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July 11th, 2023

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

Aurora Reference
DA 112746

AECOM Reference
60691835

RE: 32nd - 26th Avenue Realignment Infrastructure Site Plan Pre-Application Response Letter

Dear Mr. Andrews,

This letter responds to the numbered pre-submittal comments and key issues that have been made on several other similar ARTA projects. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype: Proposed land use is public right-of-way. The site is located within I-1 (Business/Tech District). The project will follow the Master Plan and the UDO.
2. Development Standards:
 - a. Dimensional Standards: The proposed roadway segment matches the four-lane minor arterial with painted median typical section in the 2018 NEATS. The on-street bike lane has been removed in favor of a 14' wide multi-used sidewalk on both sides of the road, creating a 116-foot right-of-way (ROW).
 - b. Mobility Hub: Noted. Picadilly Road will be six lanes in the future and is not part of this project. This project will include the ROW width needed for the ultimate intersection in the plat so that the developer does not need to add additional ROW in the future when the ultimate intersection is completed. The mobility hub will be part of the developer's ISP for the ultimate intersection.
 - c. Access and Connectivity: The intersection at Picadilly Road will not be included in this project. This project will accommodate the ROW needed for the ultimate intersection in the future. This project includes the realignment of existing 26th Avenue, shown as 26th Court on the proposed plans. 26th Court will be a 2-lane collector road with a painted median and a 10' wide sidewalk on one side of the road (75' ROW).
 - d. Dedicated Right-of-Way and Easements: A plat dedicating the right-of-way for this project is in the process of being prepared. All easements will be dedicated by separate documents.
 - e. Identify Existing and Proposed Features: Existing drainage features and utility locations are shown on the plans.
 - f. Landscape, Water Conservation, Stormwater Management: Landscape plans are included in the ISP and were developed in accordance with the City's Landscape Reference Manual and the UDO.
 - g. Lighting: Proposed lighting is shown on the plans and was designed in accordance with the Aurora Roadway Design and Construction Specifications manual.
3. Adjustments: None anticipated
4. Submittal Reminders: Noted.

- a. CAD drawings will be submitted after the development review is completed and prior to final mylars being submitted for signatures.
- b. PDF files will be flattened.
- c. Mineral Rights Affidavit is submitted with this ISP.

Oil and Gas Development

32nd -26th Ave Realignment will come in contact with existing underground pipelines near the Picadilly Rd intersection. We will coordinate 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.

Parks, Recreation & Open Space Department (PROS)

The bike lane has been removed in favor of a 14' wide multi-use sidewalk on both sides of the road.

Aurora Water

Key Issues:

1. *Extension of water mains in the proposed road is required to support fire hydrants. – Noted*
2. *Water quality and detention are required. Detention basins must be within a drainage easement. Detention basins must have a 48 hour Drain time due to proximity to Denver airport. - This project includes two temporary water quality ponds (1008T & 1011T). The storm drainage system and water quality ponds are shown in the ISP and preliminary drainage report (PDR). The PDR will be submitted with the ISP.*
3. *MHFD to be a referral for additional drainage comments. – Noted.*
4. *Coordinate with surrounding development as to what additional water utilities will be needed to serve adjacent development with this road improvement. – Noted.*
5. *Civil plans with water line profiles are required for the connections to existing 24" water mains. – Noted.*

Stormwater Management

1. *Water quality (WQ), EURV and detention should be provided for the roadway improvements. By variance, the EURV can be nested in the 100-year detention. – Noted. This project includes two temporary water quality ponds (1008T & 1011T).*
2. *The site is located within the FCC Advisory Circular 150/5200-33C, regarding drain times, therefore any ponds should have a maximum drain time of 48 hours. – Noted.*
3. *MHFD will be a referral. – Noted.*
4. *The First Creek floodplain and floodway are within the limits of construction. Improvements should be in conformance with the LOMR which currently under review. – Noted.*
5. *Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). The Infrastructure Site Plan (ISP) for the infrastructure required with this planning area shall be approved prior to the approval of this site plan. – Noted.*
6. *A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV pond is required. The pond shall be in place prior to paving, and it shall be accepted prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO). – Noted. The preliminary drainage report will be submitted with the site plan.*
7. *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.*
8. *All finished floor elevation (FFE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths. – Noted.*

Public Works Department

1. *A Traffic Operations Study will be required for this development. See below for additional information. – Noted.*



2. Applicant shall obtain the most recent transportation studies conducted in the area to develop future traffic volume forecasts. – Noted.
3. Roadway sections shall conform to those documented in the Northeast Aurora Traffic Study Refresh. – Noted.
4. 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 (26th and 32nd Avenues). – Noted.

Sight triangles are shown on the site plan and landscaping plan in accordance with the City of Aurora Standard Traffic Detail TE-13.

Engineering Division

Key Issue:

1. The public improvements required with this application include completing the section of 26th Avenue in conformance with City of Aurora standards including pavement, curb and gutter, curbside landscaping, streetlights, and detached sidewalks. Bike lanes shall not be within the roadway and instead shall be included in a 14' detached combined use sidewalk on both sides of the street. – This project is in conformance with the 2023 City of Aurora Roadway Design and Construction Specifications. A 14' detached multi-use trail will be on both sides of the roadway.
2. The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below. – Noted. This project is in conformance with the 2023 Roadway Manual.
3. 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 Comments – Building Division

Key Issue:

1. The Aurora Building Division follows the adopted codes of the Division of Fire-Prevention and Control (DFPC) for all plan review and inspection processes which are the 2021 International Codes Series except for the 2020 NEC. – Noted.

Land Development Review Services Division

Key Issues:

1. Dedicate needed Right of Way. – A plat dedicating the right of way for this project is currently being prepared.
2. Dedicate any easements by separate document. – Noted.

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,

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