

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



March 27, 2023

Matt Hopper
Aerotropolis Regional Transportation Authority
8390 E Crescent Pkwy Ste 300
Greenwood Village, CO 80111

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

Dear Mr. Hopper:

Thank you for your second submission, which we started to process on Monday, March 10, 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.

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 Friday, April 14, 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.

Your estimated Administrative Decision date hearing date is now set for Wednesday, May 10, 2023. Please remember that all abutter notices for public hearings 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 public hearing 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,

A handwritten signature in cursive script that reads "Stephen Gubrud".

Stephen Gubrud
Planner I
City of Aurora Planning Department

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



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Approval from or land acquisition of affected properties.
- Adjustment request relating to landscape requirement.
- Resolution of traffic indication issues.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet 1

- 1A. There is no existing plat. Please provide a legal description. When will a plat be submitted or ROW be dedicated by a separate document?
- 1B. Identify the property owners, do you have authorization from each?
- 1C. In the title please place the road segment description in parentheses.
- 1D. Under the City of Aurora approvals please update the "Planning Commission" line to read: "Planning and Zoning Commission."

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. It is noted that current easement issues limit the option to install street trees. The city would like to coordinate with the applicant to identify opportunities for tree plantings along this extensive corridor. The placement of new easements and utilities should be organized to accommodate tree planting whenever possible. Please coordinate with staff prior to the next submittal.

Sheet 2

- 3B. 10' curbside landscape required per NEATS (2018) Appendix I, "Six Lane Major Arterial S1.4"
- 3C. Reflect the location of Xcel power lines and associated easements/impacts in these plan sets.

Sheet 8

- 3D. NEATS (2018) shows a trail and grade-separated crossing here.

Sheet 11

- 3E. Maintain detachment of the sidepath at the intersection.

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

On Civil Sheets for Sections and Plan views

- 4A. The issue of the Panhandle Pipeline easement and the Public Service Co. of Colorado easements on Aerotropolis Parkway preventing street trees to be placed along the right of way requires an adjustment for the street trees due to the encumbrance. That adjustment must be included on the cover sheet and the landscape plan and the letter of introduction must be updated to reflect that.

Sheet 3

- 4B. Despite this issue, adjustment for the street trees due to the encumbrance shall be required. That adjustment must be included on the cover sheet and the landscape plan and the letter of introduction must be updated to reflect that.
- 4C. This note was provided at the first review:
The tables being provided MUST show the required shrubs - 1 per 40 sf and. So if 1,000 shrubs are required, the requirement for tree equivalents to meet the street tree requirement is above and beyond that. Note that there shall NOT be more than 40% grasses in the streetscape, please provide the percentages on the table.
- 4D. 1,963 shrubs are required in addition to the tree equivalent shrubs that are noted.
- 4E. Tree equivalent 197 trees X 12 = 2,364.

*Sheet 10*

4F. Please include the percentages for the high, medium, and low water usage for the entire site area.

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)*Sheet 1*

- 6A. "ATH" should be "AT."
- 6B. Note 15 & 19 appear to be a duplicate. Please remove one.
- 6C. Please be advised: The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 2

6D. With the addition of turn lanes, also detail the associated curbside landscape area, multi-use trail, and ROW/sidewalk easement proposal.

Sheet 8

6E. Please show detectable warnings on all ADA ramps.

7. Traffic Engineering (Carlie Campuzano/ 303-739-7309 / ccampuza@auroragov.org/ Comments in amber)*Sheet 4*

- 7A. Begin taper when the first through lane ends then begin the next taper.
- 7B. Add and merge markings per MUTCD.

Sheet 5

- 7C. Label taper and ensure it meets MUTCD requirements for merging taper. This taper does not appear long enough.
- 7D. Add lane ends arrows and merge signs.

Sheet 6

- 7E. Show solid channelizing line.
- 7F. Add "white" as a descriptor for the 2' stop bar.
- 7G. Show 8" channelizing line.
- 7H. Add a warning sign with two down arrows per roadway manual detail - typ all islands.
- 7I. Add pedestrian warning signs with down arrows on both sides of these crosswalks.
- 7J. Callout chevron striping.
- 7K. Show all roadway tie-ins and transitions needed to tie into existing roadways. If the improvements are part of another plan set, include the EDN number. If adjacent widening will not be completed when the roads in this package are built, an interim plan will be needed.

Sheet 10

7L. Taper needs to be consistent with MUTCD merging taper. This taper is not long enough.

Sheet 11

- 7M. Show solid channelizing line.
- 7N. See comments on the previous sheet for turn islands and apply them to this sheet.
- 7O. Add and keep the right signs in each median – typ.
- 7P. Provide turning templates for left-turn lanes in the next submittal. Ensure geometry works with turning templates. The design vehicle should be WB-50 for outside lanes.



- 7Q. Show all roadway tie-ins and transitions needed to tie into existing roadways. If the improvements are part of another plan set, include the EDN number. If adjacent widening will not be completed when the roads in this package are built, an interim plan will be needed

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 owner and interest holders.

Sheet 6

- 8B. Why do the CAB and the City have overlapping easements? Were the CAB easements released?
8C. Need approval or land transfer from PSCO.
8D. Need approval from Eastern Pipeline (Kinder Morgan?).
8E. Label landowner and Deed information.
8F. Dedicate by separate document.

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. PROS will provide specific comments in a follow-up email. Please refer to the [PROS Dedication and Development Criteria Manual](#) for all trail and median-related requirements and ensure compliance to the FDP.

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)

- 12A. New comments were provided as of 3/15/2023, please find the letter containing these comments attached.

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

- 13A. 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)

- 14A. 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)

- 15A. 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)

- 16A. 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

March 15, 2023

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

Attn: Stephen GuBrud

RE: Aerotropolis Parkway, Case # DA-2062-43

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **conflicts** with **Aerotropolis Parkway** for which PSCo requests a comment response.

Public Service Company has several existing electric *transmission* lines and an existing high-pressure natural gas *transmission* pipeline with associated land rights along the proposed route. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo 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 Applicant/Requestor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission:** https://www.xcelenergy.com/encroachment_application

PSCo also owns and operates an existing natural gas regulator station at East 38th Avenue, and existing underground electric *distribution* facilities along the west side of the proposed project area between East 48th and East 38th Avenues, crossing eastward at 38th Avenue. For the relocation of any *distribution* facilities, an application must be submitted via xcelenergy.com/InstallAndConnect.

Please contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Note that proper clearances must be maintained including ground cover that should not be modified from original depths. Please be

aware that all risk and responsibility for this request are unilaterally that of the Applicant/ Requestor.

Also note that placement of shrubs and trees over underground *distribution* facilities and in front of the access doors of pad-mounted underground equipment must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used.

Comment response requested.

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