



Aerotropolis Regional Transportation Authority
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
www.aerotropolisrta.org/
(303) 779-5710

April 5th, 2024

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

Aurora Reference
DA-2342-03

AECOM Reference
60675102

RE: 48th Avenue (Aerotropolis Parkway to Monaghan Road) Infrastructure Site Plan Letter of Introduction

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for 48th Avenue adjacent to the Aerotropolis Logistics center (ALC) development area. 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: 48th Avenue is proposed to be a 4-lane minor arterial with shared use paths, to be constructed in accordance with the approved FDP. The segment of 48th Avenue included in this ISP follows the north border of Section 16 (mirroring the south border of Section 21), beginning at Aerotropolis Parkway and terminating at Monaghan Road. The shared use paths will function as a regional trail and primary bike route. There will be a waterline and sanitary sewer included in the project. This ISP includes a temporary water quality pond (Pond 4350) south of 48th Avenue to the east of Aerotropolis Parkway. The project will also include storm drainage, lighting, traffic signals, and landscaping.

Proposed ROW will be dedicated by the plat in the 48th Avenue Filing Number 2. Utility, drainage, and traffic signal easements will be dedicated by separate documents.

Due to the existing 250-ft Xcel easement (Book 3867, Page 737), related to overhead electrical transmission lines, located within the proposed Right-of-Way, street trees cannot be planted on the north side of this street corridor, however shrub equivalents are provided.

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

Location: This project is located in an East-West corridor along the section line between Sections 16 and 21. The project falls between future Aerotropolis Parkway and future Monaghan Road, across the northern area of the ALC development. It is in Township 3 South, Range 65 of the 6th principal meridian in the City of Aurora, Colorado.

Project Size: The site plan area is 13.1 acres.

Intensity of Development: This project is a major arterial roadway that will be providing access to the surrounding development. 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.

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

Monaghan Properties LLC
1892 Big Bear Dr
Sedalia, CO 80135-4411

Lumen Qwest Corporation C/O
Prop Tax – Bwembya Chikolwa
1025 Eldorado Blvd
Broomfield, CO 80021-8254

Consultants:

AECOM (*Engineering Design*)
David Center, PE, CFM
7595 Technology Way, Ste 200
Denver, CO 80237
Phone: 303-376-2919
Email: dave.center@aecom.com

AECOM (*Landscape Design*)
Jeff McKelvey, PLA, ASLA, ENV SP
7595 Technology Way, Ste 200
Denver, CO 80237
Phone: 303-843-3617
Email: Jeff.McKelvey@aecom.com

AECOM (*Utility Design*)
Evon Harmon, PE
7595 Technology Way, Ste 200
Denver, CO 80237
Phone: 970-412-0722
Email: Evon.Harmon@aecom.com

Unified Development Ordinance (UDO):

The proposed infrastructure site plan for 48th Ave meets the approval criteria as outlined under Section 146-5.4.3.B. 48th Avenue's ISP follows the standards of the UDO and the approved Master Plans. The proposed 48th Ave corridor will provide adequate capacity to serve the regional transportation (vehicular, bicyclists, and pedestrians) needs as identified by the 2018 NEATS.

The proposed grade for 48th Ave closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed 48th 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,

Matt Hopper
Aerotropolis Regional Transportation Authority
Phone: 303-779-5710
Email: matt@summit-strategies.net