

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



September 20, 2019

Todd Johnson  
Aerotropolis Area Coordinating Metro District  
141 Union Blvd Ste 150  
Lakewood, CO 80228

**Re: Initial Review:** 38<sup>th</sup> Avenue – Infrastructure Site Plan  
Application Number: **DA-2199-00**  
Case Number: **2019-6046-00**

Dear Mr. Johnson:

Thank you for your initial submission, which we started to process on August 29, 2019. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, October 11, 2019.

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 (phone number).

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy and Majestic Commercenter comments

cc: Ryan Littleton - HR Green, Inc 5619 DTC Parkway, Ste 1150 Greenwood Village, CO 80111  
Susan Barkman, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\2199-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Identify how right-of-way will be dedicated (Planning and Real Property)
- Provide property owner authorizations (Planning)
- Preliminary Drainage Report approval required (Public Works)
- Consistency with Project Peak site plan (Public Works and Water)
- Provide a legal description (Real Property and Planning)
- Fire hydrant locations and spacing (Life/Safety)
- Median design and maintenance (PROS)
- Drainage easement and pond locations (Majestic Commercenter)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 8 adjacent property owners, 3 neighborhood associations and 9 outside agencies. Comments were received from three outside agencies. Their comments are attached to this letter.

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

2A. Provide authorization from all underlying property owners. This is required no later than at the time of the next upload.

2B. Include a Letter of Introduction to explain the proposed project. Include purpose and phasing of the project.

2C. Include a legal description for the proposed right-of-way.

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

3A. Provide Signature Blocks for each underlying property owner or explain the method and timing of dedication that would preclude the need for their signatures.

3B. Dedication of the 38<sup>th</sup> Avenue right-of-way between Picadilly Road and the westerly boundary of Project Peak is required to approve Project Peak.

3C. Show proposed curb cut locations on the south side of 38<sup>th</sup> Ave. per the Project Peak Site Plan.

3D. Identify the location of the mobility hub proposed by NEATS at the southeast quadrant of Picadilly Rd. and 38<sup>th</sup> Avenue.

3E. Revise the landscape note to state: "Landscape shall be provided to meet Code at the time of adjacent site plans." Include this note on all applicable sheets.

#### **4. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



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

### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

5A. The infrastructure plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

5B. Tibet Road is only north of 38th. It is a private access drive to the south. Please adjust labels accordingly on all applicable sheets.

5C. What is the anticipated timeframe for the “Temp” water quality pond located southeast of the Tibet/38<sup>th</sup> Avenue intersection?

5D. Sheet C-6

- Add a note to address the timing of Phase B construction. The phasing plan did not break up Phase 1 into A and B.
- Show the Project Peak boundary. Reflect the grading proposed for Project Peak.
- The Majestic Commercenter Public Improvement Plan and the Project Peak CSP show a painted median in the typical section, not a raised median.
- Include the proposed fixture for street lights. Also add a note that street light locations are symbolic and that final street light locations will be determined by photometric analysis provided in the street lighting plan with the civil plan submittal.
- Add a note indicating whether the storm sewer is public or private and who will maintain it. Add the note on all applicable sheets.
- Label the radii of all curb returns.
- Make sure the Key maps represent the area shown on each respective sheet.

5E. Sheet C-7

- The pond location needs to be consistent with Project Peak.
- Label Tibet Road.

5F. Clarify the timing of the drainage channel represented on Sheet C-9.

5G. Sheet C-10

- The proposed pond is not reflected on the Project Peak plans.
- How is detention provided?
- How is the pond a regional facility?

5H. Sheet C-11

- Show and label the pond maintenance access, 100 year water surface elevation, drainage easement and direction of emergency overflow.
- Is the pond providing detention?
- How is the pond a regional facility?

### **6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

Infrastructure Site Plan

6A. ISPs are not normally responsible for Traffic Signal Escrow. If you would like to pay for them now, we can receive payment, but there are no building permits or COs to hold for an ISP, so it would come with later CSPs, page 1.

6B. If intersections are proposed as signalized in opening year, then Traffic Signal Warrants must be provided for opening / build year in the TIS, page 1.

6C. Significant comments on the Traffic Impact Study (corridor analysis) in regards to volumes would create different left & right turn pocket lengths. Please note that these will be checked with the next revision of the Traffic Impact Study (multiple comments).

6D. Once build year intersection control has been identified in the TIS, then detailed evaluation of signage will be reviewed (multiple).

6E. Clarify why special “38<sup>th</sup> Avenue sign” page 6.

6F. If proposed as signalized in this condition, traffic signal plans will be required.



Ensure TIS has opening/build year Traffic Signal Warrants (currently does not), page 6.

6G. Stop bars are not standard in COA. Ok if unusual geometry or other special condition (not appropriate here), page 7.

#### Corridor Study

6H. Please only submit studies that do not have DRAFT watermark, and are PE stamped. As the date on this is April, is this the latest? Will this be combined with 38th Ave overpass & 38th Ave east?

6I. % heavy vehicles needs to be updated. 2% is not suitable based on MCC use/trips. Ensure recommended storage is appropriate based on % heavy vehicles.

6J. Data collection & inclusion into volumes is needed. One location looks an order of magnitude too low, and other appear low.

6K. See redline comments throughout.

6L. ISP shows multiple signalized locations for build year. Include Traffic Signal Warrants for build year for these intersections. If not met, then proposed what year they will be warranted.

### **7. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

#### 7A. Sheet C-1

- Replace Note 8 with the language provided on the redlines.
- Notes 18-22 are not standard cover sheet notes. Please remove them.

7B. Provide a note on Sheet C-5 that addresses the anticipated completion date of the E-470 interchange/improvements.

#### 7C. Sheet C-6

- Show the locations of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Fire hydrants shall be provided on both sides of the street arranged on an alternating basis every 500 feet (see examples). Please eliminate unnecessary fire hydrants and adjust the locations as noted on the redlines.

7D. Update the fire hydrant spacing on all sheets per the comments on Sheet C-6.

### **8. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

8A. Per the Master Utility Study for Green Valley Ranch East, Tibet is to have a 16-inch water main.

#### 8B. Sheet C-6

- Clarify whether the lateral and inlet are proposed in this plan.
- Utilize the existing stub-out at Picadilly Road.

8C. Show the culvert linework on Sheet C-7.

8D. Review the grading east of the Tibet intersection.

8E. Add inlets to the Legend.

8F. Make sure the Key maps represent the area shown on each respective sheet.

### **9. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

9A. See the red line comments on the ISP. Dedicate any additional easements or Rights of Way by separate documents or by the plat(s).

#### 9B. Sheet C-1

- Add a legal description for the boundary of the site.
- Replace Note 6 with the language provided on the redlines.
- Additional easements or right-of-way will need to be dedicated by separate document.

#### 9C. Sheet C-3

- Add the bearings, distances and curve data for the boundary of the site plan.



**10. PROS** (Chris Ricciardiello / 303-739-7154 / [criccjar@auroragov.org](mailto:criccjar@auroragov.org) / Comments in purple)

10A. Coordinate with PROS regarding the regional trail alignments at First Creek, Trib T and E-470.

10B. State the entity responsible for maintenance of the arterial median landscape and irrigation. COA, PROS, as a policy, only accepts maintenance responsibility for medians within 6-lane arterials.

**11. Majestic Realty Co.** (Randy Hertel / 303-371-1400)

11A. See attached letter for comments regarding the location of the Trib T drainage easement, water quality pond locations and the median design.

**12. Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) )

12A. This work is off of our system and has no impact to any State Highways in the area. Thank you for the opportunity to review this referral.

**13. Regional Transportation Authority** (Clayton Woodruff / [clayton.woodruff@RTDrtd-Denver.com](mailto:clayton.woodruff@RTDrtd-Denver.com))

13A. RTD has no comments on this project.

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

14A. See attached letter addressing coordination with Xcel and existing natural gas line.



MAJESTIC REALTY CO.

20100 E. 32<sup>nd</sup> Parkway, Suite 150 • Aurora, CO 80011  
Office (303) 371-1400 • Fax (303) 371-0600

September 11, 2019

City of Aurora  
Planning & Development Services – Planning Division  
Attn: Debbie Bickmire, Planning Department Case Manager  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

Re: Development Application DA-2199-00; Case Number: 2019-6046-00; 38<sup>th</sup> Avenue ISP

Dear Ms. Bickmire:

On behalf of Majestic Realty Co. (including Majestic Commercenter II, LLC, a Delaware limited liability company, and its other affiliates), the master-developer of Majestic Commercenter, the 1,600 acre industrial park located south of East 38<sup>th</sup> Avenue, we are formally submitting comments regarding the proposed ISP.

1. The ISP currently contemplates a re-routing of Tributary T from its current alignment on E-470 Public Highway Authority property onto Majestic property. The contemplated 155' wide drainage easement for Tributary T should remain on the E-470 Public Highway Authority land and follow the natural contours of the current creek. See Sheet C-3 and C-4. Majestic currently contemplates a private drive/access road immediately to the east of the E-470/Majestic property line, from East 38<sup>th</sup> Avenue to the southern Majestic property.
2. The ISP currently depicts two Water Quality Temp Ponds on Majestic property. The first is labeled as "Water Quality Temp Pond" and located immediately to south of East 38<sup>th</sup> Avenue and to the east of Tibet Road. See Sheet C-4. However, Tibet Road will terminate at East 38<sup>th</sup> Avenue and not traverse the Majestic property. This water quality pond should more properly be placed north of East 38<sup>th</sup> Avenue. The second water quality pond is labeled "Water Quality Pond 8141E" and located immediately south of East 38<sup>th</sup> Avenue and to the west of the proposed re-route of Tributary T. See Sheet C-4. However, again, Majestic is designing a road in this location. As such, this pond should be relocated to the north of East 38<sup>th</sup> Avenue.
3. The ISP uses a cross-section for East 38<sup>th</sup> Avenue which includes a raised median. See Sheets C-6 and C-7. Per the Majestic Commercenter FDP, East 38<sup>th</sup> Avenue will be 114' in width with a striped median.

Please feel free to contact me at (303) 371-1400 should I be of additional assistance.

Sincerely,

Randall C. Hertel  
Executive Vice President



**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

September 12, 2019

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

Attn: Deborah Bickmire

**Re: 38<sup>th</sup> Avenue ISP and CSP, Case # DA-2199-00**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined **there are conflicts** with the above captioned project. Public Service Company has existing electric transmission lines and high pressure natural gas transmission pipelines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, 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:** John Lupo, Senior Siting and Land Rights Manager at 303-571-7281
- **for High Pressure Natural Gas Transmission:**  
[https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests) - click on Colorado if necessary. An engineer will then be in contact to request specific plan sheets.

PSCo also has an existing natural gas *distribution* line along the 38<sup>th</sup> Avenue alignment. Any grading changes may require the raising or lowering of underground facilities in order to maintain PSCo's minimum coverage requirements. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction. Use caution 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 Requestor.

Should the project require any modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect)

The property owner/developer/contractor must complete the application process for any new gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://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. Additional easements may need to be acquired by separate document for new facilities.

Donna George - Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)