

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



December 1, 2023

Darcie Friess
West Centertech, LLC
16275 E 2nd Avenue
Aurora, CO 80011

Re: Second Submission Review – West Centertech – Site Plan
Application Number: **DA-2356-00**
Case Numbers: **1990-6023-04**

Dear Ms. Friess:

Thank you for your second submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 20, 2023.

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

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org. You may also contact Stephen Gubrud regarding this project at 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors, Inc.
Stephen Gubrud
Justin Andrews, ODA
Filed: K:\SDA\2356-00rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.
- 1B. No further comments were received from outside agency organizations during this review.

2. Completeness and Clarity of the Application

Generally

- 2A. Advisory note: The original Lockheed Facility Site Plan needs to be amended to void the phase 2 portion of the site being developed with this application. Please utilize the attached mylar change application form on our [website](#). This mylar change application must be submitted and approved before the final approval and recordation of this site plan.
- 2B. In the response to Pre-App Notes submitted with this application, many of the response items indicated “Acknowledged”, but did not seem to be addressed fully. In your response to the 1st review comments letter please elaborate on how the item has been addressed in greater detail.

Letter of Introduction Comments

- 2C. Discussion of all *zoning* adjustment requests needs to be added to the letter of introduction. This should not be a separate document.

Site Plan Comments

Sheet 1

- 2D. If it's an adjustment to City requirements outside of the UDO (Chapter 146), remove it from the site plan. This is requested through Public Works and Aurora Water.
- 2E. Coordinate with the development to the north to ensure this parcel is replatted per the property lines shown on this plan.
- 2F. Provide contact information for the applicant and all consultants on the cover sheet.
- 2G. Repeat comment: Include a Site Plan Details sheet to include the following:
 - Fencing
 - Retaining Walls
 - Trash Enclosure
 - Bike Racks
 - Signs requested by Fire/Life Safety

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 1

- 3A. If adjustments are requested, please list the code sections, justification, and mitigation (matching the letter of introduction) on the cover sheet.

Sheet 2

- 3B. Staff need to review the maximum height of the proposed retaining walls at each section shown. The max height of any section of the retaining wall is 8'.
- 3C. Include the 6' fence height dimension on this note.
- 3D. A detail showing this fence and columns is required.
- 3E. Call out this area as a patio space.



4. Streets and Pedestrian Connection Comments

Site Plan Comments

Sheet 2

- 4A. In areas that are not entry bay doors, the sidewalk shall be raised and have a curb.

Sheet 9

- 4B. Staff is still concerned about the perception of the development from the street as it relates to the retaining wall, fence, and building placement. The visual appearance of the ROW seems incompatible with the surrounding development and does not equal the development quality of the Centretech development.

5. Parking Comments

Site Plan Comments

Sheet 2

- 5A. This is not an acceptable location for bike racks. Please locate these near the building entrances.

6. Architectural and Urban Design Comments

Site Plan Comments

Sheet 7

- 6A. Staff have concerns with the grade adjacent to the retaining wall and the associated shrub plantings. The plantings may grow, but it also may be difficult to keep ground cover and irrigate effectively.
- 6B. Staff have concerns about the width of the curbside landscape area (~4') in relation to the street trees. Typically, a curbside landscape area is 8'.

Sheet 9

- 6C. Columns must be 18" x 18".
- 6D. Ensure this is a 3-coat stucco system. EIFS does not qualify as masonry material.
- 6E. Space is limited on the site considering the size of the proposed building. The condition of the streetscape would be considerably improved by a step-back between the retaining wall and fencing so the area next to the street and sidewalk is not just a 10' wall.

Sheet 13

- 6F. Do not provide duplicate details within the plan set.
- 6G. Please provide this dimension.
- 6H. Per the materials board, these are concrete tilt-up panels. All concrete tilt-up panels shall include embossing and/or reveals that repeat a common pattern and that are human-scaled.
- 6I. Provide the materials on this sheet as well. The materials board does not get recorded with this plan set.
- 6J. Mechanical equipment needs to be screened.
- 6K. Uncheck "change in color". A change in grayscale or shade does not constitute a change of color.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- 7A. Only include development signage (i.e., future tenant signage, monument signage, etc.).
- 7B. The sign type should be a wall or monument.
- 7C. Add a row for the total proposed sign area.

8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgasolutions.com / Comments in bright teal)

Site Plan Comments

Sheet 1

- 8A. Please remove the proposed landscape buffer adjustment.



Sheet 2

- 8B. Please provide all the proposed grades, existing grades, slopes, fences, walls, and sidewalks on all Cross sections).
TYPICAL.

Sheet 3

- 8C. Please obtain approval from Traffic for the required backup area.

Sheet 7

- 8D. Please provide better separation from both proposed trees.
8E. Please recheck the proposed tree in the SE corner south landscape buffer, as it appears to be in the UE. As such, please move it outside the UE.
8F. Please add the required shrubs equivalent for the missing 10 trees in the south buffer or request an adjustment with the mitigation and hardships.
8G. Please provide larger landscape planter areas for all 6 proposed tree planter areas along the building. (TYPICAL).
8H. Please add more tall landscape screening in this open area along the west landscape buffer.
8I. Please remove the proposed landscape buffer adjustment.
8J. Please recheck that no proposed wood much is proposed in a landscape buffer that has a slope that will allow to move to a sidewalk, adjacent property, or in the VUA.
8K. Please recheck the proposed selection of plants to verify that the proposed slopes, walls, fences, sidewalks catwalks, and drainage chase in the landscape buffers will be a horticultural sustainable landscape and not interfere with the pedestrian movement.

Sheet 8

- 8L. Please change the required 7 trees to 10 trees in the Centertech landscape buffer.
8M. Please change the proposed 2 trees to 0 trees. Also, please provide the required shrub equivalents for the 10 missing trees in the shrub section and plans beyond the required shrubs.

Sheet 9

- 8N. Please provide all proposed grades, existing grades, slopes fences, walls, and sidewalks on all cross-sections.
TYPICAL.

Sheet 10

- 8O. Please provide all proposed grades, existing grades, slopes fences, walls, and sidewalks on all cross-sections.
TYPICAL.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2

- 9A. Change this roadway classification to "Collector".

Sheet 4

- 9B. Please add the following notes to this plan:
The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.



Sheet 6

- 9C. Plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only. (2.03.8 of the 2023 COA Roadway Manual).

Sheet 10

- 9D. Please remove the elevations and provide the maximum height for the walls.

Sheet 11

- 9E. Include the street light label as "SP3".
9F. Repeat comment:
Indicate this on-site lighting only. COA Standard for public street lighting.

10. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 1

- 10A. Updated Traffic Study not provided. The site Plan will not be approved until the Traffic Study is approved.

Sheet 2

- 10B. 1. Label site accesses as full movement, right in/right out, etc.
2. Add sight triangles per COA TE-13 at all site accesses.
10C. Show the entire section of Laredo Street and all opposing and adjacent intersections.
10D. Work with your COA Planning Manager on a cross-access agreement with property to the north.
Existing/proposed access spacing on Laredo Street does not meet COA spacing requirements.

Sheet 7

- 10E. 50' min spacing between STOP sign and tree.
10F. Add a sight triangle per COA TE-13.
10G. Move the STOP sign in front of the pedestrian crossing.

Sheet 8

- 10H. Replace note:
All proposed landscaping within the sight triangle shall comply with COA Roadway Specifications, Section 4.04.2.10

11. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 2

- 11A. Please relabel "Knox Box w/ Approved Caps" (TYP at all locations).
11B. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

Sheet 3

- 11C. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

Sheet 7

- 11D. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

Sheet 13

- 11E. Please use the Symbols provided to indicate the locations of the FDC, Knox Box, and fire Sprinkler Riser Room on the elevation plans.



12. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 2

- 12B. Dedicate an access easement to the underground detention facility from the ROW.

Sheet 3

- 12C. A New 6" sanitary service line shall not empty into a public manhole unless the manhole has been exclusively and specifically designed for the service line. Please extend the existing main and make the service connection via saddle tee. Extend the main by 4' after the tee.
- 12D. Advisory for upcoming Civil Plan review: soil resistivity test shall be performed, and results are shown on the civil plan to determine the appropriate fire line material. DIP shall not be allowed for soil resistivity < 1000 Ohm-cm.
- 12E. Indicate that this water main extension will be within a ROW. Otherwise, a water easement shall be dedicated.

Sheet 7

- 12F. Plantings shall be 5 ft away from the meter.

13.Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

- 13A. Forestry comments have been resolved.

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

Site Plan Comments

- 14A. Label ROW Reception number for E. Centretech Parkway and Laredo Street.
- 14B. Label adjacent parcels as platted or unplatted with recording information.
- 14C. Contact releaseeasements@auroragov.org for the easement concerns.
- 14D. Confirm that the proposed catwalk overhangs will not encroach into any easements.
- 14E. Confirm that the proposed retaining wall will not encroach into the 10' utility easement.
- 14F. Label the proposed fire lane easement width.
- 14G. Label reception number for existing easements.