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

**Aurora Reference**  
DA-2342-00

**RE: Monaghan Road (26<sup>th</sup> Avenue to 48<sup>th</sup> Avenue) Infrastructure Site Plan  
Letter of Introduction**

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for the segment of Monaghan Road from 26<sup>th</sup> Avenue to 48<sup>th</sup> Avenue as an Aerotropolis Transportation Authority (ARTA) project. Attached to this letter are the site plans and accompanying documents as outlined in the City of Aurora Site Plan Manual. An overview of the project is included here.

**Project Overview:** Monaghan Road is an existing 2-lane rural arterial (60' ROW) that this project will widen to a 4-lane minor arterial roadway (116' ROW) centered on the section line with a 14' painted median and parallel detached 14' multi-use trails in accordance with the 2018 Northeast Area Transportation Study (NEATS) Refresh. The Aerotropolis Logistics Center (ALC) Master Plan (Case No 2020-7001-00) is adjacent to the corridor on the west. The segment of Monaghan Road included in this ISP follows the border between Sections 27 and 28 and between Section 20 and 21, beginning at 26<sup>th</sup> Avenue and terminating north of the intersection with 48<sup>th</sup> Avenue, a length of 10,546 feet with a 925-foot-long temporary connection to the existing 2-lane roadway section at the north end of this ISP.

- The detached multi-use trails will function as a secondary bike route.
- There will be a waterline included in the corridor connecting to the future construction at 26<sup>th</sup> Avenue and 48<sup>th</sup> Avenue and a sanitary sewer gravity/force main from approximate roadway station 5232+00 connecting to the future construction at 48<sup>th</sup> Avenue.
- This ISP includes two water quality ponds, one south of 48<sup>th</sup> Avenue on the west side of Monaghan and the other at approximate roadway station 5228+00 also on the west side of Monaghan. Modifications to the existing water quality pond south of 38<sup>th</sup> Avenue are also included.
- The project will also include storm drainage, lighting, traffic signals, and landscaping.

The ISP shows the interim and ultimate design layout of the 4-lane minor arterial. This project will be constructed in two phases driven by the adjacent development timeframes. The interim layout of Monaghan Road will consist of two southbound lanes, median, one northbound lane, west curbside landscape, west lighting, and west multi-use trail. A temporary shoulder will be constructed on the east side of the northbound lane. Full storm sewer, waterline, and sanitary sewer are included. Pump stations for the sanitary sewer force main will be submitted in a separate ISP. The ultimate design includes the final northbound lane, east curbside landscape, east lighting, and east multi-use trail. The ultimate design will be constructed at a time driven by future development located on the east side of the roadway. Inlets will be adjusted to final elevations and fire hydrants will be adjusted to final locations and elevations at that time.

Proposed ROW will be dedicated by separate document.

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

**Location:** This project is in a north-south corridor along the section line between Sections 28/27, 21/22 and 16/15. It is in Township 3 south, Range 65 of the 6<sup>th</sup> principal meridian in the City of Aurora, Colorado.

**Project Size:** The interim condition site plan is 21.34 acres and the ultimate condition site plan is an additional 9.29 acres.

**Intensity of Development:** This project is a minor arterial roadway that will be widening an existing roadway, providing access to the surrounding development, and will connect two arterial roadways, 26<sup>th</sup> Avenue and 48<sup>th</sup> Avenue. There is no residential or commercial development included with this project.

**Adjustments to the City Code:** A variance to allow trees in the roadway clear zone at a minimum distance of 6' behind the curb face was approved by the City on Dec 20, 2022. No other adjustments are 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.

Aurora Tech Center Development LLC  
250 Pilot Rd Ste 150  
Las Vegas NV 89119-3543

Property Reserve Inc C/O LDS Tax Division  
PO Box 511196  
Salt Lake City UT 84151-1196

Monaghan Properties LLC  
1892 Big Bear Dr  
Sedalia CO 80135-4411

Lumen Qwest Corporation  
C/O Prop Tax – Brad Blinsom  
1025 Eldorado Blvd  
Broomfield, CO 80021-8254

**Consultants:**

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**Unified Development Ordinance (UDO):**

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

The proposed grade for Monaghan Road follows the existing ground maintaining existing ridgelines and drainage crossings. The proposed Monaghan Road 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,



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