



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 12, 2024

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

Re: Initial Submission Review: 26th Avenue Phase 2 (Powhaton Rd to Monaghan Road) Infrastructure Site Plan
Application Number: DA-2342-02
Case Numbers: 2024-6015-00

Dear Matt:

Thank you for your initial submission, which we started to process on April 25, 2024. We have reviewed your plans 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 community members.

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 June 5, 2024.

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 let me know. I may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Dave Center, Agent, AECOM, 7595 Technology Way Denver, CO 80237
Margie Krell, Agent, AECOM
Jacob Cox, Public Works
Filed: K:\\$DA\2342-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Formatting and labeling across Site Plan
- Concern about some of the readability of the linework.
- External comments and coordination with Xcel Energy.
- Timing of landscape installation.
- Road transition east and west of the subject area.
- Location of waterlines.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Referrals were sent to six (6) adjacent property owners, three (3) registered neighborhood organizations, and three (3) outside agencies. Written comments were received from one outside agency, Xcel Energy, and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission.
- 1B. In addition, one phone call was received from the property owner with Venture 2011 LP. He had questions about the future road intersecting E. 26th Avenue to the south that would impact his property and wants to ensure the adjacent property owner is sharing their half of the future ROW and access. Please call him at 303-589-2223 and include the next steps based on this conversation in your resubmittal.

2. Completeness and Clarity of the Application

- 2A. The application fee of \$19,037.38 has been paid. There are currently no additional planning application fees due.

3. Site Plan Comments- comments in teal

- 3A. All sheets. Please add E. to 26th Avenue.
- 3B. Sheet 1: Move site plan notes to Sheet 2.
- 3C. Sheet 1: Turn off colors and drainage. Show all existing roads in black.
- 3D. Sheet 2: Move signature blocks to cover sheet/ Sheet 1.
- 3E. Sheet 2: Add a legal description to the site plan.
- 3F. Sheet 2: Provide an exhibit of the overall site plan. Show adjacent properties and the City boundary.
- 3G. Multiple Sheets: Label adjacent subdivision plats or label “unplatted”.
- 3H. Multiple Sheets: Label access and roadways with their current and/or proposed surface material.
- 3I. Sheet 3: Update dimensions
- 3J. Sheets 3, 7, and others: The development previously known as ATEC is now ALC (Aerotropolis Logistics Center). Please update all references to ATEC.
- 3K. Sheet 4. The cross sections show both a painted median and a raised median. Where will the raised median be located, where are the plantings for it, and who will maintain it?
- 3L. Sheet 8: There is a reference to replacing and moving a fence in kind. Please provide a detail of this fence.
- 3M. Multiple Sheets: There are several drainage ponds proposed in this section. Please clearly identify which ponds will be temporary and which will be permanent.
- 3N. Multiple Sheets: Will the permanent drainage ponds be landscaped? If so, by whom, and when?
- 3O. Multiple Sheets: For the developments where no additional improvements are planned, when and how will the landscape be installed?
- 3P. Multiple Sheets: Please clearly indicate where there are overhead lines, as well as existing and proposed poles and towers.



4. Letter of Introduction

- 4A. Add E. to 26th Avenue.
- 4B. Please reference the ALC Master Plan (DA-2214-00) in this introduction.
- 4C. Although you reference the UDO approval criteria, they are not separately identified and listed. Please include each of the approval criteria and how this application and development meet those criteria.
- 4D. Verify how the additional ROW and easements will be dedicated.
- 4E. Please add the anticipated schedule of construction and completion for this section of the roadway.
- 4F. There are several drainage ponds proposed in this section. Please clearly identify which ponds will be temporary and which will be permanent.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 10

- 5A. Specify whether a metro district or some other entity will be responsible for the installation, maintenance, etc. of the landscaping, or will the adjoining lot owner be responsible for the future installation, maintenance, and replacement of the landscaping along their frontage?

Sheet 11

- 5B. Please be advised that rotor and spray irrigation are no longer permitted in the curbside area. Subsurface is permitted. A temporary above-ground system is possible but has to be approved by Aurora Water, Water Conservation Division.
- 5C. Update the note for the sodded turf per the comments provided.

Sheet 13

- 5D. The cross section shows a raised median starting at 1203+87 to 1211+69. This does not indicate a raised median.
- 5E. Where there appears to be a raised median, no landscaping has been provided. Where is the landscaping?

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
- 6B. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Richard Horstmann / rhorstma@auroragov.org / Comments in green)

- 7A. Sheet 1: Should we be using Urban Center & TOD Standard Details?
- 7B. Sheet 1: might want to make a more all-encompassing - S9
- 7C. Sheet 1: There is no S9.12
- 7D. Sheet 2: Monaghan should be a Road, not an Avenue.
- 7E. Sheet 4: Please show a clear zone in the diagram and provide ADT.
- 7F. Sheet 4: 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 calculations this information (if its not already shown) can be added to the street sections provided if desired.
- 7G. Sheet 4: Advisory note for civils: Subgrade should continue to the back of the curb.
- 7H. Sheet 5: There is no S9.06
- 7I. Sheet 6: Dimension the curbside landscaping.
- 7J. Sheet 7: The City does have a Standard Detail for 3 Centered Curve with Pedestrian Island - S2.14



- 7K. Sheet 7: Check intersection for compliance with COA Roadway Specifications Section 4.05.4 - Permissible Grades Approaching Intersections
- 7L. Sheet 8: check section 4.05.4 - Intersection Grades
- 7M. Sheet 9: move pond out of proposed ROW
- 7N. COA Roadway Specifications Section 4.05.4 - Permissible Grades Approaching Intersections - Max grade for arterials is 2% for 200' either side of the intersecting street's flowlines.
- 7O. This transition appears too abrupt. What is going on here? Provide appropriate taper.

8. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

- 8A. Sheet 1: Add Note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development
- 8B. Sheet 5: Add transition taper rates. Redirect tapers should be the design speed to 1 (example 45 MPH is 45:1).
- 8C. Sheet 5: The edge line should go to the proposed edge line and not to broken white markings.
- 8D. Sheet 6: The median should be raised. Turn bays should follow SHAC lengths.
- 8E. Sheet 6: Need transition markings for the thru lane drop. Will also need W4-2r
- 8F. Sheet 6: Add stop signs.
- 8G. Sheet 6: Call out taper rates and length. Apply to all tapers.
- 8H. Sheet 6: Hard to make out where the transition is from one lane to 2 through lanes. I don't think this is correct from flipping back and forth but could be might need to change this matchline to verify.
- 8I. Sheet 6: Access spacing on an arterial should be 300' based on code. We should see if we can move one of these.
- 8J. Sheet 6: Add the speed to legend.
- 8K. Sheet 7: Provide truck turning movements. Crosswalks and dotted lines are not showing up.
- 8L. Sheet 7: Will need type III Barricade if ATEC is not built before this one or will need stop sign and limit to one SBL.
- 8M. Sheet 7: Add left turn arrows.
- 8N. Sheet 7: Remove type 4 line.
- 8O. Sheet 7: Add pedestrian crossing signs. to islands. Add yield signs for right turn movement.
- 8P. Sheet 7: Traffic doesn't support N/S curb ramps till it is signalized. Remove ramps.
- 8Q. Sheet 7: Should be 4" dotted and the lines are not showing up.
- 8R. Sheet 8: Add turn arrow.
- 8S. Sheet 8: Make sure all taper rates are put on plans.
- 8T. Sheet 8: Call out pavement markings.
- 8U. Sheet 8: Need 8" dashed line.
- 8V. Sheet 8: Add left turn must turn left sign.
- 8W. Sheet 9: This is not pointing at anything.- labelling is off.
- 8X. Sheet 9: Roadway is only designed with one lane.
- 8Y. Sheet 9: This doesn't allow any through movements. Remove arrows.
- 8Z. Sheet 9: 300 feet of 8" channelizing line.
- 8AA. Sheet 9: Need pedestrian crossing signs
- 8BB. Sheet 9: Transition should end 100 feet before the intersection.
- 8CC. Sheet 9: Add W4-3
- 8DD. Sheet 9: This should be a rounded radius or have a proper taper.
- 8EE. Sheet 9: Crosswalk across 26th will need to wait till signal is installed.
- 8FF. Sheet 9: Remove call outs.
- 8GG. Sheet 12: Make sure tree is not in way of stop sign.
- 8HH. Sheet 12: Keep trees 50' from the crossing.



9. Fire / Life Safety (Stephen Kirchner / skirchne@auroragov.org / Comments in blue)

9A. No additional comments at this time.

10. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

- 10A. Sheet 5: Area inlets and temporary inlets are to be private.
- 10B. Sheet 6: This easement is in place.
- 10C. Sheet 6: Per IWMP2 this main is to be 24-inch
- 10D. Sheet 7: Where did the 30-inch waterline go?
- 10E. Sheet 7: Show the 30-inch waterline.
- 10F. Sheet 7: This waterline should be pushed slightly south to have 8-feet from waterline to inlets.
- 10G. Sheet 7: Hydrants will likely not work along the zone 4 waterline due to elevations.
- 10H. Sheet 8: Grading needs to be kept to a minimum over the waterline. During civil plan review it will be checked to ensure a minimum of 4.5-feet is maintained.
- 10I. Sheet 8: What are these waterlines?
- 10J. Sheet 8: Manhole cannot be within the curb/gutter section.
- 10K. Sheet 9: If these are actual waterlines and not an easement line then there are multiple conflicts between a waterline and light poles and hydrants.
- 10L. Sheet 9: The waterlines need better call outs. I am unable to determine which line is representing the 30-inch and if the others are from other entities or left over linework.

11. Forestry (Becky Lamphear / rlamphea@auroragov.org / Comments in purple)

11A. No additional comments at this time.

12. PROS (Adison Petti apetti@auroragov.org / Comments in mauve)

12A. No additional comments at this time.

13. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

- 13A. Site Plan: Revise property description.
- 13B. Site Plan: Label Sections.
- 13C. Site Plan: Provide reception numbers for existing ROW.
- 13D. Site Plan: Determine if there are existing easements for gas line & water line that are shown.
- 13E. Site Plan: Begin process for any required off site easements.
- 13F. Site Plan: Various technical changes throughout the document. Please refer to the various sheets.

14.Environmental Planning (Maria Alvarez / malvarez@auroragov.org).

- 14A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on 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 by providing additional information.
- 14B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. Please be advised there are 3 regional natural gas transmission pipelines that belong to CIG.
- 14C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

15.Planning Transportation (Tom Worker-Braddock / tworke@auroragov.org)

15A. No additional comments at this time.



16.Easements. (Grace Gray / ggray@auroragov.org / comments in magenta.)

- 16A. EASEMENT DEDICATIONS TO BE SUBMITTED TO
DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO
RELEASEEASEMENTS@AURORAGOV.ORG

17. Xcel Energy. (Donna George).

- 17A. Please see attached letter for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 3, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Steve Timms

Re: 26th Avenue Phase 2 (Powhaton Road to Monaghan Road), Case # DA-2342-02

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high-pressure natural gas *transmission* pipeline and associated land rights along the north side of East 26th Avenue, leading to an existing natural gas regulator station on the south side of East 26th Avenue. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement at [encroachment requests \(xcelenergy.com\)](https://www.xcelenergy.com/encroachment-requests) (scroll down to Encroachment Requests and click on APPLY NOW to upload all files in PDF format).

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

PSCo also has existing overhead electric *distribution* facilities in the area of the gas regulator station mentioned above, and along the north side of East 26th Avenue. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

For any modification to existing *distribution* facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect; and, if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

PSCo requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

Donna George - Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com