

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



November 5, 2020

Erik Morse
Ware Malcomb
990 S Broadway, Ste. 230
Denver, CO 80209

Re: Second Submission Review: Firestone Building Products at Majestic Commercenter – Minor Site
Plan Amendment

Case Number: 2001-6021-03

Dear Mr. Morse,

Thank you for your submission, which we started to process on October 15, 2020. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 19, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Mark Smith, Thomson Logistics Assets, LLC, Mark.Smith@Mapletree.com.sg
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$MA\2001-6021-03rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Approval is subject to approval of a Drainage Letter (Public Works)
- Add details for the proposed amendment (Planning)
- Complete Easement Release and Dedication (Real Property)
- Address tree mitigation (Forestry)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Revise the amendment block to **list the proposed changes on the cover sheet**. If possible, include a brief summary of Amendment 3.

1B. Do not change the titleblock of the new pages. It should be the same as the original.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. The site plan amendment will not be approved by Public Works until the civil plan revisions and drainage letter are ready to approve.

3. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

3A. The hydrant easement should be 10 feet wide. See redlines.

4. Life/Safety (Will Polk / 303-739-7489 / wpolk@auroragov.org / Comments in blue)

4A. Continue working with planning and real property on getting the fire lane easement vacation and dedication recorded.

5. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

5A. There will be trees affected by this Amendment. Due to the condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please include the detail for tree protection for any trees that are preserved on the site during construction activities. The link for the manual can be found at:

<https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please indicate how mitigation will be achieved. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 31", but only 14" would be required for planting back onto the site. The mitigation value is \$3,100.00.



SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
Colorado Blue Spruce	16	\$2,564.31		10
Colorado Blue Spruce	16	\$2,564.31	Inventoried but applicant does not think tree will be impacted by dev.	0
Catalpa	5	\$0.00	No mitigation entire top of tree is dead	0
Catalpa	10	\$536.79		4
Total	16	\$3,101.10		14

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / comments in magenta)

6A. Complete the easement(s) release and dedicated anew. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the amendment cannot be approved until all the items needed are submitted, fully reviewed and ready to record.