

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



October 4, 2023

Samantha Pollmiller
Norris Design
1100 Bannock Street
Denver, CO 80204

Re: Third Submission Review – Aerotropolis Logistic Center (ALC) Master Plan
Application Number: **DA-2214-00**
Case Numbers: **2020-7001-00**

Dear Samantha:

Thank you for your third submission, which we started to process on September 13, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain and since the proposal has been restarted with some changes, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 27, 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 stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Eva Mather, Norris Design
Cesarina Dancy, ODA
Filed: K:\SDA\2214rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update of Urban Design and Architecture Items
- Compliance with Fire and Life Safety
- Clarification of open space calculations
- Special attention to key areas (Aerotropolis Parkway, transmission lines and pipeline areas, oil and gas areas, dedicated retail areas)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Upon the next submittal, please include a table of contents and a list of the various tabs and attachments in the appendix for ease of review and administration. This document can be added to the cover sheet or other introductory document.
- 1B. Please update the documents to reflect Aerotropolis Parkway, rather than Powhatan Road to the west.
- 1C. Has an avigation agreement been finalized for this development in the past? Please confirm.

2. Zoning and Land Use Comments

Tab 1: Letter of Introduction:

- 2A. Please add E. in front of all numbered avenues (i.e.- E. 48th Avenue, E. 26th Avenue, etc.)

Tab 2: Development Application:

- 2B. No further comments at this time.

Tab 3: Context Map:

- 2C. The various oil and gas well sites include different line work and markings that are not identified in the legend. Please update and explain.
- 2D. Identify which oil and gas sites exist and which are proposed.

Tab 4: Site Analysis:

- 2E. Please add E. in front of all numbered avenues (i.e.- E. 48th Avenue, E. 26th Avenue, etc.).
- 2F. Please ensure that the expansive views from the site are included within the urban design tab.
- 2G. Monaghan Road is identified as a major arterial in other tabs. Please verify.
- 2H. The existing farmhouse along E. 38th Avenue- is this structure historically significant at all? ADCO records date it from the early 20th century. Can any of it remain or be incorporated into the site? Please add some information or a section about the historical context of the farm.

Tab 5: Response to Written Comments:

- 2I. No additional comments at this time.

Tab 6: Master Plan Narrative:

- 2J. Please add E. in front of all numbered avenues (i.e.- E. 48th Avenue, E. 26th Avenue, etc.).
- 2K. Please correct the typo of Monaghan Road.
- 2L. Describe more fully how this development will be unique and different from other logistic parks in the area. Is it through architecture, uses, design, prairie landscape, etc.?
- 2M. Also, find ways to utilize the views through building placement and design.

Tab 7: Public Art Plan:

- 2N. No additional comments at this time.

**Tab 8: Land Use:**

- 2O. There is a note about the location of a temporary fire station next door in The Aurora Highlands, but not on this site. Likewise, there is no specific acknowledgment about a permanent site for a fire station here and at what size (although referenced in the preapp notes). Can you please provide an update on discussions as it relates to future fire station facilities in this area?
- 2P. In other sections of the master plan, PA-2 is identified as retail/commercial only. The City would like to have some dedicated commercial/retail areas – especially along key arterials or intersections, in keeping with the Comprehensive Plan. Perhaps a % of land to remain commercial, or certain key frontage dimensions which could remain commercial only? Also, please review the land use categories in Sec. 5.1 of the Master Plan Table and see how these can be incorporated into this master plan.
- 2Q. The oil and gas sites have different line work that does not match the legend. Please update.
- 2R. The boundary between PA 5 and PA 6 needs to be refined to accommodate the future streets and the oil and gas site.
- 2S1. Can you please elaborate on the OS areas that are easement rather than dedication?
- 2S2. The City does not use the FAR approach for building size or scale. While it can remain as a guide to development, please make it very clear that it is not a requirement (either minimum or maximum). Another option is to remove it completely from the master plan.

Tab 9: Open Space:

- 2T. Please show where these open space areas connect to outside the development. i.e.- where are the channels and open space corridors continuing to the east, west, and north?

Tab 10: Urban Design Features:

- 2U. Fence standards need to be updated to shall rather than may. The same with enhanced paving areas. For the fence table, can you please add more information about the location on the site (i.e.- front yard, side yard, side on street, or have a diagram or images that define these areas better?)
- 2V. A uniform type of signage needs to be present for monumentation signage as well as project identification signage.
- 2W1. Add language about utilizing and taking advantage of the expansive views through architecture, design of buildings, etc. Also, add language about increased architecture, buffering, and screening will be needed for those properties next to residential – i.e. Powhatan.
- 2W2. Ensure monument signage meets the requirements of the UDO, especially in size.
- 2W3. Add example monument signage for individual tenants (if proposed).
- 2W4. A maximum of three strands of barbed wire, no razor wire, and no electric fencing allowed.
- 2W5. Additional buffering is needed across Powhatan with residential.
- 2W6. Who landscapes the frontages of the oil and gas sites and the frontages of utility and pipeline easement areas? Please include.
- 2W7. Is the buffer treatment table an adjustment from the City code? If not, we can work with our landscape team to help streamline this language.

Tab 11: Landscape Design:

- 2X. Add street trees along roadways.
- 2Y. Drainage ponds along arterials or collectors or at prominent intersections will need additional landscape treatments.
- 2Z. Buffer also increased for properties adjacent to residential – i.e. Powhatan.
- 2AA. What can be done to effectively berm truck-logistic parking?
- 2BB. Allow for more hard or plaza area for office/retail uses.

Tab 12: Architecture Design:

- 2CC. Provide some additional images of industrial (see redlines)
- 2DD. Limit metal siding on buildings facing residential or streets.
- 2EE. Add to the industrial section by adding more language about design for large-scale logistic buildings and



their accompanying front office areas or corner office areas.

- 2FF. Under the retail section, add a note that franchise or corporate architecture may have to be modified to conform to these standards.
- 2GG. Additional windows are needed for large buildings.
- 2HH. Change out the image of the metal building

Tab 13: Public Improvement Plan:

- 2II. PA-2 is identified as retail only.
- 2JJ. Another tab referenced a phasing plan in the PIP, but I did not see it. Please verify.

Tab 14: Appendix:

- 2KK. No additional comments at this time

3. Landscaping Issues (Debbie Bickmire dbickmire@auroragov.org / Comments in bright teal)

- 3A. Once comments are received, I will forward them directly to you.

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

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Christopher Eravelly/ ceravelly@auroragov.org / Comments in green)

- 5A. Tab 13, the FDP will not be approved by Public Works until the master drainage (MD RSN 1429068) study is approved.

6. Traffic Engineering (Carl Harline/ charline@auroragov.org / Comments in amber)

- 6A. Once I receive comments, I will forward them to you, or you may reach out to the reviewer directly.

7. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

PIP Comments

7A Sheet 9

- The plan must show the two points of access with a looped water supply to the overall development and each phase of the development despite any changes.
- Please revise this note to include the remoteness requirement: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- Fire hydrants shall be spaced according to applicable fire codes and city ordinances.

7B Sheet 10

- Fire hydrants are required along the transmission/larger diameter water lines. Please check with Aurora Water to determine the method of placing hydrants along larger water lines. Fire hydrants shall be spaced according to applicable fire codes and city ordinances.

7C Tab 8 Comments

- Section 2 on form D, the Whelen system, needs to be revised to reflect the potential sites. Please see Whelen system comments on the next sheet for additional information.



- It appears two Whelen siren service systems may be required. Please contact and consult with the COA Office of Emergency Management to first determine how many Whelen Siren locations will be required. Then revise the Land Matrix page to identify the Planning Areas where the systems will be located within. At the time of construction, the exact location of the Whelen Warning System will be determined by the Office of Emergency Management. The Office of Emergency Management contact information: 303-739-7636 (phone), 303-326-8986 (fax), or (email) afd_oem@auroragov.org, Attn. Chief Chapman

8. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 8A Refer to redline comment on sheets 3, 5, and 6 of Tab 8.
8B Refer to redline comment on sheets 3 and 4 of Tab 9.
8C Refer to redline comment on sheets 12 and 13 of Tab 11.

9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 9A. Once I receive comments, I will forward them to you, or you may reach out to the reviewer directly.

10. Library and Cultural Services/ Public Art- Roberta Bloom / rbloom@auroragov.org.

- 10A Once I receive comments, I will forward them to you, or you may reach out to the reviewer directly.

11. Environmental Planning- Maria Alvarez/ malvarez@auroragov.org

- 11A There are existing and 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 right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.

The Colorado Energy and Carbon Management Commission (ECMC) 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 for physically locating 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. For information on P&A well, please visit the Colorado Energy and Carbon Management Commission (ECMC) at: [COGIS - COLORADO OIL AND GAS INFORMATION SYSTEM \(state.co.us\)](http://COGIS-COLORADO OIL AND GAS INFORMATION SYSTEM (state.co.us)).

Plugged and Abandoned (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.

Currently, there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy and Carbon Management Commission (ECMC) for more



information. Please be advised there are also natural gas and hazardous liquid regional pipelines that run diagonal from northeast to southwest from Monaghan Rd to Powhatan Rd.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy and Carbon Management Commission (ECMC) Home ([ECMC Home \(state.co.us\)](http://state.co.us)) and ECMC GISOnline ([ECMC GISOnline \(state.co.us\)](http://state.co.us)).

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.