



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

November 18, 2024

Megan Kranichfeld  
Trammell Crow Company  
1225 17<sup>th</sup> St, Ste 3175  
Denver, CO 80202

**Re: Initial Submission Review – 470 Commerce – Master Plan and Plat**  
**Application Number:** DA-2397-00  
**Case Number:** 2024-7004-00, 2024-3053-00

Dear Megan Kranichfeld:

Thank you for your initial submission, which we started to review on October 24, 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 community members.

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 10, 2024, to maintain your estimated Administrative Decision date. If you have any questions or concerns with the review comments that require a discussion, it is recommended that a comment review meeting be scheduled with the applicable review departments. In the future, please do not hesitate to contact me to schedule a meeting.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Please note that the application review fee balance of \$71,781.25 must be paid prior to the second submission. 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 specifically list them in your letter.

Your estimated Administrative Decision date for the master plan is tentatively set for January 22, 2025. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing and decision dates. These notifications are your responsibility and the lack of proper notification will cause your hearing or decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner II

cc: Mark Cevaal, Redland  
Jazmine Marte, ODA  
Filed: K:\SDA\2300-2399\2397-00rev1\_revised



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An adjacent neighbor comment was received. Some of their comments were also present in the review from Arapahoe County Planning. You should attempt to resolve these concerns privately prior to the next submittal. If further public comments are received, a public meeting to address them may be required.
- Architectural standards should also include standards for the commercial planning area. [Planning]
- A Public Art Plan (Tab 7) is missing and will be required. [Planning and Public Art]
- Does the vegetation outside of the parking lot screening represent the street, non-street or both buffers? Will the site entry landscape concept be for any particular development type (Commercial, industrial or both)? [Landscaping]
- The required improvements need to be identified for Planning Area 5 with this master plan since the entire parcel is being platted. [Civil Engineering]
- The traffic impact study will need to include a 2050 analysis, and the report will need to include the 8-hour and 4-hour signal warrants. [Traffic Engineering]
- No cul-de-sac shall be longer than 500 feet unless secondary emergency access is approved. The secondary emergency access shall contain a connecting pedestrian path and comply with all life safety requirements. [Fire/Life Safety]
- Please submit a MUS with the next submittal package and remove the phrase "to be finalized at site plan" from all applicable callouts. [Aurora Water]
- Further discussion with City is needed to establish what channel improvements are required and when and whether channel improvements and development of the site may proceed independently. Please confirm direction with City on this issue before resubmitting this PIP or the MDR/MDP. [Aurora Water Drainage]
- Widths of paths throughout the development should be increased for internal bike and pedestrian circulation. [PROS]
- Please see the outside agency comments from Xcel Energy, E-470, and Arapahoe County.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. (Stephen Bates / [S\\_Bates3113@yahoo.com](mailto:S_Bates3113@yahoo.com)): My driveway has direct access to Gun Club Rd. The main challenge for me is the increase in traffic on Gun Club. Previously Gun Club north of Mississippi had been designated as not a truck route. Also, there have been no improvements to Gun Club as long as I have lived in the area about 22 years. Large trucks (Semi) will not easily access Gun Club from the proposed access road. There is land available for development nearer to Denver International Airport or Interstate 70. The vacant land is in both Denver and Aurora city limits.
- The height or number of buildings or warehouses is not in the plans at this time. Will the design and location of these buildings make the neighborhood less desirable to live in? Also, please consider any noise generated from the businesses to be located in the plan area. Will it impact quality of life for residents near this development? Thank you for your consideration of these issues.

#### 2. Application Completeness and Clarity (Erik Gates / 303.739.7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in Teal)

- 2A. Application fees totaling **\$71,781.25** are due prior to acceptance of the next submission.  
[Tab 1]
- 2B. The public art plan and title commitment cannot be pushed to the Master Plan amendment addressing PA-5. These items will need to be provided with this application.  
[Tab 8]
- 2C. Do not include the Land Use Formula calculation lines if no residential is proposed.  
[Tab 12]
- 2D. Architectural design standards for the commercial PA-4 also need to be provided. Commercial standards should have some cohesion with the industrial standards. Currently, only industrial standards are described and shown.



- 2E. The first sentence of 'Industrial Architectural Features' appears to be an unintentional run-on sentence. Was any information dropped?
- 2F. The sheets of this Tab should be labeled as '12', not '11'.
- 2G. The 'Rear Load Configuration' detail is not needed in the Master Plan and should be removed.

### **3. Zoning and Land Use Comments**

[Tab 6]

- 3A. We received two comments expressing concern over the views obstruction and noise this site may generate from both a neighbor and from Arapahoe County Planning. Any mitigation measures for impacts to the adjacent neighborhood should be discussed here.

### **4. Streets and Pedestrian Issues**

[Tab 9]

- 4A. Mississippi Avenue has a 10 ft sidewalk according to the PIP. Ensure all sidewalk widths shown in this Tab match what is shown in the PIP.
- 4B. We do not need the locations of private sidewalks shown in this master plan. However, the location of any additional access into the site from Gun Club Road should be shown. The general location of local or private streets as they leave the collector/arterial network should be shown as well. Full detail of these smaller streets should not be shown until the relevant site plan submittal.

### **5. Parking Issues**

- 5A. There were no Parking comments on this review.

### **6. Architectural and Urban Design Issues**

[Tab 10]

- 6A. Advisory: Remember that this master plan also includes the commercial PA-4. If any urban design standards between the light industrial planning areas and the commercial area are expected to differ, both design guidelines need to be described.

[Tab 11]

- 6B. Loading doors should not be visible from the ROW and should be directed internally to the site per Section 146-4.8.1.C. This South Truck Court Screening diagram should be labeled as "alternative screening compliance", or similar, and will be reviewed by the Planning Director to determine if it is acceptable. See additional note regarding alternative compliance in Tab 12.

[Tab 12]

- 6C. These architecture standards should also account for buildings adjacent to public streets and E-470. Facades adjacent to Gun Club Rd or Mississippi Ave will be reviewed as primary facades in their respective site plans. E-470 adjacent facades will be reviewed as secondary facades.
- 6D. Is there a specific reason known at this time why traditional compliance for locating loading bays away from public streets cannot be achieved? Including alternative compliance in the master plan is prudent, but regular compliance is the expectation.
- 6E. Please provide an example mock-up of what alternative compliance will look like from an adjacent street. I.e. include a diagram showing the loading bay area screened by the landscaping proposed in Tab 11 so that the Planning Director can accurately review the alternative compliance layout.

### **7. Signage Issues**

[Tab 10]

- 7A. The monumentation and way-finding signage design guidelines/aesthetic needs to be described and shown in this Tab.

### **8. Landscaping Issues (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

[Tab 8]

- 8A. Update note 10 per the comment provided.



[Tab 9]

8B. Please add the identified symbology to the legend.

[Tab 10]

8C. Please ensure the Urban Design Tab is set up/formatted like the other tabs in the Master Plan. The other tabs are portrait. They don't have the consultant's name on the tab either.

8D. Is there not an exhibit that can be referenced that shows the approximate locations of the monument signs? And what about concepts for the actual monuments as well?

[Tab 11]

8E. Please ensure the landscape tab is set up/formatted like the other tabs in the Master Plan. The other tabs are portrait. They don't have the consultant's name on the tab either.

8F. Address the review comments provided throughout the table.

8G. Update the label provided for the site entry landscape to reflect curbside landscape.

8H. Clarify if the site entry landscape concept is for any particular development type. I.e. commercial, industrial or both.

8I. Is it important to label the truck court screening as south? The concept should be representative of any truck court screening.

8J. Clarify if the vegetation outside of the parking lot screening represents the street, non-street or both buffers.

8K. Perhaps the Parking Island Landscape concept should be Parking "Median" Landscape.

8L. Update the quantity, measurement or location for the 10 shrubs per 35sf to represent the actual intent.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering** (Julie Bingham / 303.739.7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Tab 9]

9A. Sidewalks are required to be a minimum of 5.5'. Private streets will be required to be built to public street standards.

9B. Revise sidewalk widths to match PIP.

[Tab 10]

9C. Add: "Walls over 30" will require handrails."

[PIP Page 3]

9D. Per Code, the required improvements need to be identified for planning area 5 with this master plan since the entire parcel is being platted: <https://aurora.municipal.codes/UDO/146-4.3.15.A>.

[PIP Page 6]

9E. Add: "to the northern boundary of the property." to the first Street System paragraph.

9F. Add: "If not already established in previous phases or planning area, the developer shall provide two points of emergency access to each planning area as approved by the life safety representative for the Aurora Fire Department. The developer shall provide emergency crossings that meet all City of Aurora Standards. Offsite improvements may be required to meet traffic and life safety needs."

[PIP Page 13]

9G. Remove the identified paragraph from the Planning Area 5 section.

[PIP Page 14]

9H. Revise the Exposition Ave buildout timing to Planning Area 5

9I. Revise the S Gun Club Rd boundaries from Exposition to the northern boundary of this planning area.

[PIP Page 16]

9J. Provide a wider combined walk/bike lane.

9K. Provide a raised median for the arterial section.

9L. Revise the exhibits to identify the requirements for PA-5.

[PIP Page 20]

9M. Coordinate with CDOT and provide written response regarding the requirements for state highway 30. The City expectation would be for pavement, sidewalk, and streetlights for the frontage.

9N. Rename "PA2" to "PA5".



[Subdivision Plat Page 3]

9O. Cul de sacs are required to have minimum 45' reverse curves. See Figure 4.07.10.1 of the Roadway Manual.

**10. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

[PIP Page 1]

10A. Further comments of roadway improvements might be added once we get an updated MTIS.

[PIP Page 6 & 10]

10B. The Master traffic study combined the traffic volumes for Planning Area 1 and Planning Area 2 together. The signal is shown to be warranted based on the PM peak hour warrant in the TIS by 2030 with both developments.

[PIP Page 20]

10C. NEATS has SH-30 as a 4 lane Minor Arterial. Improvements along the frontage of SH-30 will be required.

10D. Phase 4 was not included in the TIS so additional improvements might be needed for this phase.

[Traffic Impact Study]

10E. The traffic impact study will need to include a 2050 analysis.

10F. The report will need to include the 8-hour and 4-hour signal warrants.

10G. From the rest of the documents, there was a 4th phase to the project this will need to be included in the MTIS.

10H. Need to provide information for how the background volumes were calculated.

10I. The report will need to include truck trip generation with the report.

10J. The trip distribution didn't really include going east but that is currently being planned for development. The trip generation should include that direction.

**11. Fire / Life Safety** (Stephen Kirchner / 303.739.7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

[PIP Page 16]

11A. Will the waterline re-connect with itself at this location, or just pass over/under itself?

11B. Fire hydrants required every 500' on east side of Gun Club Road.

11C. Add this detail on each street section where hydrants will be installed.

11D. Check with Aurora Water as to how hydrant laterals will be accomplished on Gun Club Road.

11E. No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved. The secondary emergency access shall contain a connecting pedestrian path and comply with all life safety requirements.

**12. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

[PIP Page 1]

12A. Please revise discussions and design related to storm and drainage infrastructure in this document according to comments on the Master Drainage Report as applicable.

[PIP Page 6]

12B. Is this first line in the "Sanitary" section meant to say "served"? Please clarify.

[PIP Page 16]

12C. A high-level design/routing of water and sanitary mains are required to be approved via a Master Utility Study prior to any Civil Plan approval. Please submit an MUS with the next submittal package and remove the phrase "to be finalized at site plan" from all applicable callouts (TYP)

12D. Label all connections to existing utilities (TYP)

12E. Show pressure zone boundaries (TYP)

12F. This PA-4 loop shall have at least two points of connection to existing mains

12G. Storm sewer routing to be finalized and approved through the Master Drainage Report. Please remove the phrase "to be finalized at site plan" from all applicable callouts (TYP)

12H. Discussions with internal Aurora Water departments regarding the hydrant label comment from Fire/Life Safety are ongoing. I will reach out to the Applicant to discuss solutions once there has been a determination. Feel free to reach out to me, Iman Ghazali ([ighazali@auroragov.org](mailto:ighazali@auroragov.org)) regarding this.

**13. Aurora Water Drainage** (George Slovensky / 303-739-7431 / [gslovens@auroragov.org](mailto:gslovens@auroragov.org))

[PIP Page 7]

13A. 1st submittal MDR calcs show 36" RCP Culverts.



- 13B. Language change to "existing tributary areas east of" requested to avoid implication that ult east side of Gun Club Rd can be bypassed directly to Murphy Creek.
- 13C. Add: "or equivalent bridge crossing. Bridge or culverts to be determined by City based on Structure Selection Report to be provided by engineer at time of PDR."
- Advisory Comment is that City recommends that you initiate structure selection asap.
- 13D. Add: "If a culvert crossing is selected,"
- 13E. Add: "and adaptive management"
- 13F. Adaptive management responsibilities will need to be established with the City. It is anticipated that Adaptive Management responsibilities for monitoring, reporting and any needed stabilization will be developer responsibility for a period of time and then be assumed by the City/MHFD.
- 13G. Regarding the statement that no channel improvements are proposed, City response is that this has not been determined yet - items below have to be completed and considered first:
- 1) Only an existing conditions USAP study has been completed and it did identify deficiencies including downcutting and bank erosion/collapse in most or all reaches so there may be stabilization measures needed to address existing issues. These are not addressed in the USAP study.
  - 2) Additionally, assessment of the anticipated response of the channel to future development must now be completed. This future conditions assessment could also conclude that some improvements are needed.
  - 3) The proposed site development may be staying out of 100yr floodplain but will introduce clear-water pond discharges and increase the frequency & volume of flows in this reach of Murphy Cr which will all contribute to destabilization of the creek. This has to be considered and documented in the evaluation of what improvements are needed.
  - Further discussion with City is needed to establish what channel improvements are required and when and whether channel improvements and development of the site may proceed independently. Please confirm direction with City on this issue before resubmitting this PIP or the MDR/MDP. Pls update these statements throughout the PIP based on discussions to be had with the City.
  - In addition to near-term physical improvements to the creek, development of an adaptive management plan is required and the Developer will have responsibilities under this. Please add the text in above comments on Adaptive Management.

[PIP Page 9]

- 13H. Remove "the west half of" since 1st-in developer will have to design roadway drainage system that will avoid parallel storm pipe systems in roadway. This could involve stub-outs to east to serve future east half of road. Also basin boundaries shown on plan and calcs of pond volumes in 1st submittal of MDP do encompass and plan for the full width of Gun Club and Exposition.

- 13I. 1st submittal MDR calcs show 36" RCP Culverts.

[PIP Page 11]

- 13J. 1st submittal MDR calcs show 36" RCP Culverts.

- 13K. See comments on p 7. This needs further discussion with COA, channel stabilization measures may be required for PA 2 development since a pond in the location of PA 1 Pond A is required to treat Exposition and S gun Club Road flows for PA 2 and this would outfall to upper end of Murphy Cr through site. Additionally, localized stabilization measures could be required in the vicinity of and downstream of the PA 2 pond outfall.

- 13L. Add: "and adaptive management"

[PIP Page 13]

- 13M. Add: "or an equivalent bridge structure. The crossing type will be determined based on a Structure Selection Report to be submitted to the City."

- 13N. Add: "If a culvert crossing is selected, the two existing."

[PIP Page 14]

- 13O. Expand drainage discussion to address potential need for stabilization measures for Murphy Creek depending on the outcome of the USAP study and additional assessments to be carried out. Also discuss adaptive management for Murphy Creek per comments on other PA's.



[PIP Page 16]

13P. 1st submittal MDR calcs show 36" RCP Culverts.

13Q. Add "or provide equivalent bridge crossing. Bridge or culverts to be determined by City based on Structure Selection Report to be provided by engineer at time of PDR."

- Advisory Comment: May be beneficial to begin discussions on structure selection before PDR.

13R. Notes are needed on all of these PIP plan sheets addressing channel improvements, the timing of these and responsibilities for Adaptive Management. See comments within text portions of this PIP.

[PIP Page 20]

13S. Add "or provide equivalent bridge crossing. Bridge or culverts to be determined by City based on Structure Selection Report to be provided by engineer at time of PDR."

- Advisory Comment: May be beneficial to begin discussions on structure selection before PDR.

**14. Taps** (Melody Oestmann / 303.739.7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

14A. Storm drain development fee due prior to recordation: \$298,773.04.

**15. PROS** (Abigail Scheuermann / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in mauve)

[Tab 9]

15A. Advisory: Internal bike and pedestrian connections should have continuity throughout Planning Area 5. These paths should offer connection to the Triple Creek Trail at the northeast corner of the development.

15B. Do the yellow star symbols on the Open Space map represent landscaped areas contributing to the 2% land dedication requirements? Please call the symbols out on the map legend.

15C. Widths of paths throughout the development should be increased for internal bike and pedestrian circulation. Private sidewalks should be increased to a minimum of 6' and the public sidewalks should be increased to a minimum of 8'.

**16. Land Development** (Roger Nelson / 720.587.2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org))

[Subdivision Plat Page 1]

16A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

16B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

16C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

16D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

16E. Dedication – Add recording information for all referenced ROWs, be consistent with abbreviations/spelled out text, match the closure report, and remove the “,”.

16F. Covenants – Confirm with engineering if the N ½ of East Mississippi Ave will require improvement.

16G. Notes – Add the overflight of aircraft note.

16H. Move the company information to the lower right-hand corner.

[Subdivision Plat Pages 2-4]

16I. Dimension where existing easements cross lot or tract lines (Typical), fully describe monuments, provide easement widths, confirm individual segment distances add to the total reported distance, and revise the date in the legend.

16J. Label the Exposition Ave street.

**17. Public Art (Roberta Bloom / 303.739.6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))**

17A. There is a need to provide both a public art plan and budget.

**18. Xcel Energy (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 18A. For these *commercial/industrial* lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements around the perimeter of platted areas including lots, tracts, parcels and/or open space areas, and particularly abutting all public rights-of-way.
- 18B. PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:
- “Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.”
- 18C. Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.
- 18D. Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com).
- 18E. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.
- 18F. Please be aware PSCo owns and operates existing underground electric distribution facilities along State Highway E-470 and East Mississippi Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 18G. Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.
- 18H. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

**19. Arapahoe County Planning Division (Terri Maulik/ 720.874.6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

- 19A. Arapahoe County understands that the site is zoned Airport Industrial in Aurora and that it is designated as ‘Innovation District’ placetype in Aurora Places. Arapahoe County does not have any specific objections to the proposed master plan, given no specific land uses were noted in the Letter of Intro or Context map. However, we would like the applicant and city staff to be mindful of the fact that there are rural residential homes located directly east of the subject property in unincorporated Arapahoe County who can be sensitive to nuisance-related land uses that generate significant noise, traffic and lighting issues. Arapahoe County does not specifically object to any development of industrial buildings as long as lighting and noise are mitigated.

**20. Arapahoe County Public Works and Development (Sue Liu / 720.874.6500 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

- 20A. South Gun Club Road – Per the Arapahoe County’s 2040 Transportation Master Plan, South Gun Club Road will be widened from 2-lanes to 6-lanes between I-70 to SH30/East Mississippi Ave, therefore, the ROW dedication for future 6 lanes (total of 144’ ROW) should be required from this development.



- 20B. South Gun Club Road – Per the Arapahoe County’s 2040 Transportation Master Plan, sidepaths will be required for South Gun Club between I-70 to SH30/East Mississippi Ave., therefore, the installation of sidepaths should be required from this development.
- 20C. Murphy Creek floodplain crosses through the south of the project site – the channel improvements for Murphy Creek must be completed prior to or concurrently with the construction of the development.
- 20D. Onsite detention and water quality facilities are required for the project.
- 20E. Please provide a response to the comments above. If you have any questions, please feel free to contact our offices at 720.874.6500.

**21. E-470 Public Highway Authority (Brandi Kemper / 303.537.3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))**

- 21A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 21B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 21C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 21D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 21E. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 21F. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 21G. A minimum 4’ of cover is required over the fiber.
- 21H. E-470 will be widened to 4 lanes in each direction in the future.
- 21I. No structures are allowed in the MUE.
- 21J. Developed flows from the site will need to be treated and discharged at or below historic rates. The contractor will be responsible for stormwater and floodplain permitting through the City and MHPD for this project.
- 21K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 21L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 21M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 21N. Landscaping is only allowed in the outer 25’ of the MUE.
- 21O. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 21P. A comment/response document would be helpful to track the revisions to each submittal.
- 21Q. Additional comments will be issued as design progresses.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

November 4, 2024

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

Attn: Erik Gates

**Re: 470 Commerce, Case # DA-2397-00**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **470 Commerce**. For these *commercial/industrial* lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements around the perimeter of platted areas including lots, tracts, parcels and/or open space areas, and particularly abutting all public rights-of-way.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com).

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing underground electric distribution facilities along State Highway E-470 and East Mississippi Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer

assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers)  
– be sure to have the Designer 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](mailto:Donna.L.George@xcelenergy.com)



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**Arapahoe County**  
**Public Works and Development**

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
[www.arapahoegov.com](http://www.arapahoegov.com)

**BRYAN D. WEIMER, PWLF**  
Director

November 4, 2024

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Planning Case Manager

RE: 470 Commerce Subdivision Filing No. 1 – Master Plan and Plat  
DA-2397-00 (1814768)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. South Gun Club Road – Per the Arapahoe County’s 2040 Transportation Master Plan, South Gun Club Road will be widened from 2-lanes to 6-lanes between I-70 to SH30/East Mississippi Ave, therefore, the ROW dedication for future 6 lanes (total of 144’ ROW) should be required from this development.

| Roadway  | Segment               | Potential Agency Participant(s)* | Type  | Existing Through Lanes | Future Through Lanes |
|----------|-----------------------|----------------------------------|-------|------------------------|----------------------|
| Gun Club | I-70 to SH 30 / Miss. | Arapahoe Co & Aurora             | Urban | 2                      | 6                    |

2. South Gun Club Road – Per the Arapahoe County’s 2040 Transportation Master Plan, sidepaths will be required for South Gun Club between I-70 to SH30/East Mississippi Ave., therefore, the installation of sidepaths should be required from this development.

|      |           |             |                         |                     |   |
|------|-----------|-------------|-------------------------|---------------------|---|
| W-17 | Sidepaths | Gun Club Rd | I-70 to SH 30/Miss. Ave | Arapahoe Co, Aurora | * |
|------|-----------|-------------|-------------------------|---------------------|---|

3. Murphy Creek floodplain crosses through the south of the project site – the channel improvements for the Murphy Creek must be completed prior to or concurrently with the construction of the development.
4. Onsite detention and water quality facilities are required for the project.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

Please provide the response to the comments above. If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,



Sue Liu, P.E., CFM

Arapahoe County Public Works and Development

Engineering Services Division

Arapahoe County Case No. O24-209



MISSION We serve our community with vital infrastructure and professional government services.