



December 9, 2024

Debbie Bickmire, Senior Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Project Name: The Aurora Highlands Master Plan Amendment No 4 – Master Plan Amendment
Application Number: DA-2062-67
Case Numbers: 2017-7002-05

Dear Debbie,

Thank for you for the comments on the PIP Amendment for The Aurora Highlands. This letter has been in response to your letter dated November 7, 2024 and includes the comments received and our responses.

Planning Department Comments
Community Questions, Comments, and Concerns

COMMENT 1A

Notification was sent to twenty (20) adjacent property owners, five (5) outside agencies, and six (6) registered community associations. No comments were received from adjacent property owners. Comments were received from one (1) outside agency and are attached to or included in this letter. Please include a response with your next submittal.

Response: Acknowledged, response to Xcel comments include in this letter.

Completeness and Clarity of the Application

COMMENT 2A

Submit an introduction letter outlining the proposed changes in the application.

Response: Acknowledged.

COMMENT 2B

Ensure planning areas referenced in tables are shown on the maps.

Response: Planning areas 18, 20, 26, 57, and 63 are verified and labeled on the land use exhibits.

COMMENT 2C

Revise Reserve "Loop" to "Boulevard".

Response: All instances of Reserve "Loop" have been updated to "Boulevard" or "Blvd"

Referral Comments from Other Departments and Agencies

Civil Engineering - Julie Bingham / 303-739-7403 / jbingham@auroragov.org

COMMENT 3A

The PIP was submitted without the sections and languages included as part of the previous PIP. The MTIS in folder RSN 1749529 needs to be resubmitted and Engineering & Traffic Engineering will look to release the requested items when they resubmit the MTIS & next submission of the PIP matches the needed cross sections.

Response: We received the recent comments for the approved MTIS and Matrix resubmitted on December 3, 2024.

COMMENT 3B

Revise the sentence on Page 15 to associate the completion of infrastructure in Section 19 with TCO or CO.

Response: As discussed during our review meeting, the language as proposed should be sufficient to accomplish the requested approach.

COMMENT 3C

Move sewer improvements on Page 15 to the sanitary improvements section.

Response: Section 19 sewer improvements moved from 'Roadway' to 'Sanitary Sewer'

COMMENT 3D

Revise Table 4 on Page 16 per the comments. Reference Table 3 for planning areas that require only internal infrastructure.

Response: Table 4 has been updated per comments and to reference Table 3.

COMMENT 3E

Update Table 6 on Page 20 per the comments and reference Table 5 for planning areas that only require internal infrastructure.

Response: Table 6 has been updated per comments and to reference Table 5.

COMMENT 3F

Revise Table 8 per the comments and reference Table 7 for planning areas that require only the internal infrastructure

Response: Table 8 has been updated per comments and to reference Table 7.

COMMENT 3G

Revise the sentence on Page 23 to associate the completion of infrastructure in Section 30 with TCO or CO.

Response: The paragraph has been revised to communicate the infrastructure requirements for the TCO / CO more clearly.

COMMENT 3H

Edit the text on Page 27.

Response: Roadway Improvements for Section 30 has been updated.

COMMENT 3I

Add the Aerotropolis DDI interchange to Table 10.

Response: DDI is part of the regional improvements and was not originally contemplated in the PIP therefore not included in this amended PIP.

Traffic Engineering - Jason Igo / 303-739-1792 / jigo@auroragov.org

COMMENT 4A

The latest Aurora Highlands Master Traffic Impact Study needs to be approved by traffic before agreeing to this Public Improvement Plan. It will need to be added to the list of references. Further comments could come based on the amended Master TIS.

Response: The MTIS which was previously approved in September and recent comments provided was resubmitted by Matrix on December 3, 2024 for approval.

They address the Project Waterfall background traffic comment along with the high school site on the east side of Aerotropolis along with the west side of Aerotropolis being residential rather than high school.

COMMENT 4B

Label the extent of all street improvements (from where to where).

Response: Roadway requirements for Section 20 have been updated to include street extents.

COMMENT 4C

Make sure all connections from the Planning area to the arterial network can be made.

Response: This has been confirmed.

COMMENT 4D

Revise streets in Table 4 per comments and include Fultondale for PA-6.

Response: Roadway requirements for PA-6 have been updated to include Fultondale.

COMMENT 4E

Revise Table 6 per the comments.

Response: Table 6 has been updated per comments; addition of PA-38 requirements, modification of 48th Ave extents, and updates to PA-40 requirements.

COMMENT 4F

Revise Table 8 to add lengths for Highlands Creek Pkwy and Warm Springs Avenue.

Response: Added street extents for Highlands Creek Pkwy and Warm Springs Avenue.

COMMENT 4G

Add the DDI interchange in Table 10.

Response: DDI is part of the regional improvements and was not originally contemplated in the PIP therefore not included in this amended PIP.

[Fire & Life Safety - Will Polk / 303-739-7420 / wpolk@auroragov.org](mailto:wpolk@auroragov.org)

COMMENT 5A

The PIP must provide and account for both on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, approved looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.

Response: Acknowledged and updated where applicable.

COMMENT 5B

Revise the text on Page 5 to reflect an approved looped water supply to include on and off-site fire hydrants. Repeat for all planning areas.

Response: General Parameter minimum requirements for each planning have been updated to include a looped water supply and fire hydrants for on- and off-site infrastructure and two separate points of emergency access.

COMMENT 5C

Revise to note that all planning areas require two separate distinct points of access, meaning the access roads must be placed a distance apart not less than one-half of the length of the maximum overall diagonal dimension of the property to be served, measured in a straight line between accesses points.

Response: Acknowledged and updated where applicable.

COMMENT 5D

Elaborate on the requirements that would trigger Aerotropolis Parkway (see Page 36).

Response: Aerotropolis is part of a larger conversation happening with ARTA and is not included in the revised document until the ARTA conversation is completed. We acknowledge that this is an outstanding comment.

COMMENT 5E

The infrastructure layout must show and account for the required two points of access with a looped water supply during each phase of development

Response: Acknowledged and updated (Section 30 Exhibit)

[Aurora Water \(Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org\)](mailto:sdekoski@auroragov.org)

COMMENT 6A

Add looped water supply to the list of requirements for all planning areas.

Response: General Parameter minimum requirements for each planning have been updated to include a looped water supply.

COMMENT 6B

The 24" DIP is in 26th Ave. Update narrative (Page 7) to reflect existing conditions.

Response: The narrative and related exhibits have been updated to reflect existing conditions as we understand them.

COMMENT 6C

The E-470 toll plaza is served by a dead-end 12" line from the 36" steel main in Main St. This is currently a dead-end main and needs to have a looped connection to serve the existing toll plaza fire hydrants. The 24" line was disconnected due to the 38th Ave. bridge project. A 16" PVC main was installed under E-470, south of 38th Ave. (EDN 222136) which connects to the 36" steel line in Main St. Update the narrative to reflect actual conditions and conformance with the IWMP2 and ATEC master utility study.

Response: The narrative and related exhibits have been updated to reflect existing conditions

COMMENT 6D

Update the information on Page 9 per the comments and note Second Creek interceptor has been constructed.

Response: The "Sanitary Sewer Improvements" have been updated to reflect the existing conditions related to the completed construction of the Second Creek Interceptor.

COMMENT 6E

Please coordinate with AECOM and HR Green regarding water line changes required by the IWMP2 and the interface of the TAH and ATEC parcels. These changes must be reflected in the Master Plan amendment.

Response: The waterline has been updated to reflect changes related to the IWMP2

COMMENT 6F

The extension of Zone 4 water main is required as part of the Aerotropolis Parkway intersection.

Response: The watermain extension in Zone 4 is shown and PRV's are as reflected on the COA provided Master Plan for the area.

COMMENT 6G

The Master Utility Plan must be updated to reflect the development changes and new service scenarios supporting TAH.

Response: The Master Utility Study has been amended and approved as part of the FDP Amendment that is currently under review and nearing approval. This Amendment of the PIP does not change any of the assumptions for the MUS, only adjusting timing of development for regional improvements.

[Xcel Energy \(Donna George/ 303-571-3306 / donna.l.george@xcelenergy.com\)](mailto:donna.l.george@xcelenergy.com)

COMMENT 7A

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for The Aurora Highlands Master Plan A4. For plats, PSCo/Xcel Energy's standard distribution easement requirements are as follows:

- Commercial/Retail/School/Apartment Properties
 - gas main 6'
 - electrical distribution line 10'
 - joint trench 15'
 - transformer 15' x 15'
 - switch cabinet 20' x 20' or 15' x 25' depending on model
 - 10' easement is required along all lot lines abutting any public rights-of-way
- Residential Property
 - gas distribution line, (front) lot 6'
 - electrical distribution line, (rear) lot 8'
 - joint trench 10'
 - multi-unit developments require a 10' easement along all lot lines abutting any public ROW
 - transformer and switch cabinet remain the same as commercial property
- Gas Line Clearances – all lots
 - all gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- Gas Lines Not Adjacent to Road Surface – all lots
 - must be adjacent to drivable pavement/walkway that is a minimum of 8' wide & 6" thick to allow service trucks access and plowing in snowy conditions

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformers and switch cabinets), the Designer must contact a Right-of-Way Agent.

Response: Understood and will be included as part of future designs.

Thank you again for your review and comments. If you have any questions or require additional information, please call me at (303) 801- 2900, or send an email to patrick.chelin@bowman.com.

Sincerely,



Patrick Chelin, PE
Principal