



Jacob Cox  
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Aurora, CO 80012

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August 9, 2024

**Aurora Reference**

DA-2342-02

**AECOM Reference**

60673741

**RE: E 26<sup>th</sup> Avenue (Powhaton to Monaghan) Letter of Introduction**

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for E 26<sup>th</sup> Avenue adjacent to the Aurora Logistics Center (ALC) development area (DA-2214-00). 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:** E 26<sup>th</sup> Avenue is an existing 2-lane rural arterial that this project will widen to a 4-lane minor arterial with a painted median and share use paths in accordance with the NEATS 2018 Refresh and draft ALC FDP (DA-2214-00). The segment of E 26<sup>th</sup> Avenue begins east of Powhaton Road and extends to the intersection of E 26<sup>th</sup> Avenue/Monaghan Road. A temporary connection to existing 26<sup>th</sup> Avenue will be constructed at both ends of this ISP. The shared use paths will function as a regional trail and primary bike route. There will be a waterline included in the corridor connecting to the recent Aurora waterline construction at E 26<sup>th</sup> Avenue and Monaghan Road. This ISP includes temporary water quality ponds 1177, 1210, and 1222. The project will also include storm drainage, lighting, traffic signals, and landscaping.

Proposed ROW and utility, drainage and traffic signalization easements will be dedicated by separate documents.

Design for a separate ISP covering the 26<sup>th</sup> Avenue/TAH Parkway/Aerotropolis Parkway/Powhaton Road junction area is underway. Developer landscaping of the buffer area between the shared use path on the north side of E 26<sup>th</sup> Avenue and the development lot lines will also be a separate ISP.

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

**Location:** This project is located in an east-west corridor along the section line between part of sections 28 and 33 and part of the section line between Sections 27 and 34. The project falls between Powhaton Road and Monaghan Road, across the southern border of the ALC development (DA-2214-00). 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 site plan area is 10.53 acres.

**Intensity of Development:** This project is a minor arterial roadway that will be providing access to the surrounding development. There is no residential or commercial included with this project.

**Adjustments to the City Code:** None anticipated.



**Property Owners:** The project is communicating with the property owners to gain authorizations and to acquire the property needed.

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C/O LDS Tax Division  
PO Box 511196  
Salt Lake City, UT 84151

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Real Property Services  
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Aurora, CO 80012

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

Venture 2011 LP  
4661 Clipper Dr  
Discovery Bay, CA 94505-9200

Rock & Rail LLC C/O Baden  
Tax Management  
PO Box 8040  
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**Consultants:**

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**Unified Development Ordinance (UDO):** This proposed infrastructure site plan for E 26<sup>th</sup> Ave meets the approval criteria as outlined under Section 146-5.4.3.B.2. E 26<sup>th</sup> Avenue's ISP follows the standards of the UDO, the draft Master Plans, and city regulations. The proposed E 26<sup>th</sup> Ave corridor will provide adequate capacity for the City's existing infrastructure to serve the regional transportation (vehicular, bicyclists, and pedestrians) needs as identified by the 2018 NEATS Refresh.

The proposed grade for E 26<sup>th</sup> Ave closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed E 26<sup>th</sup> Ave design includes water quality features to meet added imperviousness of the final roadway construction. Construction will be coordination and constructed with Monaghan road. All proposed ponds are temporary.

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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