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August 16, 2022

Aurora Reference
1618668

AECOM Reference
60675102

Jacob Cox
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

RE: 48th Avenue (E-470 to Aerotropolis Parkway) ISP

Dear Mr. Cox,

This letter responds to the numbered comments and key issues made at the pre-application meeting held on April 21, 2022. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Please note that this ISP includes 48th Avenue, from E-470 to the Aerotropolis Parkway intersection.

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype: Information is noted.
2. Land Use: Proposed land use information is noted.
3. Development Standards
 - a. Street Cross Sections: 48th Avenue matches the six lane arterial: raised median typical section in The Aurora Highlands Master Plan PIP, except for the 10' regional trail. There will be a 14' regional trail on the south side of the corridor per The Aurora Highlands Multi-Modal Plan, creating a 148-foot right-of-way (ROW). There will be a 10' utility easement on the north and south side of the ROW.

The WB portion of 48th Avenue along the border of Section 18 and 19 will be designed and submitted by another engineering firm.
 - b. Infrastructure Site Plan Components: This project consists of the full width roadway improvements and the water main within 48th Avenue from east of E-470 along the north border of Section 19 and 20, through the Section 19/20 and 20/21 Line, and ends at the future intersection with Aerotropolis Parkway. This section of roadway will provide access and water connections to several planning areas in the north half of The Aurora Highlands development. This is consistent with the approved PIP for Sections 19 and 20.

The future construction of 48th Ave will be coordinated and constructed at a similar time frame as Aerotropolis Parkway. Additionally, the waterline main will be built and tied into the Aerotropolis Parkway waterline main.
 - c. Right-of-Way Dedications: A plat dedicating the right-of-way for 48th Avenue and the utility easements outside the right-of-way is in the process of being prepared.
 - d. Access and Connectivity: AECOM is coordinating with The Aurora Highlands developers and is connecting with Aerotropolis Parkway (a major arterial), Denali Boulevard and Harvest Road (minor arterials), three collectors, and four local access points to development areas.

- e. Mobility Hub: Noted. Planning for the Type 1 Mobility Hub and the grade separated or enhanced at-grade crossings for the pedestrian/bicycle network crossings will be included in a separate ISP for the intersection of 48th Avenue and Harvest Road.
 - f. Landscape, Water Conservation, Stormwater Management: Landscape plans are included in the ISP and were developed in accordance with the Master Plan and the City's Landscape Reference Manual.
4. Adjustments: None anticipated.
5. Submittal Reminders: Noted.
- a. CAD drawings will be submitted after the development review is completed and prior to final mylars are submitted for signatures.
 - b. PDF files will be flattened.
 - c. Mineral Rights Affidavit was submitted with the Master Plan.

Oil and Gas Development

48th Avenue crosses three existing underground pipelines in this segment. We are coordinating with the owners and do not anticipate impacts to these facilities.

This ISP is for infrastructure improvements which would not require meeting the 2000' setback from oil and gas locations. It is noted that a proposed facility approved through the Crestone Peak Resources Operator Agreement, Bijou North well pad, is within 2000' of this 48th Avenue project. It is also noted that in the future, a horizontal well may be drilled underneath the project site.

Parks, Recreation, & Open Space Department (PROS)

- Regional Trail: The 14' trail is separated from the roadway by a 8' landscaping buffer and is parallel to the roadway due to right-of-way constraints rather than meandering.
- Arterial Medians: The median will be a standard 26' median for a 6-lane major arterial and will meet criteria of the PROS Dedication and Development Criteria Manual with xeric design, no trees, and no irrigation with a 3-year maintenance period.

Aurora Water

Key Issues:

- *All utilities are to be installed in accordance with the approved master utility study:* Water is to be extended along 48th Avenue from Harvest Road to the intersection with Aerotropolis Parkway included in this ISP per the master utility study (MUS) and public improvement plan (PIP). A conformance letter will be included with the civil plan submittals.
- *Fire hydrants are to be served from a looped water supply:* Noted. The future construction of 48th Ave will be coordinated and constructed at a similar time frame as Aerotropolis Parkway. Additionally, the waterline main will be built and tied into the Aerotropolis Parkway waterline main.
- *Extension of dead-end water mains may require an auto-flusher to be installed:* Noted.
- *ECCV has a 48" water transmission main in Harvest Road:* Noted.
- *No service connections are permitted on large diameter water mains (16" and larger):* Noted.
- *Water quality and detention are required:* Pond 8521 near E-470 and Pond SC-2 near Aerotropolis Parkway will be designed by others. Additionally, the construction of 48th Ave will be coordinated and constructed at a similar time frame as Aerotropolis Parkway.
- *A domestic allocation agreement will be required for connections 2" and larger:* Noted.

Public Works Department

Key Issues:

- *Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time:* Noted.
- *Improvements shall be in conformance with improvements identified in previously approved traffic impact studies:* Noted.
- *Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways:* Noted. Interconnect conduit shown 2ft under regional trail on ISP plans.

Engineering Department

Key Issues:

- The street section proposed for 48th Avenue shall be in conformance with City of Aurora standards. Coordination shall be required with adjacent developments for the design and construction of the street.
 - Noted.
- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be provided in conformance with adjacent approved master drainage reports. Emergency overflow from the adjacent developments shall be perpetuated.
 - Noted. Drainage report and regional facilities are included.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
 - Noted.
- 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 – Building Division

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of January 8, 2022. A 9-month grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until October 31, 2022.
 - Noted.

Real Property Division

Key Issue:

- The best course of action would be to plat the road and capture all supporting easements via plat which will reduce dedication and approval time lines.
 - A plat dedicating the right of way for 48th Avenue right-of-way and the utility easement outside the right-of-way is in the process of being prepared.



We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Center', followed by a long horizontal line.

David Center, PE, CFM
Project Manager & Associate Vice President

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