

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



October 27, 2022

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

**Re: Initial Submission Review – Aerotropolis Parkway – Infrastructure Site Plan**

Application Number: **DA-2062-43**

Case Numbers: **2022-6053-00**

Dear Mr. Hopper:

Thank you for your initial submission, which we started to process on Monday, October 3, 2022. 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, November 18, 2022.

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 still set for Wednesday, December 28, 2022. 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](mailto:sgubrud@auroragov.org).

Sincerely,

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:\SDA\2062-43app.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide a utilities plan sheet for the large diameter water main, connections, and fire hydrants in Aerotropolis Pkwy. Please see section 12 below for further requirements. (Aurora Water)
- Not clear what will be built with this project. See further details under section 7 below. (Traffic Engineering)
- Show storm sewer and inlets on the landscape plan. (Civil Engineering)
- Add property description. (Real Property)
- Add required signature blocks (Planning)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Fees are due prior to the second submission.

*Sheet 1*

- 1B. Add the required signature block(s) to the cover sheet.

- 1C. Show percentages for each area type in the data block.

*Sheets 3-19*

- 1D. Please revise overlapping/illegible text on the CAD file line.

*Letter of introduction*

- 1E. Please update all code references to reflect the current UDO found here:

<https://aurora.municipal.codes/UDO/146>.

#### **2. Community Questions, Comments and Concerns**

- 2A. No citizen comments were received upon the first submittal.

#### **3. Zoning and Subdivision Use Comments**

*Sheet 1*

- 3A. Revise the zoning in the data block as there is no MU-R or I-1 zoning present in this area.

#### **4. Architectural and Urban Design Comments**

- 4A. 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.

#### **5. Landscaping Issues** (Tammy Cook/ 954-266-6488 / [tcook@auroragov.org](mailto:tcook@auroragov.org)/ Comments in bright teal)

*On Civil Sheets for Sections and Plan views*

- 5A. Refer to curbside landscaping, not tree lawn.

*Sheets 1 & 12*

- 5B. Please change the language to state: "upon completion of roadway infrastructure."

*Sheet 11*

- 8B. Provide detail, material, and color for this retaining wall.

*Sheet 12*

- 8C. Since these are providing the tree equivalents, the ornamental grasses must be 5 gallons. Please provide the specifications for the 5-gallon.

- 8D. There shall NOT be more than 40% Ornamental grasses in the streetscape.

- 8E. 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.



- 8F. Despite this issue, adjustment for the street tree 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.
- 8G. Please include a column to provide the percentages for the high, medium, and low water usage for the entire site area.

*Sheet 13*

- 8H. Revise this note on all sheets to describe the curbside landscape area.
- 8I. Label dimensions and call out easements on the landscape plans (like the Civil Plans show) to demonstrate why trees cannot be placed within the Right of Way.

*Sheet 18*

- 8J. Please include the percentages for the high, medium, and low water usage for the entire site area.

**6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto: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.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

*Sheet 1*

- 7A. Advisory comment: The site plan will not be approved by public works until the preliminary draining letter/report is approved.

*Sheet 3*

- 7B. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 7C. It's difficult to see the proposed contours and the contour labels are too small, typical.
- 7D. Label longitudinal street slopes and slopes to tie in the grading, typical.

*Sheets 5, 9 & 11*

- 7E. Provide plan reference. The pond will need to be completed prior to paving.

*Sheet 13*

- 7F. Show storm sewer and inlets on the landscape plan.

**8. Traffic Engineering** (Carlie Campuzano/ 303-739-7309 / [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org)/ Comments in amber)

*Sheet 6*

- 8A. If 32nd is not open yet, then Type III barricades and "road closed" signs need to be installed.

*Sheet 11*

- 8B. When will the future 48th be installed? barricades and interim striping may be needed on both east and west legs.
- 8C. Not clear what will be built with this project. Will the northern section of aerotropolis be constructed yet? If not, signing and striping need to be adjusted.
- 8D. Label signalized intersection.



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

*Sheet 1*

- 9A. Advisory comment: The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply, and fire hydrants as required by the adopted fire code and city ordinances.

*Sheet 2*

- 9B. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please include fire hydrants to be within the road sections.

*Sheet 3*

- 9C. Please provide a sheet or an overall detail showing the location of all proposed fire hydrants and existing fire hydrants within 400' of this site.

*Sheet 11*

- 9D. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

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

*Sheet 1*

- 10A. Provide a utilities plan sheet for the large diameter water main, connections and fire hydrants in Aerotropolis Pkwy. identify high and low point elevations for placement of vault locations for air vacs and low point blowoffs. show detention basins.

*Sheet 3*

- 10B. The water main connection to the water main in E. 32nd Ave. is required for a looped water supply.  
10C. Water quality and detention are required.

*Sheet 5*

- 10D. Detention and water quality is required for Aerotropolis Pkwy. Include storm pipe sizes.

*Sheet 6*

- 10E. The water main connection to the water main in E. 38th Ave. is required for a looped water supply to support the fire hydrants along Aerotropolis Pkwy.  
10F. Please include sizes.

*Sheet 10*

- 10G. The 12" water line can't be installed along this cross slope for the pkwy. All stubs not used are to be disconnected and capped at the main.

**11. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto: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](mailto:ronelson@auroragov.org) / Comments in magenta)

*Sheet 1*

- 12A. Add property description.

*Sheet 3*

- 12B. Label B&D's around the exterior of the proposed ROW (Typical).  
12C. Please label the distance between the proposed Xcel easement and the property & section line.

*Sheets 3-11*

- 12D. Label all adjacent subdivisions, if not platted please label them as "unplatted."  
12E. Add section Line Coordinates.  
12F. Provide reception numbers where indicated on the site plan.  
12G. Dedicated by separate document? Contact Andy Niquette [decationproperty@auroragov.org](mailto:decationproperty@auroragov.org) for easement concerns.



*Sheet 6*

12H. ROW by Quit Claim Deed Reception Number 2021000049636? FL & PA Easement Reception Number 2022000028335?

*Sheet 10*

12I. May require a license agreement with Xcel Energy.

*Sheet 11*

12J. Label the indicated easement.

**13. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. See Attached Comment Letter.

**14. Adams County Planning and Development (720-523-6859 / [developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.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](mailto: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](mailto:steven.loeffler@state.co.us))**

15A. The construction of Aerotropolis Parkway between 23nd 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](mailto: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.