



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

November 7, 2024

Patrick Chelin
Aerotropolis Area Coordinating Metro District
15226 Cole Blvd Ste 100
Lakewood, CO 80401

Re: Initial Submission Review: The Aurora Highlands Master Plan Amdt No 4 – Master Plan Amendment
Application Number: DA-2062-67
Case Numbers: 2017-7002-05

Dear Mr. Chelin:

Thank you for your submission, which we started to process on October 14, 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 referral agencies.

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 December 03, 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 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\SDA\2062-67rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Resubmit the MTIS and update PIP to match (Public Works and Traffic)
- Include street sections (Public Works/Engineering)
- Conform with IWMP2 and master utility studies (Water)
- Add triggers for Aerotropolis Pkwy, add two points of access and looped water for each phase (Life/Safety)
- Remit application fees of \$10,752.00 prior to next submittal

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to twenty (20) adjacent property owners, five (5) outside agencies, and six (6) registered community associations. No comments were received from adjacent property owners. Comments were received from one (1) outside agency and are attached to or included in this letter. Please include a response with your next submittal.

2. Completeness and Clarity of the Application

- 2A. Submit an introduction letter outlining the proposed changes in the application.
2B. Ensure planning areas referenced in tables are shown on the maps.
2C. Revise Reserve “Loop” to “Boulevard”.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 3A. The PIP was submitted without the sections and laneages included as part of the previous PIP. The MTIS in folder RSN 1749529 needs to be resubmitted and Engineering & Traffic Engineering will look to release the requested items when they resubmit the MTIS & next submission of the PIP matches the needed cross sections.
- 3B. Revise the sentence on Page 15 to associate the completion of infrastructure in Section 19 with TCO or CO.
- 3C. Move sewer improvements on Page 15 to the sanitary improvements section.
- 3D. Revise Table 4 on Page 16 per the comments. Reference Table 3 for planning areas that require only internal infrastructure.
- 3E. Update Table 6 on Page 20 per the comments and reference Table 5 for planning areas that only require internal infrastructure.
- 3F. Revise Table 8 per the comments and reference Table 7 for planning areas that require only the internal infrastructure.
- 3G. Revise the sentence on Page 23 to associate the completion of infrastructure in Section 30 with TCO or CO.
- 3H. Edit the text on Page 27.
- 3I. Add the Aerotropolis DDI interchange to Table 10.



4. Traffic (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 4A. The latest Aurora Highlands Master Traffic Impact Study needs to be approved by traffic before agreeing to this Public Improvement Plan. It will need to be added to the list of references. Further comments could come based on the amended Master TIS.
- 4B. Label the extent of all street improvements (from where to where).
- 4C. Make sure all connections from the Planning area to the arterial network can be made.
- 4D. Revise streets in Table 4 per comments and include Fultondale for PA-6.
- 4E. Revise Table 6 per the comments.
- 4F. Revise Table 8 to add lengths for Highlands Creek Pkwy and Warm Springs Avenue.
- 4G. Add the DDI interchange in Table 10.

5. Fire / Life Safety (Will Polk / 303-739-7420 / wpolk@auroragov.org / Comments in blue)

- 5A. The PIP must provide and account for both on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, approved looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.
- 5B. Revise the text on Page 5 to reflect an approved looped water supply to include on and off-site fire hydrants. Repeat for all planning areas.
- 5C. Revise to note that all planning areas require two separate distinct points of access, meaning the access roads must be placed a distance apart not less than one-half of the length of the maximum overall diagonal dimension of the property to be served, measured in a straight line between accesses points.
- 5D. Elaborate on the requirements that would trigger Aerotropolis Parkway (see Page 36).
- 5E. The infrastructure layout must show and account for the required two points of access with a looped water supply during each phase of development

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 6A. Add looped water supply to the list of requirements for all planning areas.
- 6B. The 24" DIP is located in 26th Ave. Update narrative (Page 7) to reflect existing conditions.
- 6C. The E-470 toll plaza is served by a dead-end 12" line from the 36" steel main in Main St. This is currently a dead-end main and needs to have a looped connection to serve the existing toll plaza fire hydrants. The 24" line was disconnected due to the 38th Ave. bridge project. A 16" PVC main was installed under E-470, south of 38th Ave. (EDN 222136) which connects to the 36" steel line in Main St. Update the narrative to reflect actual conditions and conformance with the IWMP2 and ATEC master utility study.
- 6D. Update the information on Page p per the comments and note Second Creek interceptor has been constructed.
- 6E. Please coordinate with AECOM and HR Green regarding water line changes required by the IWMP2 and the interface of the TAH and ATEC parcels. These changes must be reflected in the Master Plan amendment.
- 6F. The extension of Zone 4 water main is required as part of the Aerotropolis Parkway intersection.
- 6G. The Master Utility Plan must be updated to reflect the development changes and new service scenarios supporting TAH.

7. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 7A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 28, 2024

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Master Plan Amendment No. 4, Case # DA-2062-67

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **The Aurora Highlands Master Plan A4**. For plats, PSCo/Xcel Energy's standard distribution easement requirements are as follows:

- **Commercial/Retail/School/Apartment Properties**
 - gas main 6'
 - electrical distribution line 10'
 - joint trench 15'
 - transformer 15' x 15'
 - switch cabinet 20' x 20' or 15' x 25' depending on model
 - 10' easement is required along all lot lines abutting any public rights-of-way
- **Residential Property**
 - gas distribution line, (front) lot 6'
 - electrical distribution line, (rear) lot 8'
 - joint trench 10'
 - multi-unit developments require a 10' easement along all lot lines abutting any public rights-of-way
 - transformer and switch cabinet remain the same as commercial property
- **Gas Line Clearances – all lots**
 - all gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- **Gas Lines Not Adjacent to Road Surface – all lots**
 - must be adjacent to drivable pavement/walkway that is a minimum of 8' wide & 6" thick to allow service trucks access and plowing in snowy conditions

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e.

transformers and switch cabinets), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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