

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



June 14, 2023

Margie Krell
AECOM
7595 Technology Way Ste 200
Denver, CO 80237

Re: Third Submission Review – Aerotropolis Parkway – Infrastructure Site Plan
Application Number: **DA-2062-43**
Case Numbers: **2022-6053-00**

Dear Ms. Krell:

Thank you for your third submission, which we started to process on Thursday, May 18, 2023. 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. The remaining items will be resolved during a technical review period.

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.

Your estimated Administrative Decision date hearing date is now set for Wednesday, July 5, 2023. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud
Planner I
City of Aurora Planning Department

cc: Margie Krell - Aecom 7595 Technology Way Denver, CO 80237
Stephen Gubrud, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2062-43app.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Approval from or land acquisition of affected properties.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Identify the property owners, do you have authorization from each?

2. Community Questions, Comments and Concerns

- 2A. No citizen comments were received upon the completion of this second review.

3. Architectural and Urban Design Comments

- 3A. All previous comments have been addressed, no further comments at this time.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

Sheet 14

- 4A. Sodded Turf to be approved by Aurora Water.

Sheet 15

- 4B. Please be advised that Irrigation spray and rotors are no longer permitted.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Brianna Medema / 303-739-7310 / Bmedema@auroragov.org / Comments in green)

- 6A. All previous comments have been addressed, no further comments at this time.

7. Traffic Engineering (Carlie Campuzano / 303-739-7309 / ccampuza@auroragov.org / Comments in amber)

Sheet 3

- 7A. Please note, signing and striping has been approved and will be reviewed in more detail at the civil plan level.

8. Real Property- Easements (Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in magenta)

- 8A. Dedicate Right-of-Way and Easements by submitting applications to dedicationproperty@auroragov.org
Approval or land transfer evidence will be needed from land owners and interest holders.

9. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 9A. All previous comments have been addressed, no further comments at this time.

10. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 10A. All previous comments have been addressed, no further comments at this time.

11. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

- 11A. All previous comments have been addressed, no further comments at this time.



12. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. All previous comments have been addressed, no further comments at this time.

13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

13A. New comments were provided as of 5/22/2023, please find the letter containing these comments attached.

14. Adams County Planning and Development (720-523-6859 / developmentsubmittals@adco.gov)

14A. Thank you for including Adams County in the review for Project Number: 1661833. We have no comment on the subject referral.

15. Denver International Airport – Planning (Lisa Nguyen / lisa.nguyen@flydenver.com)

15A. DEN Planning + Design has no comments at this time. Thank you for the continued opportunity to review and provide comments.

16. Colorado Department of Transportation (Steve Loeffler/ steven.loeffler@state.co.us)

16A. The construction of Aerotropolis Parkway between 23rd and 48th will not impact any state highways. For that reason, we have no comments on this referral.

17. Regional Transportation District (Clayton Woodruff/ clayton.woodruff@rtd-denver.com)

17A. The RTD has no service in this area at this time so the engineering review team has no exceptions to the plans.



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 22, 2023

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

Attn: Stephen GuBrud

Re: Aerotropolis Parkway - 3rd referral, Case # DA-2062-43

Public Service Company of Colorado/Xcel Energy's Right of Way & Permits Referral Desk acknowledges the comment responses for **Aerotropolis Parkway** and advises the property owner/developer/contractor to continue working with all Xcel Energy personnel on this project.

No resubmittals are necessary.

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