



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

AuroraGov.org

September 3, 2024

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

Re: 2nd 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 Margie:

Thank you for your second submission, which we started to process on August 16, 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 September 20, 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: Mergie Krell, Agent, AECOM, 7595 Technology Way Denver, CO 80237
Jacob Cox, Public Works
Filed: K:\\$DA\2342-02rev



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Items from Comment Letter #1 Not Included in Responses
- 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. It appears that the items included within the actual comment letter may have been omitted, as only responses are from the actual redline images. Please review this letter as well and include all responses upon your next resubmittal.
- 1B. 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. Repeat Comment
- 1C. 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. Repeat Comment.

2. Completeness and Clarity of the Application

- 2A. No additional comments at this time.

3. Site Plan Comments- comments in teal- all comments below are repeat comments.

- 3A. Sheet 2: Add a legal description to the site plan.
- 3B. Sheet 2: Provide an exhibit of the overall site plan. Show adjacent properties and the City boundary.
- 3C. Multiple Sheets: Label access and roadways with their current and/or proposed surface material.
- 3D. Sheet 3: Update dimensions
- 3E. Sheets 3, 7, and others: The development previously known as ATEC is now ALC (Aerotropolis Logistics Center). Please update all references to ALC.
- 3F. 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?
- 3G. Sheet 8: There is a reference to replacing and moving a fence in kind. Please provide a detail of this fence.
- 3H. Multiple Sheets: There are several drainage ponds proposed in this section. Please clearly identify which ponds will be temporary and which will be permanent.
- 3I. Multiple Sheets: Will the permanent drainage ponds be landscaped? If so, by whom, and when?
- 3J. Multiple Sheets: For the developments where no additional improvements are planned, when and how will the landscape be installed?
- 3K. Multiple Sheets: Please clearly indicate where there are overhead lines, as well as existing and proposed poles and towers.



4. Letter of Introduction – all comments below are repeat comments

- 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) All repeat comments. Please note that no landscape plans were included in this submission. A review was not possible.

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 / pturner@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: For Curb Ramps, we might want to use S9 without any additional “.0”
- 7B. Sheet 5: Per Section 2.12.1.13 of the 2023 Roadway Specifications, show a Calculation Summary Table which indicates the following criteria, at a minimum for each proposed roadway or portion of a roadway with differing criteria. (See Sheet 5 for the listing of what to include in Table).
- 7C. Sheet 5: Please show a clear zone in the diagram and provide ADT.
- 7D. Sheet 6: Could make this detail S9 without the “.0” to make it more general. Add detail in the civils.
- 7E. Sheet 7: Text is hard to read. Could the dimensioning be moved a bit?
- 7F. Sheet 8: Label profile of N/S Collector.
- 7G. Sheet 8: As noted in 1st review, there is a standard detail for these islands. S2.14- I do not see it being called out.
- 7H. Sheets 9 and 10: Add a note here in the lower left corner with a leader stating, “Variance from Section 4.05.4 of the City’s Roadway Specifications- Permissible Grades Approaching Intersections will be requested during Civil Plan review.”



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

- 8A. Sheet 6: Signing and striping will be at a high level. A full review will be evaluated during Civil Plans.
- 8B. This taper should be 540' long. Merging condition.
- 8C. Sheet 7: Median should be raised.
- 8D. Storage length in the ALC document is 275 feet. The turn lane should be 435 feet which includes the taper.
- 8E. Sheet 8: Provide Truck turning template for turning movements.
- 8F. Traffic does not support the crossing until it is signalized.
- 8G. Sheet 9: The existing deceleration lane is 435 feet long. That means SHAC requirements. This turn lane should be extended to be 435 feet long.
- 8H. The line work looks off. The access road should align with the access easement.
- 8I. See all comments in marked-up plans.

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: Please see technical notes about the location of hydrants.
- 10B. Sheet 6: Please see technical notes about the hydrant and valve location.
- 10C. Sheet 8: Please see technical notes about the 30-inch water main and sizes.

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. No additional comments at this time.

14. Environmental Planning (Maria Alvarez / malvarez@auroragov.org). **All repeat comments.**

- 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 that CIG owns three regional natural gas transmission pipelines.
- 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 / tworker@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). All repeat comments

17A. Please see the 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

August 23, 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 to Monaghan) – 2nd referral
Case # DA-2342-02**

Public Service Company of Colorado's Right of Way and Permits Referral Desk has a conflict with **26th Avenue Phase 2** and requests comment responses to the submittal dated May 3, 2024.

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