a 2,500-sf mezzanine to be used for office and warehouse storage as the new headquarters for Raine Building.

Correct.

3. Development Standards

3A. Dimensional Standards

Development shall follow the dimensional standards set forth in the Global Commerce Center Vested Site Plan including a maximum building height of 60 ft.

Dimensional standards not specified in the above plan shall adhere to the standards set forth in UDO 146-4.2.2.C: <https://aurora.municipal.codes/UDO/146-4.2.2.C>. Additionally, UDO 146-3.3.5.X: <https://aurora.municipal.codes/UDO/146-3.3.5.X> outlines the use specific standards for outdoor storage as the narrative indicated this could be an intended use.

The vested site plan development standards will be followed.

3B. Access and Connectivity

For the design and layout of all internal drives and pedestrian walkways the Vested Site Plan should be used as a reference.

All internal drives have been constructed as part of the global commerce center development project. Only the immediately adjacent pedestrian walkways are left to construct.

3C. Parking, Loading, and Stacking

Parking requirements located in the Vested Site Plan show a minimum requirement of 1 space per 2,000 sf GFA of warehouse facility. Additionally, the proposed office use requires 2.5 spaces per every 1,000 sf GFA. Based on the provided figures this would result in 10 parking spaces, including 1 accessible parking space to be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 1 bicycle parking space. 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.

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.

Please also be aware that any area designated for parking, such as the proposed employee parking in the rear, must be paved with an impervious surface.

Parking calculations are shown on the cover sheet of the vested site plan amendment. Adequate parking is available, most of which has already been constructed. The rear parking area will be paved.

3D. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments.

Prepare your landscape plans in accordance with the Global Commerce Center Vested Site Plan as well as 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.

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. 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.

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.

Global Commerce Center Vested Site Plan

The landscaping for the existing site shall be brought into compliance with the approved landscape plan where deficient prior to the issuance of a certificate of occupancy for the proposed office and warehouse building. There appears to be landscaping missing within the northern parking lot islands as well as the detention pond. The approved landscape plan states that parking lot island landscaping is to be installed at time of parking lot construction and shall consist of the equivalent of (1) 2.5" deciduous tree and (6) five-gallon shrubs. This has not been done.

Section 146-4.7 Landscape, Water Conservation, Storm water Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

Section 146-4.7.5 Required Landscaping

(C) Curbside Landscaping 2a.

In connection with the construction of the detached sidewalk along Scranton Street, street trees and curbside landscaping will be required to be installed prior to the issuance of a certificate of occupancy for the building. Street trees are required at a ratio of one street tree per 40 linear feet. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. 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 currently permits the installation of sod within curbside landscapes that are 10' in width or greater however, City Council recently passed a new turf ordinance that prohibits the installation of non-functional turf. This includes all curbside landscapes. All site plans submitted after October 1, 2022, shall comply with the new ordinance. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, 303.326.8819. Refer to this section of the UDO for alternatives to sod installation.

Section 146-4.7.5 K. Parking Lot Landscaping.

Interior parking lot island landscaping shall be included for the parking area immediately adjacent to the proposed building. One tree and six shrubs are required per parking lot island.

Section 146-4.7.5 J. Building Perimeter Landscaping.

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

landscaping requirements including landscaping provided within parking lot islands. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet. Landscaping shall be broken down by building face and not as an entire entity.

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

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms, or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior. There appears to be existing landscaping that will be impacted by the installation of the proposed dumpster. Landscaping shall not be displaced or removed altogether. Plant quantities should match the approved landscape plan to comply with buffer and/or screening requirements. Supplemental landscaping may be necessary to meet screening requirements of this section.

Section 146-4.7.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at 303.326.8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Only minor modifications to the approved landscape plan are proposed with this amendment. The proposed dumpster location was part of the original vested site plan approval and has not changed, nor has the landscaping in that area. Required landscape plan items are shown on the approved vested site plan as well as this site plan amendment. Landscape requirements will be adhered to in accordance with the approved vested site plan and this amendment. An irrigation plan for the entire site has been approved, the majority of which has been constructed.

3E. Building Design Standards

Included in the Vested Site Plan are elevations containing approved materials and additional design features. Any deviation from the previously approved materials/design would need to follow the standards set forth in the UDO as illustrated below.

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.

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 table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

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.

The proposed building architecture, materials, and colors will be consistent with the approved vested site plan, similar to what was constructed with the ESPEC project on building pad 5.

3F. Exterior Lighting

An approved photometric plan is also present in the Vested Site Plan. This sheet outlines the type and locations of fixtures to be installed on site. For any changes to this plan please refer to the UDO section below for acceptable standards.

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

The proposed lighting will adhere to the approved photometric plan as part of the vested site plan, including fixtures. Only minor modifications to the approved photometric plan will be required with the slightly smaller building footprint. The site lighting has already been installed as well as the street lighting, although one additional street light head may be required.

3G. Signs

Based on the Global Commerce Center Vested Site Plan the maximum allowable signage per building is 186 sf. with a total of 5 signs allowed per tenant. For any questions relating to allowable types of signage or additional restrictions please refer to the code reference below.

Building signage will be applied for under separate permit and will be within the allowable parameters per the vested site plan.

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. Approvals 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.

No adjustments are requested.

5. Submittal Reminders 5A. *CAD Data Submittal Standards* The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Noted.

5B. *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.

Noted.

5C. *Mineral Rights Notification* Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

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:

- ▶ Water and sanitary sewer utilities are installed in the utility easements at this site.

Correct. Only required services for the remaining building pads are needed at time of each building development, including building 1 (this application).

- ▶ A water fixture unit table is required to determine the water meter size.

Noted.

- ▶ Water meters are to be in a landscaped area.

Noted.

- ▶ Drainage letter required to illustrate the existing detention facility was designed to treat storm flows from this site.

Submitted with this application. The pond has been certified and includes storm flows from this site.

- ▶ Pond maintenance required and re-certification prior to TCO.

Maintenance is regularly performed and inspections conducted by the City, no issues have been noted for the past two years. No recertification ought to be necessary as it was recently completed with the CO requirements for the ESPEC building on the west end of the project adjacent to the pond.

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 drainage letter illustrating conformance to the original plan set should be submitted.

A drainage compliance letter has been submitted.

► WQ/EURV and detention per city standards are required for this site, this appears to be included in the GLOBAL COMMERCE CENTER #01pond, the drainage report should verify this assumption.

Correct, these requirements are met in the Global Commerce Center #01 pond design.

► Future Smith Road widening should be incorporated into the pond design volumes for WQ/EURV and detention.

Smith Road has already been widened in along the frontage of this project per the City's requirements and the drainage plan approved, constructed and certified.

► The existing pond will require maintenance (trickle channel appears to be filled in with sediment) prior to the recertification of the pond.

Maintenance is regularly performed and inspections conducted by the City, no issues have been noted for the past two years.

► Pond to be brought up to current standards, including pond spillway with cutoff wall to be installed and maintenance access to the bottom of the pond to be installed and recertification once improvements are completed and prior to TCO or CO of the building.

The pond was constructed to standards required with the overall site development. This is a remaining pad site. All of the private and public required improvements were approved, constructed and certified prior to issuance of the CO for ESPEC.

► Refer to CoA approved report EDN 216122

Noted.

Public Works Department

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

Key Issue:

► A Detailed Traffic Impact Study (TIS) will be required for this development. See below for additional information. As discussed at the pre-application meeting on December 22, 2022, provide a previous TIS prepared for the Global Commerce Center site if applicable.

Per discussion with our traffic engineer and Carl Harline, the requirement has been reduced to a Traffic Letter, included with the submittal.

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 for this development include installing the detached sidewalk along Scranton Street that was shown on previously approved plans. Additionally, existing curb ramps at each access point shall be updated as necessary to meet current directional standards. Also, the ramps

on both sides of the intersection of Smith Road and Scranton Street to meet current directional standards.

The sidewalk along Scranton St. will be installed. Existing ADA ramps will be evaluated prior to or during the construction document phase for this project.

- ▶ Additional streetlight(s) are required on Scranton Street along the property frontage.

Street lights were recently installed on the east side of the street with the MBT project, which satisfy the requirements for the local street classification (<30 mph) of 300' maximum spacing.

- ▶ The updated Roadway Manual is anticipated to be adopted in February 2023.

Noted. All roadway work for the project is complete.

- ▶ For the outdoor storage area, pavement is required for all areas identified for parking or that will be accessed by vehicles.

No outdoor storage will be proposed. All parking areas are already or will be paved.

- ▶ 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.

Noted.

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 Issues:

- ▶ The construction industry is experiencing unprecedented supply chain issues which has not only affected costs, but also inventory and delivery timelines. Due to nationwide shortages of various building materials, the city of Aurora is extending the deadline by which all submittals will be reviewed for compliance with the 2021 codes until May 1st, 2023.

Noted.

- ▶ In determining which code series to utilize (2015 or 2021) please be aware that once chosen, only that code series can be utilized throughout the plan review and inspection processes.

Noted.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

- ▶ Real Property has no comments for this site at this time

Noted.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,



Aaron Thompson

Aperio Property Consultants, LLC

Cc: Matt Raine, Raine Building
Jim Saunders, Global Consulting, LLC