



Aerotropolis Regional Transportation Authority  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
www.aerotropolisrta.org/  
(303) 779-5710

October 20, 2023

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

**Aurora Reference**  
1592310  
DA-2062-48

**AECOM Reference**  
60673742

**RE: Aerotropolis Parkway Subdivision Filing No. 1 Letter of Introduction**

Dear Mr. Cox,

This letter introduces Aerotropolis Parkway Subdivision Filing No. 1. This plat dedicates the proposed ROW for Aerotropolis Parkway from future 32<sup>nd</sup> Avenue to future 48<sup>th</sup> Avenue supporting the Aerotropolis Parkway Infrastructure Site Plan (ISP), DA-2062-43. The project is adjacent to The Aurora Highlands (TAH) and the Aerotropolis Logistics Center (ALC) (formerly the Aurora Technology and Energy Corridor (ATEC)) development areas. ARTA is currently in the process of acquiring property between TAH and ALC owned by Public Service Company of Colorado that overlaps with the right-of-way dedicated in this plat. This transfer of property will be recorded prior to this plat being recorded.

Attached to this letter are the plat map and the accompanying documents, including the title commitments. An overview of the project is included here.

**Project Overview:** Aerotropolis Parkway is a proposed 6-lane major arterial roadway (152' ROW) with a raised median and shared use paths in accordance with the approved Master Plans including the 2018 Northeast Area Transportation Study (NEATS). The exception is a 14' regional trail rather than 10' on both the northbound and southbound sides of the road. The segment of Aerotropolis Parkway included in this ISP follows the west side of Section 16, 21, and 28, beginning just south of the future 32<sup>nd</sup> Avenue intersection and terminating just north of the future 48<sup>th</sup> Avenue intersection. The shared use paths will function as a regional trail and primary bike route. There will be a 16-inch to 24-inch waterline and a 10-inch to 12-inch sanitary sewer included in the corridor stretching from 32<sup>nd</sup> Avenue to 48<sup>th</sup> Avenue. The project will also include storm drainage, lighting, traffic signals, and landscaping.

Proposed ROW will be dedicated by the plat in the Aerotropolis Parkway Subdivision Filing No 1. Utility, drainage, signal, and sidewalk easements will be dedicated by separate documents.

Due to the existing 150-ft P.S.C.O. easement (Rec. No. C1193528), 66-ft Panhandle Pipeline Company easement (Book 2004, Page 259), 10-ft US West Communications Inc. easement (Book 3845, page 201) and 210-ft Public Service Company of Colorado Right-of-Way (Book 798, page 210), related to overhead electrical transmission lines, communication lines, and gas pipeline located within the proposed Right-of-Way, street trees cannot be planted in this street corridor.

The existing utilities along this corridor are a major factor to the design. Coordination is ongoing with Xcel and Western Midstream. The design approach to minimize impacts includes:

- The alignment of Aerotropolis Parkway is between two existing Xcel overhead electric transmission lines, with transmission towers on the west side of the road and transmission poles on the east side.
- A modified traffic signal detail with lower luminaires will be utilized to keep vertical clearance from the transmission lines. AECOM will work with Aurora Public Works staff to develop this detail.
- The project will have street lighting in the median rather than the outsides to create additional clearance from the wires.



- Xcel has an existing gas pipeline west of the corridor that varies from being under the 14' regional trail and in the 10' curbside landscape area. To minimize impacts to the Xcel gas line, cut is avoided along the corridor which makes it a significant fill project.
- There is an existing Western Midstream Pipeline that would be under the median of Aerotropolis Parkway but is being relocated to the east side of the corridor within the existing utility easement to the east of the transmission towers.
- The easements associated with these existing utilities (two overhead transmission lines, Xcel gas pipeline, and Western Midstream gas pipeline) fully overlap the curbside landscape area, and the terms of the easements prevent street trees from being planted along this corridor.

**Land Use:** The proposed roadway use and infrastructure are permitted in this zone district.

**Location:** This project is in a north-south corridor, centered 260' to 269' east of the section line between Sections 16, 17, 20, 21, 28, and 29. It is along the eastern area of The Aurora Highlands (TAH) development and the western side of the Aurora Tech Center (ATEC) development. It is in Township 3 south, Range 65 west of the 6<sup>th</sup> principal meridian in the City of Aurora, Colorado.

**Project Size:** The plat boundary area is 32.74 acres.

**Intensity of Development:** This project is an arterial roadway that will be providing access to the surrounding development. There is no residential or commercial included with this project.

**Adjustments to the City Code:** None anticipated.

**Property Owners:** The project is communicating with the property owners to gain authorizations and to acquire the property needed. ARTA will be acquiring property through dedication or by approaching non-ARTA property owners with a fair market value offer for the area needed. Condemnation will be a last resort for acquiring property.

Aurora Tech Center Development LLC	Public Service Co of Colorado
250 Pilot Rd, Suite 150	C/O Property and Local Taxes
Las Vegas, NV 89119-3543	PO Box 1979
	Denver, CO 80201-1979

**Consultants:**

<i>AECOM (Engineering Design)</i>	<i>AECOM (Landscape Design)</i>	<i>AECOM (Utility Design)</i>
David Center, PE, CFM	Jeff McKelvey, PLA, ASLA, ENV SP	Scott Cole, PE
7595 Technology Way, Ste 200	7595 Technology Way, Ste 200	7595 Technology Way, Ste 200
Denver, CO 80237	Denver, CO 80237	Denver, CO 80237
Phone: 303-376-2919	Phone: 303-843-3617	Phone: 303-570-8887
Email: <a href="mailto:dave.center@aecom.com">dave.center@aecom.com</a>	Email: <a href="mailto:Jeff.McKelvey@aecom.com">Jeff.McKelvey@aecom.com</a>	Email: <a href="mailto:Scott.R.Cole@aecom.com">Scott.R.Cole@aecom.com</a>

**Unified Development Ordinance (UDO):**

The proposed infrastructure site plan for Aerotropolis Parkway meets the approval criteria as outlined under Section 146-5.4.3.B. Aerotropolis Parkway's ISP follows the standards of the UDO and the approved Master Plans. The proposed Aerotropolis Parkway corridor will provide adequate capacity to serve the regional transportation (vehicular, bicyclists, and pedestrians) needs as identified by the 2018 NEATS.



The proposed grade for Aerotropolis Parkway closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed Aerotropolis Parkway design includes water quality features to meet added imperviousness of the final roadway construction.

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

Yours sincerely,

Matt Hopper  
Aerotropolis Regional Transportation Authority  
Phone: 303-779-5710  
Email: [matt@summit-strategies.net](mailto:matt@summit-strategies.net)