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

January 20th, 2024

Aurora Reference
DA 2342-01

AECOM Reference
60691835

RE: 32nd - 26th Avenue Realignment Infrastructure Site Plan Letter of Introduction

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for the 32nd - 26th Avenue Realignment between Piccadilly and E-470. 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: The 32nd - 26th Avenue Realignment will construct a new alignment of 26th Avenue from the 32nd Parkway/Picadilly Road intersection to existing 26th Avenue east of the property at 22201 26th Avenue, and reconstruct existing 26th Avenue from the new alignment to the west side of the E-470 bridge. This alignment is approximately 4900' in length. The existing 26th Ave from Picadilly Rd to the new alignment will be re-named 26th Court. The proposed corridor contains a 4-lane minor arterial roadway (116' ROW) with a 14' painted median and parallel detached 14' multi-use trails, and is accordance with the approved Master Plan, the 2018 Northeast Area Transportation Study (NEATS) Refresh. The project also accounts for the adjacent Majestic Commercenter Master Plan and the Aurora Commerce Center Final Plan (constructed.) The project includes a connection to 26th Court that will be a 2-lane collector roadway (75' ROW) with a 12' painted median and a 10' detached sidewalk on the south side of the road. Along existing 26th Ave, the project will construct from the centerline to the north, and will tie into the south half constructed by ACC Development (EDN 220217). The project includes two temporary water quality ponds that collects two storm drainage systems. The project also includes a waterline, sanitary sewer, lighting, and landscaping.

Proposed ROW will be dedicated by Plat, 32nd Avenue to 26th Avenue Filing No. 3 is included in this submittal for first review by the City, followed with Easements by separate documents.

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

Location: This project is located in Sections 25 and 26, in an East-West corridor. The project goes from the 32nd Parkway and Picadilly intersection to west of the 26th Ave and E-470 bridge. It is in Township 3 South, Range 66 West of the 6th principal meridian in the City of Aurora, Colorado.

Project Size: The site plan area is 12.76 acres.

Intensity of Development: This project is a minor arterial roadway that will be providing access to the surrounding development and will connect two arterial roadways – 32nd Parkway and 26th Ave. There is no residential or commercial development 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. ARTA will be acquiring property through dedication or by approaching non-ARTA property owners with a fair market value offer for the area needed. Condemnation will be a last resort for acquiring property. (see next page for listed property owners)

Majestic Commercenter II LLC
13191 Crossroads Pkwy N Fl 6
City of Industry CA 91746-3421

FR Aurora Commerce Center
Phase I LLC C/O First Industrial
Realty Trust Inc
8200 Park Meadows Dr Ste 8226
Lone Tree CO 80124-2746

Consultants:

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Unified Development Ordinance (UDO):

The proposed infrastructure site plan for the 32nd – 26th Ave Realignment meets the approval criteria as outlined under Section 146-5.4.3.B. The ISP follows the standards of the UDO and the approved Master Plans. The proposed 32nd – 26th Ave Realignment corridor will provide adequate capacity to serve the regional transportation (vehicular, bicyclists, and pedestrians) needs as identified by the 2018 NEATS Refresh.

The proposed grade for 32nd – 26th Ave Realignment closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed 32nd-26th Ave design includes water quality features to meet added imperviousness of the final roadway construction.

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,

Margaret Krell, PE, ENV SP
Project Manager

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