Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: RCU2021-00024/ 73rd Commerce

Case Manager: Nick Eagleson

Re-submitted Items:

- [X] Development Plan/ Site Plan
- [ ] Plat
- [ ] Parking/ Landscape Plan
- [X] Engineering Documents
- [ ] Subdivision Improvements Agreement
- [ ] Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 10/22/2021

Project Number: RCU2021-00024

Project Name: 73rd Commerce Center

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 10/22/2021

Email:

Comment

PLN01: The request is to rezone the subject properties from A-1, Agricultural to I-1, Industrial. The subject property is approximately 5.8 acres.

PLN02: The Adams County Comprehensive Plan has designated the future land use of these parcels as mixed-use employment. The proposal to rezone to I-1 is consistent with the Comprehensive Plan and is likely to be supported by staff.

PLN03: The surrounding area has a mix of industrial, agricultural and commercial zones. I-1 zoning is located across 73rd Avenue from the property. Therefore, the surrounding area is generally compatible with industrial uses.

PLN04: General Landscaping Requirements are listed in Section 4-17, including bufferyards between separate land uses (Section 4-17-06-01).

PLN05: The I-1 Industrial zone district requires a minimum lot size of 1 acre and a minimum lot width of 100 feet. The subject property meets these area and height standards.

PLN06: A lot line vacation will be required to combine the two lots to the east.

PLN07: Traffic Impact Fees will be assessed at the time of building permit.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry — DISTRICT 1
Charles "Chaz" Tedesco — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Lynn Baca — DISTRICT 5

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 10/14/2021

Email:

Complete

ROW1: Appears by site plan that three lots are to be combined in order to build out as shown. The property MUST be owned by a single entity or party in order to vacate any lot lines and establish two lots. Application needs to provide for all three lots.

ROW2: A Plat Correction will be required in order of vacate current lot lines and establish new ones. This is approved administratively. See application packet available through the Epermit Center.

ROW3: Pending Traffic Impact Study and Engineering review, additional right-of-way may be necessary to dedicate to Adams County along E. 73rd Ave.

ROW4: The proposed storm water detention area will need to be within a Easement, and dedicated to Adams County be separate document, along with access to same. Will require Exhibit A and Illustration for Exhibit A provided. A plat note will be necessary to provided ownership and maintenance responsibility.

ROW5: Depending on Trust Documents will need ownership from Frank Gaccetta Revocable Living Trust along with Bernice Gaccetta Revocable Living Trust as it appears only have 1/2 of the interest.

ROW6: A Title Commitment dated within 30 days of application should this case move forward will need to be provided and it needs to include all lots, not just the one provided.

ROW7: All three lots with the following parcel numbers are all within legal subdivisions, no new subdivision plat required.

0171935302053
0171935302052
0171935302058

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 10/13/2021

Email: glabrie@adcogov.org

Complete

The engineering plans and reports that were submitted for this preliminary plat application are acceptable at this time. The following comments will apply to the final engineering reports and construction plans that are required at final plat.

ENG1: The final traffic impact study is required to identify any traffic issues at the intersections of 73rd Avenue and Washington Street, 73rd Avenue and Gilpin, and Gilpin and Hwy 224, created by the site development. The traffic impact study must also suggest measures to mitigate any traffic impacts that are identified. The design plans shall include any mitigation measures that will allow the Adams County roadways and intersections to operate at a Level of Service D or better.
ENG2: The final drainage study shall include the Water Quality Capture Volume requirements for the site. The final design plans shall include the design of the storm water drainage facilities that will handle flood control volumes and the water quality capture volume for the site.
ENG3: A Development Agreement will be required for the design and installation of the public improvements along 73rd Avenue. The Development Agreement shall described the design and installation of the stormwater drainage facilities for the site and indicate that the site drainage improvements must be completed before Certificate of Occupancy of the new structures. Therefore, no collateral will be required for the proposed drainage improvements.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 09/27/2021

Email: gmoon@adcogov.org

Complete

There are no OPEN violation cases at any of these properties listed in this application at this time. NO COMMENT
Parcel# 0171935302052, 0171935302053, and 0171935302058

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 09/21/2021

Email:

External Agencies Selected

ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project:	73rd Commerce Center	**Type:**	County Referral – RCU2021-00024
Address:	1161 E 73rd Avenue	**Date:**	10/12/21
Reviewed By:	Carla Gutierrez		

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied.**

Comments in blue below are specific to the documents reviewed.
Comments in red below are specific to the documents reviewed and require a response.

General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to https://codes.iccsafe.org/public/document/IFC2018. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.

3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

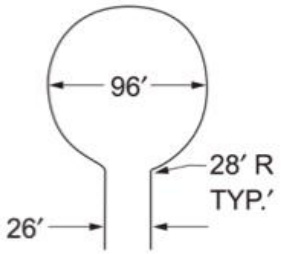
Access Requirements:

4. **Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site,** whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

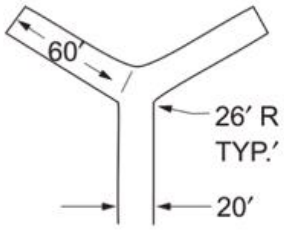
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present, or the building exceeds 30' in height. **26' fire apparatus access roads will be required; proposed buildings are approx. 40 feet in height. This requirement appears to be met on the conceptual plan.**

6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building. **This requirement appears to be met on the conceptual plan.**

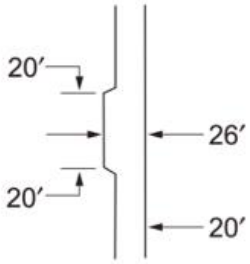
7. Any dead-end fire apparatus access road in excess of 150’ shall be provided with an approved turnaround. **No dead-ends are shown on the conceptual plan.**



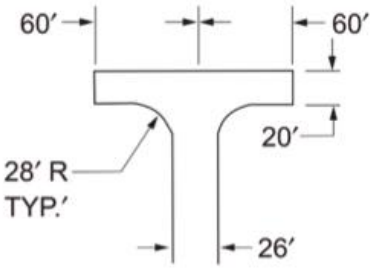
96′ DIAMETER CUL-DE-SAC



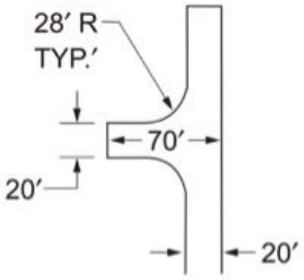
60-FOOT "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120′ HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120′ HAMMERHEAD

8. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to https://www.acfpd.org/plan-submittals.html.

9. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.
   a. A temporary sign must be provided if the permanent signage is not yet installed.

Fire Protection Water Supply and Hydrants:

10. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site**. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground

Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to https://www.colorado.gov/dfpc/fire-suppression-system-contractors. Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.

11. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

12. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant. **An FDC will be required for each building.**

13. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building. **Hydrants are not shown on the conceptual plan.**

14. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	500	1/2
3,601 and greater	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	1/2 value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m.

Unable to determine fire flow requirements. The building construction type was not specified on the conceptual plan.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute)[b]	FLOW DURATION (hours)
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
a. Types of construction are based on the *International Building Code*.
b. Measured at 20 psi residual pressure.

TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the *International Fire Code*	25% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the *International Fire Code*	25% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.
a. The reduced fire flow shall be not less than 1,000 gallons per minute.
b. The reduced fire flow shall be not less than 1,500 gallons per minute.

TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[h]

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, c, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–4,000	4	350	210
4,001–5,000	5	300	180
5,001–5,500	6	300	180
5,501–6,000	6	250	150
6,001–7,000	7	250	150
7,001 or more	8 or more[e]	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.

g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.

h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Other Helpful Information:

15. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

16. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing a Dropbox that you will be set up with.

17. The following reviews and permits are often needed for new development projects:
    a. Site Development and Water Plans
        i. Civil Plans
        ii. Utility Plans
        iii. Auto-turn Exhibit (use attached apparatus specifications)
    b. New Construction Building Plans
        i. Architectural
        ii. MEP
    c. Fire Protection System Plans
        i. Fire Alarm

ii. Fire Sprinkler

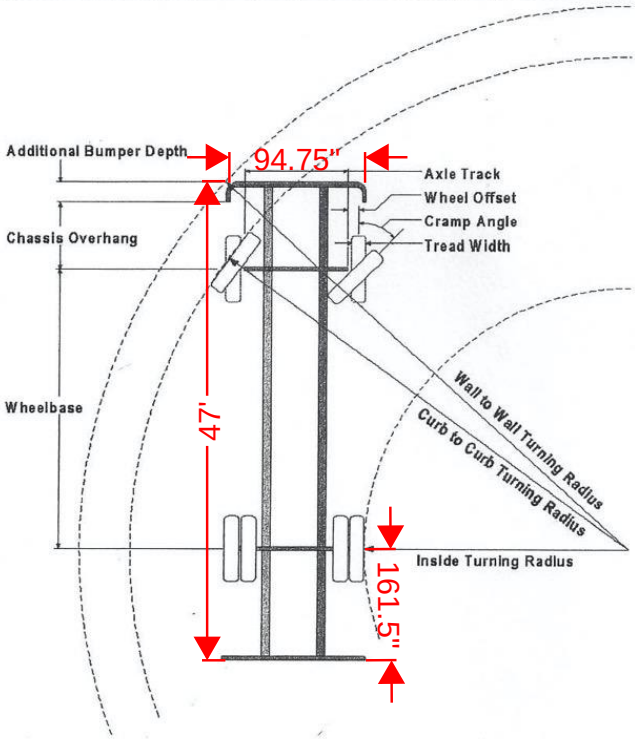
18. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

Turning Performance Analysis

09/28/2017

Bid Number: 593
Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure:15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Underground Fire Sprinkler Service Line Requirements

When installing an underground fire sprinkler system service line in our jurisdiction, the installing contractor shall be responsible for the following:

1. Notifying the authority having jurisdiction and the owner's representative of the time and date testing is to be performed
2. Performing all required acceptance tests below and completing and signing the contractor's material and test certificate(s)

- Visual: All underground piping and joints must be uncovered and exposed, with labeling of the pipe legible from grade. All thrust blocks will be visually inspected and must be uncovered and exposed to grade. Depth of bury of the pipe shall be measured and verified. All ductile iron, retaining rods, and other non-plastic components shall be externally coated for corrosion and poly wrapped.

- Hydrostatic Test: Underground piping will have to have passed the visual inspection first. The hydrostatic test will be at 200 psi or at 50 psi in excess of the system working pressure, whichever is greater, and shall maintain that pressure ±5 psi for 2 hours. Testing to be from the gate valve to the top of the spigot. Pressure loss shall be determined by a drop in gauge pressure or visual leakage. Only liquid filled gauge rated for over 200 PSI will be accepted. Time stamped picture of the gauge will need to be provided to the inspector to show when pressure was put on the line.

- Flush: Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before connection is made to downstream fire protection system piping. This flush needs to be witnessed by ACFR staff. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning. The minimum rate of flow shall be not less than one of the following:
  - Hydraulically calculated water demand rate of the system, including any hose requirements
  - Maximum flow rate available to the system under fire conditions
  - Flow necessary to provide a velocity of 10 ft/sec (preferred method)

Underground Pipe Size (in)	Required Flow Rate (gpm)	Hose/Pipe Sizes					
		2½"	3"	4"	5"	6"	8"
4	390	1	1	1	-	-	-
6	880	2	2	1	1	1	-
8	1560	4	3	2	1	1	1
10	2440	6	4	3	2	1	1
12	3520	8	6	4	2	2	1

Provision shall be made for the proper disposal of water used for flushing or testing. A mechanical method of securing the discharge flushing line(s), (like a Hose Monster, tube hitch adapter/Pipe Vice shall be used). The flushing discharge line shall be mechanically secured. The inspection will be failed immediately if the flushing line is not mechanically secured and creates a dangerous atmosphere. A diffuser attached to the end of the flushing line should be utilized.

- Pitot Test: The contractor shall provide all equipment required to take a pitot reading to ensure that all street or isolation valves are open, and the required flow for base of riser is available.

3. After the riser has been flushed and hydrostatically tested, a blank cover shall be installed /secured to cover any/ all open-end risers.

Nick Eagleson

From: Dixon - CDOT, David <david.dixon@state.co.us>
Sent: Friday, September 24, 2021 1:44 PM
To: Nick Eagleson
Cc: Steven Loeffler - CDOT; Bradley Sheehan - CDOT
Subject: RCU2021-00024 73rd Commerce Center

Please be cautious: This email was sent from outside Adams County

Good Afternoon Nick,

I have reviewed Referral RCU2021-00024:

This property is off the State Highway System; I have no objections.

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Ewwmwxerx$Eggiww$Qerekiv$
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s>$7471956186:;$$$$g>$;64198514885$
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204$
hezmh2hm|srDwxexi2gs2yw$$${{{2gshsx2ksz$$${{{2gsxmt2svk$
$

Nick Eagleson

From: Chelko, Justin <Justin.Chelko1@lumen.com>
Sent: Wednesday, September 22, 2021 12:56 PM
To: Nick Eagleson
Cc: Miller, Kenneth R; Wallace, Justin; Easement, Nre
Subject: RE: Engineer Review required - RCU2021-00024 73rd Commerce Center Request for Comments

Please be cautious: This email was sent from outside Adams County

Nick,

We have nothing in this area in conflict with this property, only services along the ROW, anything that needs digging in this area, we recommend potholing and alta surveying to be completed before touching the dirt.

Justin Chelko
Local Network OSP Engineer II
5325 Zuni St. Suite 728 Denver, Co. 80221
tel: 720-738-2804 | cell: 404-554-7846
Justin.Chelko1@lumen.com

From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>
Sent: Wednesday, September 22, 2021 12:08 PM
To: Nick Eagleson <NEagleson@adcogov.org>; Chelko, Justin <Justin.Chelko1@lumen.com>; Wallace, Justin <Justin.Wallace@lumen.com>; Easement, Nre <Nre.Easement@centurylink.com>
Subject: Engineer Review required - RCU2021-00024 73rd Commerce Center Request for Comments

Justin Chelko and NRE,
Please review if there are any conflicts with this request. Please respond b 10/13 or sooner if possible

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, September 22, 2021 11:36 AM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RCU2021-00024 73rd Commerce Center Request for Comments

Good Morning,

Please see the attached Request for Comments on case RCU2021-00024. You can also visit the Adams County website to review submittal items here: https://www.adcogov.org/planning/currentcases

Please let me know if you have any questions.

Thanks!

Nick Eagleson
Senior Strategic Planner, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6878 | *NEagleson@adcogov.org* | www.adcogov.org

Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)

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Nick Eagleson

From: Rachelle Plas <Rachelle.Plas@thorntonco.gov>
Sent: Monday, October 11, 2021 2:54 PM
To: Erinn Rogowski
Cc: Jim Kaiser; Scott Twombly; Holly Archer; Elena Acker; Josh Redman
Subject: RE: 1st Submittal - Adams County 73rd Commerce Center PLOSR202101713

Erinn,

Infrastructure has the following comment:

This development needs to provide detention and water quality on site. Released flows from the site cannot exceed the existing flow rates, so over-detention may need to be provided on site.

Thanks,

Rachelle Plas, P.E., CFM
Civil Engineer
City of Thornton
720-977-6239

From: Austin OKeefe <Austin.OKeefe@thorntonco.gov>
Sent: Monday, September 27, 2021 1:14 PM
To: Grant Penland <Grant.Penland@thorntonco.gov>; Warren Campbell <Warren.Campbell@thorntonco.gov>; Cassie Free <Cassie.Free@thorntonco.gov>; Scott Twombly <Scott.Twombly@thorntonco.gov>; Jim Kaiser <Jim.Kaiser@thorntonco.gov>; Rachelle Plas <Rachelle.Plas@thorntonco.gov>
Cc: Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>; Desirae Lovato <Desirae.Lovato@thorntonco.gov>
Subject: 1st Submittal - Adams County 73rd Commerce Center PLOSR202101713

NOTIFICATION OF APPLICATION
OUTSIDE REFERRAL

Date: September 27, 2021
City View Case No.: PLOSR202101713

Jurisdiction: **Adams County 73rd Commerce Center**

City Development has received the reference application for review and comment regarding Adams County 73rd Commerce Center

We would appreciate your review and written comment **on or before 10/11/2021.**

PROPOSAL: Request to rezone the approximately 5.8 acres from Agricultural-1 (A-1) to Inustrial-1(I-1). This request is located at 1161 E 73rd Avenue.
LOCATION: 1161 E 73rd Avenue.
APPLICANT: Adams County
CONTACT/PHONE: Nick Eagleson / NEagleson@adcogov.org

PLEASE RETURN COMMENTS TO: Erinn Rogowski who can be reached at **303-538-** 7301, or by e-mail at erinn.rogowski@thorntonco.gov

No written response to this referral in the time frame allowed will signify that you do not have any objections or concerns regarding the application. No resubmittal will then be provided

Dustin O'Keefe | Flw#Ghyhorsphqw#qwhuq#L
City of Thornton
City Development Department
9500 Civic Center Drive, Thornton, CO 80229
Phone: 303-538-7295

Nick Eagleson

From: Hayes, John <JHayes@mwrd.dst.co.us>
Sent: Thursday, October 7, 2021 12:42 PM
To: Nick Eagleson
Subject: RCU2021-00024 73rd Commerce Center

Please be cautious: This email was sent from outside Adams County

Nick,
This project does not affect Metro's facilities therefore we have no comment on the project.
Thanks,

METRO WATER RECOVERY

JOHN HAYES
Engineering Technician I
719-325-9755
MetroWaterRecovery.com

Nick Eagleson

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Wednesday, October 6, 2021 7:02 PM
To: Nick Eagleson
Subject: RE: RCU2021-00024 73rd Commerce Center Request for Comments

Please be cautious: This email was sent from outside Adams County

Nick,

The RTD has no comment on this project.

Thanks,

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, September 22, 2021 11:36 AM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RCU2021-00024 73rd Commerce Center Request for Comments

Good Morning,

Please see the attached Request for Comments on case RCU2021-00024. You can also visit the Adams County website to review submittal items here: https://www.adcogov.org/planning/currentcases

Please let me know if you have any questions.

Thanks!

Nick Eagleson
Senior Strategic Planner, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6878 | *NEagleson@adcogov.org* | www.adcogov.org

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October 7, 2021

Nick Eagleson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 73rd Commerce Center, RCU2021-00024
TCHD Case No. 7263

Dear Mr. Eagleson,

Thank you for the opportunity to review and comment on the rezoning of 5.8 acres from Agricultural-1 to Industrial-1 for the construction of 2 light industrial buildings located at 1051 and 1161 E. 73rd Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Building Demolition
Fugitive Dust, Lead, and Asbestos
The application indicates that the existing buildings on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at http://www.cdphe.state.co.us/ap/asbestos.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules and https://www.epa.gov/lead. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

Vector Control
Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector

exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

Vector Control - Storage
Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control

Mosquito Control - Stormwater Facilities
The site plan indicates that detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here http://www.tchd.org/276/Mosquitoes-West-Nile-Virus. A guidance document is attached.

Air Pollution – Diesel Emissions
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The proposed project will increase diesel truck traffic in the area. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions from vehicles including fleet maintenance and limiting idling. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at https://www.colorado.gov/pacific/cdphe-lpha/air-pollution-mobile-sources-contacts and https://www.colorado.gov/pacific/cdphe/diesel-emissions-control-program.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, Janine Runfola, TCHD

Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- Operation and maintenance activities:
  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections:
  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program:
  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
  Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Janine Runfola, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Ms. Runfola is in Tri-County's Aurora office; she can be reached by phone at 303-363-3064, or by e-mail at jrunfola@tchd.org.

Nick Eagleson

From: DAVID LUTES <davidl@comptondando.com>
Sent: Wednesday, October 6, 2021 4:24 PM
To: Nick Eagleson
Subject: Case Number RCU2021-00024

Please be cautious: This email was sent from outside Adams County

Hello Nick ,

We are the property on 800-850 73rd owner's representative. We have been asked for comments on the proposed development above.

While we have not had any negative comments on past projects on 73rd we are more and more concerned about traffic, inadequate street widths, insufficient drainage along this street and with the addition of this project this will only be exacerbated.

Due to this we are adamantly against any further development/rezoning in the area till Adams County improves the street and the drainage along it. Improvements to just the street in front of the development is insufficient.

Best regards,

David D. Lutes, CPMRPA
Compton Dando, Inc.
As representative of the owners
12445 E. 39th Ave Suite 202
Denver CO 80239
720-244-6594