



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

AuroraGov.org

August 23, 2024

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E Crescent Pkwy Ste 300
Greenwood Village CO 80111

Re: Second Submission Review – 32nd Pkwy - 26th Avenue Realignment – Infrastructure Site Plan
Application Number: DA-2342-01
Case Number: 2023-6047-00

Dear Mr. Hopper:

Thank you for your submittal. We have reviewed your proposed Infrastructure Site Plan 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 agencies.

Your estimated Administrative Decision date hearing date is set for Wednesday, September 18, 2024. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the 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.

A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

Attachment: Xcel Energy Comments

cc: Dave Center, ARTA
Margie Krell, Aecom
Jacob Cox, Director of Development Services
Filed: K:\\$DA\2342-02rev1.rtf



Second Submittal Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Letter of Introduction

- 1A. Revise the Development Application number.
- 1B. Repeat comment: identify the names of the referenced Master Plan(s).
- 1C. Include the approximate length of the proposed roadway.
- 1D. Ensure the acreage is consistent with the site plan.
- 1E. Edit text per comments and questions on the redlines.

Site Plan

- 1F. Revise the Vicinity Map so major roads are shown in black.
- 1G. Enlarge the Amendment Block.
- 1H. Signature blocks may be too small to fit signatures and notary stamps.
- 1I. Clarify in your response to comments why the sidewalk is not included on 26th Court.
- 1J. Indicate the limits of easements and include/show the widths of each.
- 1K. Revise Sheet 4 to screen ownership and lot data and move labels further away from the construction area.
- 1L. Label the existing E. 32nd Parkway on Sheet 5.
- 1M. Label the slope in each ditch.
- 1N. Label easements and right-of-way to be dedicated by separate document.
- 1O. Show/label the 100-year flood elevation in both detention ponds.
- 1P. Include all symbols/hatches in the legend. Ensure hatches are not too light.
- 1Q. Specify a seedless variety of Kentucky Coffeetree.
- 1R. Add the proposed height of the pedestrian light.

2. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

- 2A. 26th Avenue Court, as a collector, needs to have a bicycle and pedestrian accommodations on both sides of the street.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Site Plan

- 3A. For this Site Plan submittal, please limit info for the public pedestrian lighting to type PL-1 with a 14-foot height pole, similar to the public SL-4 street light detail. Details for specific luminaires will be submitted and reviewed with the Civil Plan submittal.

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. Use width for the painted median to establish a WB left turn lane, 300' storage. Also use width to establish a right turn lane, 300' storage with adequate taper, per Majestic Commercecenter II MTIS.
- 4B. This project needs to establish a curb design that accommodates the ultimate westbound approach width to Picadilly. Per the Majestic Commerce Center II MTIS, the ultimate westbound approach includes dual left, dual through, and a single right turn lane, and a 66' curb-to-curb distance is not enough to accommodate.



As far as the actual laneage striped for this project, we will need at least dedicated westbound left, thru, and right lanes. The right turn lane will ultimately be a right turn bay (300' storage) so this interim plan should design the curbed right turn bay and utilize it in the interim.

- 4C. Remove the hatch as shown on Sheet 5.
- 4D. Use the painted median on 26th Court for a left turn lane.
- 4E. We will need to see a turning template for the right turn onto 26th Court to ensure there is no encroachment into the oncoming lanes for the designed fire truck.
- 4F. Remove the eastbound right turn arrows at 26th Court. It is not a dedicated turn lane.
- 4G. Ensure the channelization at the Amazon driveway is a pork chop island. Move the crosswalk to the pork chop island and adjust the sidewalk tie-ins.
- 4H. No hatching is needed, just use edgeline to widen/taper to add a second lane westbound. See Sheet 9 for location.
- 4I. Show sight triangles on all the landscape sheets.
- 4J. Trees at the standard spacing along the approach to 26th Court will obstruct the view of oncoming vehicles out of 26th Court. Can a less dense spacing be considered in this approach (within the sight triangle)?

5. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / skirchn@auroragov.org / Comments in blue)

- 5A. Add two hydrants in the locations noted on Sheet 14.

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

- 6A. Stormwater utility (drainage) easements are needed for the pipe segments outside of the right-of-way.
- 6B. Provide a 5-foot minimum horizontal setback between the fire hydrant and light poles. Revise plans per redline comments.
- 6C. Provide a new hydrant as noted on Sheet 9.

7. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 7A. Revise the title to reflect the correct range number and add the range numbers to the vicinity map.
- 7B. Remove the redundant note on Sheet 2.
- 7C. Label the recording information for existing road right-of-way.
- 7D. Label existing subdivision names, lot, block etc. as indicated.
- 7E. Show extent of existing easements.

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

- 8A. See attached comment letter.

9. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 9A. In addition to previous comments, E-470 has the following additional comment: Please show the design layout to connect the proposed multi-use trail on the north side of the roadway to the High Plains Trail just west of E-470. The design shall meet all ADA design requirements. Please work with PROS and E-470 to include this scope in this construction contract.



Right of Way & Permits

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

August 7, 2024

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

Attn: Debbie Bickmire

Re: 32nd to 26th Avenue Realignment – 2nd referral, Case # DA-2342-01

To reiterate the 1st referral response, Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are possible conflicts with the above captioned project. Public Service Company has existing **electric transmission** lines as well as several **high-pressure natural gas transmission** pipelines with associated land rights in the area of these activities. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval and it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission:** [encroachment requests \(xcelenergy.com\)](http://encroachment.requests(xcelenergy.com)) - click on Colorado; an engineer will then be in contact to request specific plan sheets

PSCo also owns and operates existing overhead and underground electric **distribution** facilities along Picadilly Road. For any modification to existing facilities, the property owner/developer/ contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Proper clearances must be maintained including ground cover that should not be modified from original depths. Please contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Please note that per the OSHA, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric **distribution** facilities including, but not limited to, construction activities and permanent structures.

A comment response is requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com