



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

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October 25, 2023

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E Crescent Pkwy Ste 300  
Greenwood Village CO 80111

**Re: Initial Submission Review – 32<sup>nd</sup> Pkwy - 26<sup>th</sup> Avenue Realignment – Infrastructure Site Plan and Plat**  
Application Number: DA-2342-01  
Case Number: 2023-6047-00; 2023-3049-00

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on September 25, 2023. We have reviewed your Site Plan and Plat 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 agencies.

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 November 13, 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

cc: Dave Center, Aecom 7595 Technology Way Denver CO 80237  
Margie Krell, Aecom  
Jacob Cox, ODA  
Filed: K:\SDA\2342-01rev1.rtf



## *Initial Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide overall site plan, label existing/proposed right-of-way and adjacent subdivisions (Planning)
- Coordinate with Planning and Land Development Services for right-of-way dedication (Planning)
- Dimension curbside landscape areas, show existing trees, change rock color (Landscaping)
- Add tree mitigation plan (Forestry)
- Add standard notes, revise streetlight details (Public Works Engineering)
- Provide a legal description, show existing right-of-way and label adjacent subdivisions (Land Development Services)
- Provide detail for regional trail access (PROS)
- Butterfly valves required, provide drainage easements (Water)
- There are Storm Drainage Development Fees (Revenue)
- Relocate hydrants (Life/Safety)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Referrals were sent to five (5) adjacent property owners, seven (7) registered neighborhood organizations, and eleven (11) outside agencies. Written comments were received from five (5) outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

#### **2. Completeness and Clarity of Application**

##### **Letter of Introduction**

- 2A. Identify the underlying property owners and provide letters of authorization.  
2B. List the names of the referenced Master Plan(s).  
2C. Verify how the right-of-way will be dedicated.  
2D. Verify the section(s) the site is within.  
2E. Edit text per comments and questions on the redlines.

##### **Site Plan**

- 2F. Add a legal description to the Site Plan.  
2G. Revise the Vicinity Map to be a black-and-white line drawing.  
2H. Provide an exhibit of the overall site plan. Show adjacent properties and the city boundary.  
2I. Show and label existing and proposed right-of-way and pavement.  
2J. Label adjacent subdivision plats or labeled "Unplatted."  
2K. Label intervening streets or driveways.  
2L. Label all existing easements and include reception numbers.  
2M. Add a ratio to all bar scales.  
2N. Address all comments, notations, and edits on the redlines.  
2O. Discuss the right-of-way dedication with Planning and

##### **Photometrics**

- 2U. Street photometrics are not required with a Site Plan.

#### **3. Landscaping (Bill Tesauro / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in teal/red)**

- 3A. Please contact the City Forester regarding any existing trees within the overall site.  
3B. Show all the stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets.  
3C. Add dimensions for the curbside landscaping width on all the landscape plans.



- 3D. Please be advised that the proposed center medians in the roadways are indicated as painted. The type of median will be determined by the City's Public Works Department.
- 3E. Please provide a written statement on the plans identifying when the required landscaping will be provided for the two temporary ponds. It should be at the time of the first adjacent development. However, in the meantime, it must be over-seeded.
- 3F. Indicate the 100-year flood line and any retaining walls on the landscape plan.
- 3G. Label all the proposed curbside landscaping on Sheets 5-7.
- 3H. Add the 26<sup>th</sup> Court WB (South Side) curbside landscape to the table and plans. Provide curbside landscaping where missing.
- 3I. Regarding Note 5 on Sheet 8, identify the added/relocated trees and/or shrub equivalents on the table and plans. Also indicate the same for 26<sup>th</sup> Court (EB).
- 3J. Review the notes for consistency.
- 3K. Please consider adding some shrubs to the curbside landscape to create diversity and curb appeal.
- 3L. Please eliminate all proposed sod/turf. Also, the proposed Bermuda sod is not xeric grass. Keep in mind that spray or rotor heads are no longer permitted.
- 3M. Consider using a different species for street trees (from three Maple species) for more diversity and curb appeal.
- 3N. Change the proposed white rock to another color or type ([Section 146-4.7.3.B.5.b](#))
- 3O. Contact the City Forester to discuss existing trees to be removed. Provide a separate tree mitigation plan for all the preserved, relocated, and removed trees. Also, include a tree mitigation table and do not include the proposed removed trees on the landscape plans.
- 3P. Provide the required curbside landscape or provide the Case Number for areas with a note that the existing approved landscape will be brought back into compliance with the approved landscape plans.
- 3Q. Clarify the proposed 0% non-conservation irrigation with the proposed Bermuda sod on Sheet 13.

**4. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

- 4A. No comments at this time. Comments may be submitted in a subsequent submittal.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

**Site Plan**

- 5A. Add the standard notes provided on Sheet 3.
- 5B. For the Site Plan submittal, please only include the proposed public street light type (EX. SL-4), pole height, and conceptual locations.
- 5C. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
  - Roadway Classification (typical section name)
  - Adjacent Land Use Category (i.e., TOD), as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculationsThis information (if it's not already shown) can be added to the street sections provided if desired.
- 5D. Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."

**Photometrics**

- 5E. For the Site Plan submittal, please only include the proposed public street light type (EX. SL-4), Pole Height, and conceptual locations. This complete Lighting Plan needs to be submitted with the Civil Plan submittal for review and approval.



**6. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

6A. Please contact Carl Harline directly for comments.

**7. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [skirchn@auroragov.org](mailto:skirchn@auroragov.org) / Comments in blue)

7A. Add the note provided on Sheet 2.

7B. Relocate hydrants per comments on the redlines.

7C. Show the existing hydrant to the north of the intersection on the east side of Picadilly.

7D. The existing hydrant spacing on Sheet 7 is sufficient. The existing hydrants noted on the redlines can be removed.

7E. Revise landscape plans to adjust hydrant locations per previous comments.

**Photometrics**

7F. See site sheets 3-7 in the ISP for hydrant placement and adjust lighting sheets accordingly.

**8. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

8A. Butterfly valves are required. 24" butterfly valves to be installed in vaults are required, see AW detail 212. Show the location of the vaults housing the valves to ensure no conflicts with other utilities.

8B. Drainage easements are required for the water quality ponds. Show drainage easement limits.

**9. Revenue / Aurora Water TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

9A. Storm Drainage Development Fees Due: 10 acres x \$1,242.00 = \$ 12,420.00

**10. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

10A. It is assumed the curb cut noted on Sheet 7 will serve as the regional trail access. Include a detail for the overall design to ensure it will be wide enough to accommodate vehicles expected to use the trail corridor for maintenance access related not only to the trail but also for utility purposes.

**11. Land Development Services** (Roger Nelson / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

**Site Plan**

11A. The legal description should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description. See the 2022 Site Plan Checklist.

11B. The site plan does not include Sections 26 or 30.

11C. Label all existing right-of-way width(s) and include the reception numbers.

11D. Label adjacent subdivisions, lot, and block and include the reception number. If there is no plat, label "Unplatted."

11E. Show and label the city boundary and unincorporated Adams County.

11F. Label easement widths.

11G. Identify existing 26<sup>th</sup> Avenue right-of-way. Will any section be vacated?

**12. Forestry** (Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

12A. There are trees that will be impacted by this construction. Please contact me to get additional information regarding tree mitigation or additional comments will be provided in the next review.

**13. Energy and Environment** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

13A. There are no existing or 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 Oil & Gas Conservation Commission (COGCC)/Colorado Energy and Carbon Management Commission (CECMC) 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 ensuring adequate measures are taken to secure/buffer their locations during construction.

Please note that while wells display on the COGCC/CECMC 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 to 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.

Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with COGCC/CECMC 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 been recorded at COGCC/CECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary. There is currently a P&A well in the proposed project location. Please contact the Colorado Oil & Gas Conservation Commission (COGCC)/Colorado Energy and Carbon Management Commission (CECMC) for more information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC)/Colorado Energy and Carbon Management Commission (CECMC) for more information.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Oil & Gas Conservation Commission website at COGCC Home ([www.cogcc.state.co.us](http://www.cogcc.state.co.us)) and COGCC/CECMC GISOnline ([www.cogccmap.state.co.us](http://www.cogccmap.state.co.us)).

**14. E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

- 14A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 14B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 14C. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 14D. Coordinate improvements with the E-470 widening project.
- 14E. The High Plains trail currently terminates at 26<sup>th</sup> Avenue and E-470. Please include the recently constructed trail in the construction plans with details to connect.
- 14F. Please coordinate with the City of Aurora, Adams County, and E-470 for trail improvements which may connect to the regional trail system.
- 14G. E-470 would like to coordinate with PROS the extension of the High Plains Trail from Picadilly and 32<sup>nd</sup> Avenue south to the I-70 and Picadilly interchange.
- 14H. E-470 will be widened to 4 lanes in each direction in the future.
- 14I. No structures are allowed in the MUE.



- 14J. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 14K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 14L. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.
- 14M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 14N. Landscaping is only allowed in the outer 25' of the MUE unless others are approved.
- 14O. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 14P. A comment/response document would be helpful to track the revisions to each submittal.
- 14Q. Additional comments will be made as the design progresses.

**15. Regional Transportation District (C. Scott Woodruff / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

- 15A. The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.