

September 20, 2022

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

Aurora Reference
1592310

AECOM Reference
60673742

RE: Aerotropolis Parkway (32nd Avenue to 48th Avenue) ISP

Dear Mr. Cox,

This letter responds to the numbered comments and key issues made at the pre-application meeting held on December 9, 2021. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Please note that this ISP includes the segment of Aerotropolis Parkway from 32nd Avenue to 48th Avenue. The junction area of 26th Avenue/The Aurora Highlands Parkway (TAH Parkway)/Aerotropolis Parkway/Powhaton Road will be submitted in a separate ISP once a layout is selected and accepted by the City.

Planning and Development Services Department*Standards and Issues:*

1. Zoning and Placetype: Information is noted.
2. Land Use: Historic and proposed land use information is noted.
3. Development Standards
 - a. Street Cross Sections: Aerotropolis Parkway matches the six lane arterial: raised median typical section in The Aurora Highlands Master Plan PIP with a couple exceptions. The exceptions are a 28' median and 14' regional bike trails on both sides, creating a 154-foot right-of-way (ROW). The additional 2' in the median is to provide additional horizontal clearance to the gas line under the median that the proposed Aerotropolis Parkway centerline will follow. This will allow lighting in the median and keep the light poles further away from the overhead electric lines on both sides of the roadway. The 14' regional trail is per The Aurora Highlands Multi-Modal Plan. There will be a 10' utility easement on both sides of the road. There will also be sidewalk easements where the sidewalk meanders around the Xcel Transmission Towers/Poles. There will be a 100' proposed Xcel easement on the west side of the road after Xcel dedicates their property to ARTA.

The portion of Aerotropolis south of 32nd Avenue will be submitted in a separate ISP once a layout is selected and accepted by the City.
 - b. Infrastructure Site Plan Components: This project consists of the full width roadway improvements and the water main and sanitary sewer within Aerotropolis Parkway from 32nd Avenue to 48th Avenue. This section of roadway will provide access and water connections to several planning areas on the east side of The Aurora Highlands development. This is consistent with the approved PIP for Sections 20 and 29.

The junction area of 26th Avenue/TAH Parkway/Aerotropolis Parkway/ Powhaton Road will be constructed simultaneously with the segment of Aerotropolis Parkway included in this ISP application, though will be included in a separate ISP application package.

- c. Right-of-Way Dedications: A plat dedicating the right-of-way for Aerotropolis Parkway and the utility easements outside the right-of-way is in the process of being prepared.
 - d. Access and Connectivity: AECOM is coordinating with The Aurora Highlands developers and is connecting with 32nd Avenue (a collector), 38th Avenue (a collector), and 48th Avenue (a major arterial), which will be constructed in a similar timeframe as Aerotropolis Parkway.
 - e. Mobility Hub: Noted. Planning for the Type 2 Mobility Hub and the grade separated or enhanced at-grade crossings for the pedestrian/bicycle network crossings will be included in a separate ISP for the junction area of 26th Avenue/TAH Parkway/ Aerotropolis Parkway/Powhaton Road.
 - f. Landscape, Water Conservation, Stormwater Management: Landscape plans are included in the ISP and were developed in accordance with the FDP and the City's Landscape Reference Manual.
4. Adjustments: None anticipated.
 5. Submittal Reminders: Noted.
 - a. CAD drawings will be submitted after the development review is completed and prior to final mylars are submitted for signatures.
 - b. PDF files will be flattened.
 - c. Mineral Rights Affidavit was submitted with the FDP.

Oil and Gas Development

There are two north-south underground pipelines in this segment. Aerotropolis Parkway will be centered on one and this pipeline will be under the median except at left turn bays and intersections. The other is on the west side of Aerotropolis Parkway and goes under the roadway and regional trail in some locations. We are coordinating with the owners and do not anticipate impacts to these facilities.

This ISP is for infrastructure improvements which would not require meeting the 2000' setback from oil and gas locations. It is noted that two proposed facilities approved through the Crestone Peak Agreement, Bijou North well pad and Bijou South well pad, are within 2000' of this Aerotropolis Parkway project. It is also noted that a horizontal well may be drilled underneath the project site in the future.

Parks, Recreation, & Open Space Department (PROS)

The crossing of First Creek Tributary T will be included in a separate ISP for the junction area of 26th Avenue/TAH Parkway/Aerotropolis Parkway/Powhaton Road once a layout is selected and accepted by the City.

- Regional Trail: The 14' trail is separated from the roadway by a 8' landscaping buffer and is parallel to the roadway due to right-of-way constraints rather than meandering. The exceptions are where the trail meanders around the existing Xcel Transmission Towers/Poles in order to minimize the cost of retaining walls on the project.
- Arterial Medians: The median will be a 28' median rather than the standard 26' median for a 6-lane major arterial and will meet criteria of the PROS Dedication and Development Criteria Manual with xeric design, no trees, and no irrigation with a 3-year maintenance period. The additional 2' median is to provide additional clearance to the existing gas line which will be under the median.
- Forestry Division: There are no existing trees along the proposed Aerotropolis Parkway corridor.

Aurora Water

Key Issues:

- *All utilities are to be installed in accordance with the approved master utility study:* Water is to be extended along Aerotropolis Parkway per the master utility study (MUS) and public improvement plan (PIP). A conformance letter will be included with the civil plan submittals.
- *All utilities must be inspected and initially accepted prior to commencing pavement operations:* Noted.
- *Stormwater Management Plans (SWMPs) and reports are required:* Noted.
- *Water quality and detention are required along with an Inspection and Maintenance (I&M) plan:* Pond SC-2 near 48th Avenue will be designed by others and is shown in this ISP.
- *A domestic allocation agreement will be required for connections 2" and larger:* Noted.

Public Works Department

Key Issues:

- *Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time:* Noted.
- *A study is being conducted by the applicant to determine the recommended intersection configuration for the 26th Avenue and Aerotropolis Parkway intersection:* discussion with the City is in process. The study area involved in the junction of 26th Avenue/TAH Parkway/ Aerotropolis Parkway/Powhatan Road will be submitted in a separate ISP once a layout is selected and accepted by the City.
- *The ISPs shall conform with the previously approved studies:* The ISP conforms with approved traffic impact studies with six lanes on Aerotropolis Parkway.
- *Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways:* Noted. Interconnect conduit shown 2-ft under northbound regional trail on ISP plans.

Engineering Department

Key Issues:

- Public improvements shall be in conformance with the approved Public Improvement Plan (PIP). Additionally, the resolution of the 26th Avenue-TAH Parkway-Harvest/Aerotropolis Parkway-Powhatan intersection configuration is required prior to any plan submittal.
 - It is anticipated that the junction area to the south of 32nd Avenue will be constructed simultaneously with the portion of Aerotropolis Parkway in this ISP.
- A preliminary drainage report shall be submitted with each Infrastructure Site Plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Offsite regional facilities are required to be completed and accepted.
 - Noted. Drainage report and regional facilities are included.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
 - Noted.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.
 - Noted.

Fire/Life Safety – Building Division

Key Issue:

- Fire/Life Safety comments will be focused on the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of adjacent site and civil plan submittals.
 - The proposed construction will be designed to tie to 48th Avenue at the north end of the current ISP and 32nd Avenue at the south end, providing emergency access and water supply connections.
 - Stub-outs on side streets will end at fire hydrants for flush-out capability. Water main will continue along Aerotropolis Parkway in separate ISP.

Real Property Division

Key Issue:

- Option to submit plats or apply by separate documents. Platting was advised at the pre-application meeting given project scope.
 - A plat dedicating the Aerotropolis Parkway right-of-way and the utility easement outside the right-of-way is in the process of being prepared.

We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,



David Center, PE, CFM
Project Manager & Associate Vice President

AECOM

T: 1-303-376-2919

E: david.center@aecom.com