



July 27, 2020

City of Aurora  
Planning & Development Services  
Attention: Stephen Rodriguez, Planning Supervisor  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012  
Ph: 303.739.7186

**Re: TransPort Colorado – FDP SubArea #1 (Tab #5)  
Response to 4<sup>th</sup> Comments for 5<sup>th</sup> Submittal (Technical)**

Dear Mr. Rodriguez,  
We have reviewed your 4<sup>th</sup> round of comments for Transport Colorado FDP SubArea #1.  
Attached within are our responses to those comments.

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See the comment redlines from Engineering, Traffic (contact directly), Aurora Water, Life Safety, and PROS.
- Please contact the Colorado Department of Transportation (CDOT) for any comments as none were received.
- See the attached letter from Mile High Flood District.

**PLANNING DEPARTMENT COMMENTS**

Reviewed by Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

**1. Community Comments**

1A. No additional comments were received from surrounding neighborhoods. **Acknowledged.**

**2. Completeness and Clarity of the Application**

2A. No additional comments **Acknowledged.**

**3. Zoning, Land Use Comments and Transportation Issues**

**Open Space, Recreation, and Land Dedication**

3A. Continue to work with Porter Ingrum regarding the required avigation easements for the Master Planned development. (Re: Jason Mann email dated 7/19/19) **Acknowledged.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering**

Reviewed by: Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

PIP



4A. Page 1 - The FDP will not be approved by public works until the overall master drainage study and the master drainage study for Sub Area 1 are approved. **Acknowledged.**

4B. Page 6 – Please add that the PUC will be approached as each planning area is developed and include an updated model on when the thresholds will be met. This will require an updated model for each planning area shall be provided to the PUC and City of Aurora to see if the horizon dates change **Text Updated.**

4C. Page 9 - Include reference to the previous comment regarding updated submissions to the PUC with each planning area, typical. **Text Updated.**

4D. Page 27 (Sheet 1) - This is identified as a potential signalized intersection in the overall FDP. Include the symbol at all identified intersections on all exhibits. **Future signalized intersections symbols and description leaders have been added to the exhibits along with a new note.**

4E. Please add a note regarding the no rise certificate/CLOMR for construction in the floodplain, and the IGA if annexation has not occurred (per previous comment) on all exhibits. **A note has been added to the exhibit sheets.**

4F. Where is the drainage channel section? **A typical channel design cross section has been added along with call outs to channel widths for maintenance eligible channels.**

## 5. Traffic Engineering

Reviewed by: Brianna Medema [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org) / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) 303-739-7309 Comments in gold.

### TIS

5A. Please contact the reviewer directly for comments. No redlines were received by staff. **Acknowledged.**

### PIP

5B. Please contact the reviewer directly for comments. No redlines were received by staff. **Acknowledged.**

## 6. Aurora Water

Casey Ballard // (303) 739-7382) Comments in red.

Master Utility Report

Please address redline comments:

6A. Subarea Master Plan 1 is acceptable but cannot be approved until the MUS is approved. A folder for this has been opened for the developer to submit the MUS for final signature. **Acknowledged.**

## 7. Life Safety

Reviewed by: William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 Comments in blue.

Please see Marked-Up (In Blue) FDP for Specific Comments.

7A. Land Matrix Comments

Page 5



- Include the permanent fire station within the PA-15B label/section or make a reference to the permanent fire station land dedication in section 2. **Planning Area 15B has been labeled as a permanent fire station.**

PIP Page 18

- Please revise to "dedicated for public land use (temporary fire station) and dedicated for public land use (permanent fire station). **The text establishing a temporary and permanent fire station has been updated.**
- After recent discussions with COA Fire & Rescue, it was determined that the temporary fire station shall be the modular structure instead of a portion of a proposed onsite building. Please revise this statement to "the developer will provide the temporary fire station by the means of a modular structure at the direction of the Fire Chief or his or her designee. **The above statement has been revised.**

### 8. Parks and Recreation (PROS)

8A. Detention Pond Ineligibility for Open Space Credit – Although the applicant’s response to PROS’ comments on this topic indicate the item has been addressed, the mapping for PA-36 in Tab #9 and what is shown in the PIP map for Tab #13 are still inconsistent. If a detention pond in the northern part of PA-36 remains an element of the proposed stormwater management system, the acreage associated with the pond should not be symbolized as open space nor should the acreage be counted toward the land dedication acreage. Please refer to the redlines in Tab #9 and rectify. **RE: The detention pond in PA-36 has been identified and allocated in the acreage chart.**

Tab #9, Open Space, Circulation & Neighborhood Plan – The proposed stormwater infrastructure (i.e., detention pond) should be excepted out of PA-36 for both the maps and the acreage calculations. **RE: Maps and acreage charts have been revised.**

Tab #9, Form J – The proposed stormwater infrastructure (i.e., detention pond) should be excepted out of PA-36 for both the maps and the acreage calculations. **RE: Completed**

### 9. Mile High Flood District (MHFD)

Reviewed by: Teresa Patterson 303 / 455-6277 9A. See the attached letter dated May 12, 2020.  
**Acknowledged.**

### 10. Colorado Department of Transportation (CDOT)

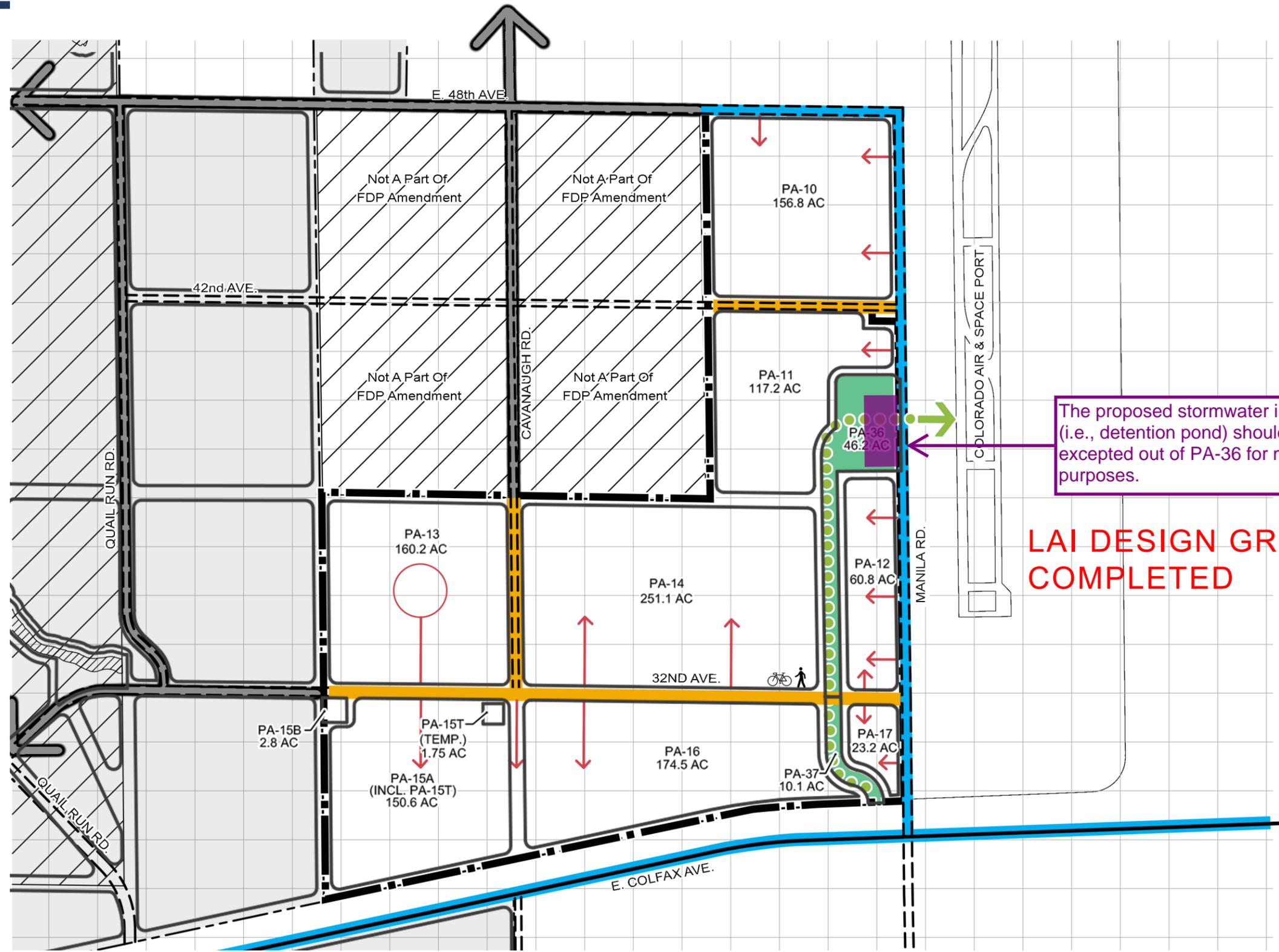
10A. No comments received to date. Contact Marilyn Cross directly for comments. **Acknowledged.**

If you require additional information or have any or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or [jcarpenter@laidesigngroup.com](mailto:jcarpenter@laidesigngroup.com). We look forward to working with the City in completing this process in order to contribute to the City of Aurora.

Sincerely,

Jennifer Carpenter / Associate Principal

# TransPort Colorado Logistics & Commerce Park Sub-Area 1 Open Space, Circulation & Neighborhood Plan Tab #9



The proposed stormwater infrastructure (i.e., detention pond) should be excepted out of PA-36 for mapping purposes.

**LAI DESIGN GROUP:  
COMPLETED**

**LEGEND**

- SUB-AREA #1 BOUNDARY
- FDP BOUNDARY
- 10 ACRE REFERENCE GRID
- 114' R.O.W. MINOR ARTERIAL W/ SEPARATED SHARED USE PATH
- 84' ROW COLLECTOR W/ SEPARATED SHARED USE PATH
- PROPOSED TRAIL
- BEAR GULCH FLOODPLAIN
- PLANNING AREA BOUNDARY
- OPEN SPACE (OS-D)
- FUTURE AREAS TO BE ANNEXED
- FUTURE CONNECTIONS
- POTENTIAL CONNECTIONS

NORTH

0' 750' 1500'  
SCALE: 1" = 1500'

Notes: 1. Images and Graphics are solely for reference purposes only.  
2. See Tab 11 for Cross Sections.  
3. All Cross Sections provide designated sidewalks and pedestrian circulation.  
4. See Tab 13 for PIP.

**LAI Design Group**  
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**CML**  
CONSULTANTS

**FELSBURG  
HOLT &  
ULLEVIG**  
connecting & enhancing communities

**ISSUE RECORD**  
FDP Sub-Area #1  
1st Submittal: 4/26/19  
2nd Submittal: 9/20/19  
3rd Submittal: 2/14/20  
4th Submittal: 4/27/20

**TRANSPORT  
COLORADO**  
LOGISTICS & COMMERCE PARK

# TransPort Colorado Logistics & Commerce Park Sub-Area 1 Open Space, Circulation & Neighborhood Plan

Tab #9

### Intent/Purpose:

The intent for the Open Space dedication is to provide natural conservation areas that favor the preservation of the natural environment but also function to directly serve the public. If trail development is deemed to be environmentally compatible, infrastructure for the trail and all related improvements should incorporate the current development standards identified in the Aurora Parks and Open Space Criteria Manual.

### Annexation: (2007 Annexation Agreement Final PDF) PUBLIC LAND DEDICATION

6.1 Annexor agrees to dedicate land to City to be used for public purposes, or pay cash-in-lieu of land if required by City. Land dedicated for public uses other than parks and open space shall equal two percent (2%) of the property zoned nonresidential. Dedication of public land for parks and open space purposes shall occur, by subdivision plat or separate document at the discretion of the City, at time of first adjacent subdivision plat within the Property or in accordance with timing/phasing requirements specified in a planning document for the Property approved by the City.

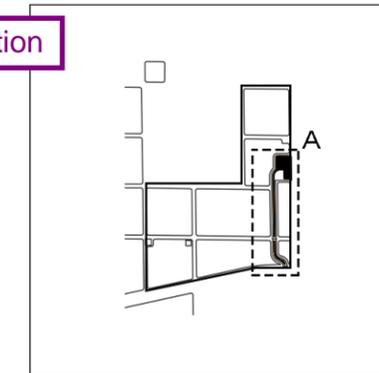
6.3 In the event City requires cash-in-lieu of land dedication pursuant to Section 6.1, Annexor shall pay money to the City in an amount equal to the fair market value of the land required for parks and open spaces.

### LEGEND:

-  FDP BOUNDARY
-  EXISTING ROADS
-  PROPOSED ROADS
-  CHANNEL 24.80 AC (NOT INCLUDED IN DEDICATION)
-  OPEN SPACE 31.50 ACRES DEDICATED
-  PLANNING AREA BOUNDARY



### KEY MAP



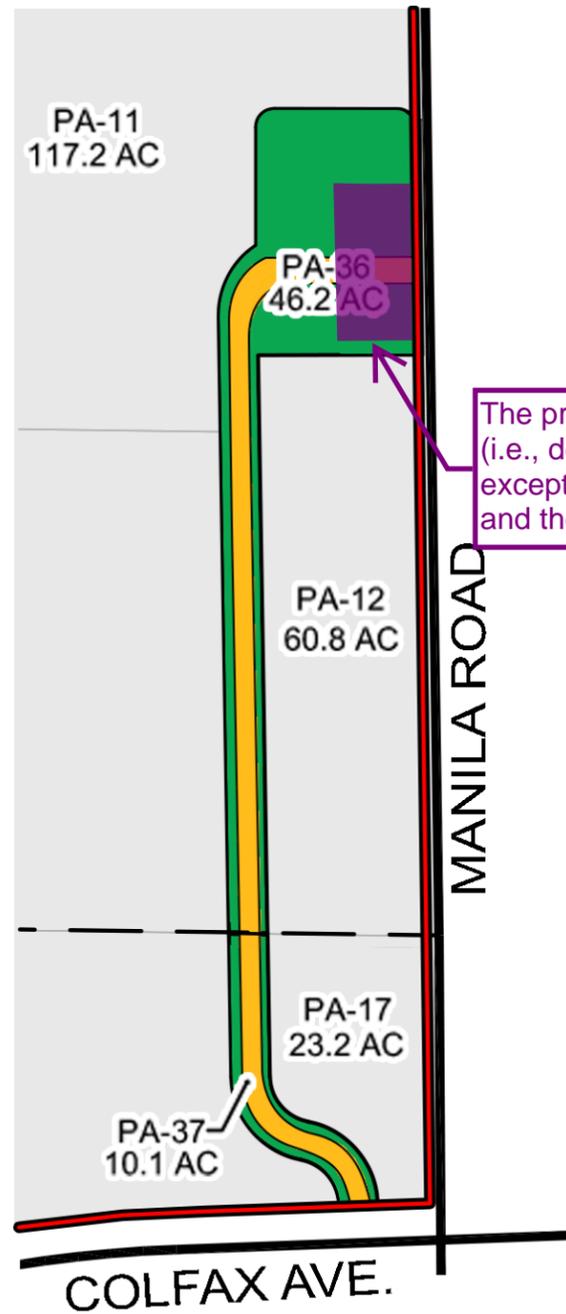
Planning Area	Total Acreage	Provided Open Space (Acres)	Floodplain (Acres)	Channel (Acres) Not included in Open Space
PA-36	46.20	28.30	-	17.90
PA-37	10.10	3.20	-	6.90
<b>Total</b>	<b>56.30</b>	<b>31.50</b>	<b>0.00</b>	<b>24.80</b>

Required Open Space:  
Total Adjusted Gross FDP Acreage: 56.3 x 2% = 1.13 AC Required

and Detention

The proposed stormwater infrastructure (i.e., detention pond) should be excepted out of PA-36 for both the maps and the acreage calculations.

**LAI DESIGN GROUP:  
COMPLETED**



Ⓐ EAST SECTION

Note: Images and Graphics are solely for reference purposes only.

**TransPort Colorado FDP Sub-Area 1 (#1283749)  
TAB #9: FDP Parks, Recreation, and Open Space Matrix (FORM J)**

Submitted: April 26, 2019  
2<sup>nd</sup> Submittal: November 22, 2019  
3<sup>rd</sup> Submittal: February 14, 2020  
4<sup>th</sup> Submittal: April 27, 2020

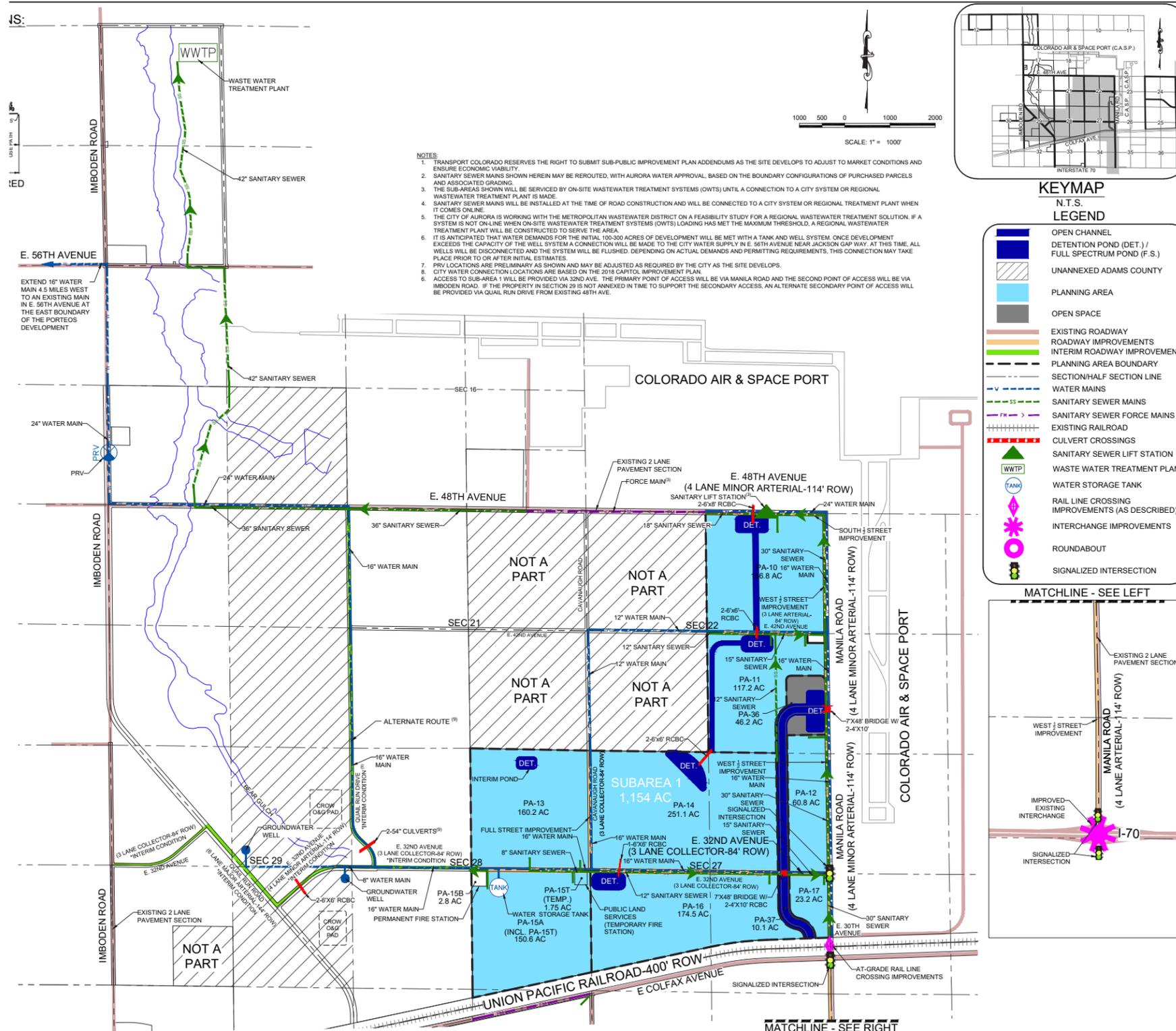
**LAI DESIGN GROUP:  
COMPLETED**

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger for Each Phase
PA-36	Open Space and Drainage Facilities (Trail & Site Furnishings)	46.2	28.3	Metro District	At Time Of Site Improvements (ISP & CSP)
PA-37	Open Space and Drainage Facilities (Trail & Site Furnishings)	10.1	3.2		(ISP & CSP)
Landscaped Medians	Medians within Major Arterial Streets (including but not limited to Imboden Road and Quail Run Road)	NA	NA	Owned by the City and Maintained by the Metro District	At completion of curb and gutter around median as per PROS Stds
Total:	Open Space and Drainage Facilities	56.3 AC	31.5 AC	Metro District	At Time Of Site Improvements (ISP & CSP)
<b>Director of Parks, Recreation and Open Space</b>  Date: _____ Signature: _____		Note: Total Adjusted Gross FDP Acreage: 5110.80 x 2.0% = 102.22 AC Required			

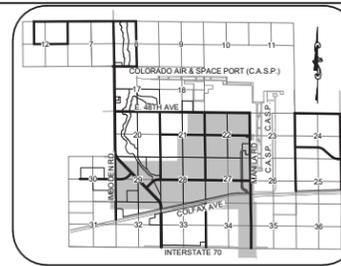
The proposed stormwater infrastructure (i.e., detention pond) should be excepted out of the PA-36 acreage calculation.

Notes:

# TransPort Colorado Logistics & Commerce Park Sub-Area 1 Public Improvement Plan Tab #13



- NOTES:**
1. TRANSPORT COLORADO RESERVES THE RIGHT TO SUBMIT SUB-PUBLIC IMPROVEMENT PLAN ADDENDUMS AS THE SITE DEVELOPS TO ADJUST TO MARKET CONDITIONS AND ENSURE ECONOMIC VIABILITY.
  2. SANITARY SEWER MAINS SHOWN HEREIN MAY BE REROUTED, WITH AURORA WATER APPROVAL, BASED ON THE BOUNDARY CONFIGURATIONS OF PURCHASED PARCELS AND ASSOCIATED GRADING.
  3. THE SUB-AREAS SHOWN WILL BE SERVICED BY ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) UNTIL A CONNECTION TO A CITY SYSTEM OR REGIONAL WASTEWATER TREATMENT PLANT IS MADE.
  4. SANITARY SEWER MAINS WILL BE INSTALLED AT THE TIME OF ROAD CONSTRUCTION AND WILL BE CONNECTED TO A CITY SYSTEM OR REGIONAL TREATMENT PLANT WHEN IT COMES ONLINE.
  5. THE CITY OF AURORA IS WORKING WITH THE METROPOLITAN WASTEWATER DISTRICT ON A FEASIBILITY STUDY FOR A REGIONAL WASTEWATER TREATMENT SOLUTION. IF A SYSTEM IS NOT ON-LINE WHEN ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) LOADING HAS MET THE MAXIMUM THRESHOLD, A REGIONAL WASTEWATER TREATMENT PLANT WILL BE CONSTRUCTED TO SERVE THE AREA.
  6. IT IS ANTICIPATED THAT WATER DEMANDS FOR THE INITIAL 100,000 ACRES OF DEVELOPMENT WILL BE MET WITH A TANK AND WELL SYSTEM. ONCE DEVELOPMENT EXCEEDS THE CAPACITY OF THE WELL SYSTEM A CONNECTION WILL BE MADE TO THE CITY WATER SUPPLY IN E. 56TH AVENUE NEAR JACKSON GAP WAY. AT THIS TIME, ALL WELLS WILL BE DISCONNECTED AND THE SYSTEM WILL BE FLUSHED, DEPENDING ON ACTUAL DEMANDS AND PERMITTING REQUIREMENTS. THIS CONNECTION MAY TAKE PLACE PRIOR TO OR AFTER INITIAL ESTIMATES.
  7. PRV LOCATIONS ARE PRELIMINARY AS SHOWN AND MAY BE ADJUSTED AS REQUIRED BY THE CITY AS THE SITE DEVELOPS.
  8. CITY WATER CONNECTION LOCATIONS ARE BASED ON THE 2018 CAPITAL IMPROVEMENT PLAN.
  9. ACCESS TO SUB-AREA 1 WILL BE PROVIDED VIA 32ND AVE. THE PRIMARY POINT OF ACCESS WILL BE VIA MANILA ROAD AND THE SECOND POINT OF ACCESS WILL BE VIA IMBODEN ROAD. IF THE PROPERTY IN SECTION 29 IS NOT ANNEXED IN TIME TO SUPPORT THE SECONDARY ACCESS, AN ALTERNATE SECONDARY POINT OF ACCESS WILL BE PROVIDED VIA QUAIL RUN DRIVE FROM EXISTING 48TH AVE.



- KEYMAP**  
N.T.S.  
**LEGEND**
- OPEN CHANNEL
  - RETENTION POND (DET.) / FULL SPECTRUM POND (F.S.)
  - UNANNEXED ADAMS COUNTY
  - PLANNING AREA
  - OPEN SPACE
  - EXISTING ROADWAY
  - ROADWAY IMPROVEMENTS
  - INTERIM ROADWAY IMPROVEMENT
  - PLANNING AREA BOUNDARY
  - SECTION/HALF SECTION LINE
  - WATER MAINS
  - SANITARY SEWER MAINS
  - SANITARY SEWER FORCE MAINS
  - EXISTING RAILROAD
  - CULVERT CROSSINGS
  - SANITARY SEWER LIFT STATION
  - WASTE WATER TREATMENT PLANT
  - WATER STORAGE TANK
  - RAIL LINE CROSSING IMPROVEMENTS (AS DESCRIBED)
  - INTERCHANGE IMPROVEMENTS
  - ROUNDBOUT
  - SIGNALIZED INTERSECTION

The narrative and the exhibits is Tab 13. There is no need for a separate document

Combine into the PIP narrative

LAI DESIGN GROUP:  
COMPLETED