



September 11, 2023

Steve Timms  
City of Aurora, Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

**RE: SECOND SUBMISSION REVIEW: AURORA TECHNOLOGY AND ENERGY CORRIDOR (ATEC) – MASTER PLAN**

Application Number: **DA-2214-00**

Case Number: **2020-7001-00**

Dear Mr. Timms:

Thank you for taking the time review the second submission of the Aurora Technology and Energy Corridor. Valuable feedback was given by City Staff which was received on September 17, 2020. The project was placed on hold temporarily while key project elements were revised. Adjustments have since been made to reflect some of the key issues outlined from the last round of review.

Although much of the visioning for the development remains the same a few key items have been refined. Below is a generalized outline of those items:

- Change in Branding: Previously the Master Plan was under the name “Aurora Technology and Energy Corridor” (ATEC). Under the new Applicant, the Master Plan shall now be referred to as “Aerotropolis Logistics Center” (ALC).
- Open Space and Trail Circulation: Trail alignments have been revised to be generally located central to the development and shall follow the adjacent internal Collector roadway. The proposed trail within the PSCo easement, along with the trail nodes, have been removed.
- Trail Crossings at Arterials: All trail crossings are proposed at-grade due to site restrictions such as existing utility conflicts and grading challenges.
- Oil and Gas Operations Areas: The number and location of proposed oil and gas operations areas have been adjusted. The total number of operations areas have been reduced from 2 existing and 4 proposed, to 2 existing and 2 proposed. Powhaton Road & E. 26th Avenue Interchange: A revised “Divergent Diamond Interchange” has been proposed at the southwest corner of the property. This interchange has been carefully considered and designed by the Aerotropolis Regional Transit Authority (ARTA) and the City of Aurora.
- Planning Areas: Minor adjustments to planning area sizes have occurred, but general land use and intent remains the same.
- Street Alignment: Minor adjustments to proposed collector roads within the development have occurred to be best position these based on adjacent connections and development.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,

Samantha Pollmiller  
Norris Design



## SECOND SUBMISSION REVIEW COMMENT RESPONSE LETTER

### PLANNING DEPARTMENT COMMENTS

#### 1. Zoning and Land Use Comments

1A. The interim/final design of the 26th Avenue/Powhaton Road is not defined. These conditions will impact other elements of the Master Plan. Provide details or a detailed narrative of these conditions.

**Response: 26<sup>th</sup> Avenue and Aerotropolis Parkway (Powhaton Road) are being designed and coordinated by ARTA. This design is included in the revised submission.**

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

##### Master Plan Narrative – Tab 6

2A. Describe the location and use of the FAA outparcel under existing land use.

**Response: This parcel is owned by the FAA and will remain in their ownership at their discretion. We have not been informed of the anticipated land uses.**

2B. Include a brief discussion of oil and gas pad sites in the Surrounding Land Use section.

**Response: This discussion is included in the Site Analysis Narrative and Urban Design Standards.**

2C. Clarify existing vs. proposed roads in the Vehicular Circulation section.

**Response: Additional clarity has been provided in Tab 4 of the Master Plan and includes an exhibit illustrating existing vs. proposed roads and which of these roadways will be completed through ARTA vs. the ALC.**

2D. See redlines for all comments.

**Response: Redlines are addressed in the Response to Redlines document.**

##### Urban Design Standards - Tab 10

2E. Monument signs locations are subject to the UDO standards unless criteria to establish permitted location(s) or a map of locations are included.

**Response: A Map has been included for primary, secondary, and prime wayfinding locations. All other locations will be per the UDO.**

2F. The use, location and/or quantity of tenant sign types will be per UDO unless otherwise stated. Images are for reference only.

**Response: Noted, thank you.**

2G. Industrial uses can build screen walls up to 9'. Is there a standard for a 9' opaque fence type that is not a wall? Is wood a prohibited fence type? Composite fencing? Revise notes on Page 9 accordingly.

**Response: The note has been revised to allow 9' screen walls.**

2H. The use of metal picket prongs is permitted in lieu of barbed wire.

**Response: Noted, thank you. This detail has been added as an alternative and is included in the fence standards.**

2I. Replace the metal fence picture with one in a more industrial context.

**Response: The image has been replaced.**

2J. Chain link fence locations will be subject to UDO standards. Include some of the restrictions.

**Response: Chain link fence restrictions have been added.**

2K. Remove references of fence types adjacent to residential uses.



**Response: The reference has been removed.**

2L. Define "All" signage that "must" include ATEC logos. must be clear what type of signage is to include this logo. It will not be permitted without a more defined scope.

**Response: Clarification on logo use has been added.**

2M. Provide more information about Special Facilities and Structures. These features will be subject to the UDO location, height, and material requirements, at a minimum, unless otherwise stated.

**Response: Special Facilities and Structures have been removed as these types of structures have not been determined yet. These will be addressed at the time of site plan application.**

2N. Identify the parties involved in the Surface Use Agreement and include a brief summary of what is in the agreement.

**Response: The Surface Use Agreement between the Grantor (Aurora Highlands, LLC – AH and Aurora Tech Center Development - ATCD) and the Grantee (the Oil and Gas developer/operators, referred to as – The Parties), determines that all development and buffering is the responsibility of the Developer/Operator identified as the Grantee. It includes access and additional buffering rights by the Grantor who is not ALC. All agreements are between the Grantor and Grantee and does not involve ALC. The SUA specifically states the Grantee is not bound by any requirements set forth by ALC. Due to the agreement, additional buffering and landscaping for Oil and Gas facilities are not included in the Master Plan. It is assumed the City of Aurora will enforce the buffering and landscape requirements as part of the Site Plan and drilling application by the Grantee. If an ALC related Site Plan application is submitted adjacent to an Oil and Gas facility and intends to enhance the buffering and landscape adjacent to the Oil and Gas facility, the level and type of buffering and landscape will be identified on the Site Plan application.**

**Excerpts from the agreement:**

- 7.5. Grantee shall locate all permanent, above-ground well facilities within the Well Pad of the OGOA. Grantee shall design its facilities so as to be able to accommodate fencing and landscaping on the perimeter of a Well Pad that may be required by the City of Aurora. AH may construct walls, screens, or other measures to mitigate the visual impact of facilities on the Well Pad ("Visual Mitigation"). Any Visual Mitigation will be installed and maintained at the sole cost of AH. Visual Mitigation must comply with regulations and Grantee's safety policies. AH shall obtain Grantee's consent prior to installation of Visual Mitigation. Grantee shall not unreasonably withhold consent. CPR will configure the layout of its production equipment on the Well Pads to maximize setbacks of its equipment from roads and road rights of way on the King South OGOA as close to Monaghan Road as possible and on the Well Pad in the Bijou North OGOA to maximize the separation requirements from the Highlands Development.



17. **ATEC Protective Provisions.**

- 17.1. The ATEC will have covenants and restrictions regarding property development, construction of buildings and other improvements, zoning and other customary matters (“ATEC Restrictions”). Grantee, its Leases, and Surface Access for Grantee will not be subject to the ATEC Restrictions which are more restrictive than the provisions set forth in this Agreement.

20. Clear up conflicts in the oil and gas buffer requirements. This Master Plan can and should establish a higher standard than Code and/or an operation agreement. The standards can be applicable to NEW facilities vs. existing.

**Response: Please refer to the response to 2N above.**

2P. Edit as shown on redlines.

**Response: Responses to redlines are also included with this resubmittal.**

**Architectural Standards - Tab 12**

2Q. Add a statement that architecture standards shall be added to the Master Plan current with or prior to the first site plan.

**Response: Architectural Standards have been added to the Master Plan under Tab 12. These standards cover land use types such as Office, Retail/Commercial, Industrial, and Greenhouses.**

3. **Addressing** (Phil Turner / 303-739-7357 / pthurner@auroragov.org)

3A. 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.

**Response: Digital files will be provided to Addressing prior to approval.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

4. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. The Master Plan will not be approved by Public Works until the Master drainage Study is approved.

**Response: Comment acknowledged.**

**Public Improvement Plan (PIP)**

4B. Add that roadway improvements may also be required “as determined by traffic studies” on Page 3.

**Response: The requested note has been added to the narrative.**

4C. Review the narrative and graphics for consistency.

**Response: Comment acknowledged, the PIP narrative and exhibits have been revised based on the new Land Use Map / Master Plan.**

4D. Include language from The Aurora Highlands (TAH) PIP in the ATEC PIP regarding Powhaton. What happens if the ATEC area develops prior to the TAH triggers for Powhaton?

**Response: This comment is no longer relevant. The PIP narrative has outlined improvements that are required to support individual planning areas and outlines improvements ARTA is responsible for.**

4E. The Powhaton Road alignment needs to be consistent with the TAH PIP. Improvements need to be shown. Address what will happen if PA-4 develops before the TAH triggers to build Powhaton.



***Response: This comment is no longer relevant. The PIP narrative has outlined improvements that are required to support individual planning areas and outlines improvements ARTA is responsible for.***

4F. See redlines for all comments.

***Response: Redlines have been addressed as appropriate.***

5. **Traffic Engineering** (Briana Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)  
**Traffic Impact Study**

5A. Based on volumes and turning movements on 38th Avenue between Powhaton Road and the north/south collector, the section is required to be 5-lanes. See redlines for additional acceleration and turn lane requirements.

***Response: An updated study has produced updated results. Additional access points onto Powhaton help spread out the site traffic thereby reducing the concentration that was previously shown along 38<sup>th</sup> Avenue. Turn lanes are needed at the intersections, but a five-lane cross-section is no longer needed.***

5B. The intersection of 32nd and the north/south collector is required to include an alternative configuration (all-way stop warrant?, alternative stop condition?, etc.) to meet City criteria for LOS.

***Response: This intersection is now an offset tee intersection, so the comment is no longer relevant.***

5C. See comments throughout.

***Response: The updated study now produces different results, so some comments have been addressed and some are no longer relevant.***

5D. On the intersection configuration of 26th Ave., The Aurora Highlands Pkwy, Harvest, Powhaton Rd, please provide analysis assuming 2040 NEATS with turning volumes and propose solution that meet City's LOS threshold. This analysis may either be kept or separated out, but it shall be resolved prior to this document/ATEC's approval.

***Response: Other analyses have been conducted in which a diverging diamond interchange would be constructed. The updated traffic impact study was conducted assuming this configuration would be built.***

**Public Improvements Plan**

5E. Add a note that the 26th Avenue/Powhaton Road intersection is not yet defined.

***Response: The requested note has been added to the PIP narrative.***

5F. Add the following note on Page 3, "This section of Powhaton Rd, a section of 26th Ave alignment is depended on the outcome of the intersection configuration of the following roadways: 26th Ave (west of Powhaton & east of Powhaton), TAH Pkwy, Harvest Rd, and Powhaton Rd."

***Response: The requested note has been added to the PIP narrative.***

5G. Roadway connections have been analyzed in the MTIS but are not yet resolved. City's LOS standards apply to these intersections and proposals do not yet meet City standards. Proposal that meets City standards are a requirement of this MTIS/PIP.

***Response: Comment noted. We look forward to continuing the discussion on traffic with this revised application.***

5H. Funding for Traffic Signals shall be in compliance with the City's Traffic Signal Escrow Ordinance. If desired, the development may choose to do this based on Planning Area acreage proportional share vs. proximity. This decision shall be documented in the PIP. Default is proximity, but other large industrial developments have decided to move forward with planning area acreage proportional share.



**Response: Traffic Signals as shown in the Traffic Impact Study will be coordinated and provided by ARTA.**

5I. See redlines and address all comments.

**Response: The appropriate redline comments have been addressed.**

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

**Land Use - Tab 8**

6A. Whelen Warning Systems will be required. Please identify land dedications according to Standard Note 19, allowing for complete coverage.

**Response: Two (2) Whelen Warning Systems are proposed within ALC to ensure full coverage of the service area. These areas are noted on the maps as well as Form D.**

7. **Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoskie@auroragov.org](mailto:sdekoskie@auroragov.org) / Comments in red)

**Master Utility Study and Plan**

7A. Please clarify the expectation for Aurora Water to extend infrastructure to this site. Main extension is typically developer driven.

**Response: This has been clarified and is no longer relevant since the city is extending the one 4 Water along half of the ALC frontage in 26<sup>th</sup> Avenue.**

7B. Per the list of total flows per basin on the next page, ATEC is taking approximately half of the total flows to be sent to the Second Creek Lift Station. Please confirm this capacity based on off-site flows in the basin as well as any potential phasing of the project. See Harvest Mile MUS for further information.

**Response: Through conversations with the City of Aurora, it's our understanding that sanitary sewer flows will be allowed to transfer basins from Box Elder to Second Creek until an outfall in the Box Elder basin is in place. The transfers will be on a first-come, first-serve basis as long as capacity exists within the lift station.**

8. **Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

8A. There will be trees impacted by development of this site. It is required that a tree inventory is conducted on this site before any grading activities begin. A sheet must be provided with the existing trees shown and the intention to remove or preserve. I have provided a list of Consulting Arborists that can be contacted to complete a tree inventory for you, which should include inches required to plant back onto the site and dollar value. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Community Tree Fund.

**Response: Grading operations will be conducted by ARTA. ALC will coordinate with ARTA as to the tree mitigation requirements they are providing.**

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

**Response: Grading operations will be conducted by ARTA. ALC will coordinate with ARTA as to the tree mitigation requirements they are providing.**

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual, page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

**Response: See above. ALC to coordinate with ARTA.**



David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestreet Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Scott Grimes	Colorado Tree Consultants	<a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a>	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

9. **Parks and Open Space (PROS)** (Doug Hintzman / 303-739-7147 / [dhintsma@auroraov.org](mailto:dhintsma@auroraov.org) / [comments in purple](#))

**Open Space, Circulation and Village Plan**

9A. The gas easement corridor is different than the Aurora Highlands. This corridor is not a regional trail or a major connection to a regional trail (because this is an industrial area), nor is this in a residential area where the trail nodes can serve a dual purpose of serving the trail users and serving the neighborhood. This corridor will not receive credit toward the public land dedication requirement. The regional trail within the northern part of this development is an identified/planned regional trail and is more important to complete appropriately than the development of this local trail. Revise Form J per the comments.

**Response: The Gas Easement trail has been removed and is no longer requested as open space credit for this area.**

9B. The regional trail should be shown in a 70' wide corridor in the location identified on the redlines and:

- a) Align with the proposed trail location north of 56<sup>th</sup>
- b) Be adjacent to a portion of the current creek
- c) Take advantage of the site's high point, and
- d) Replace the sidewalk on one side of the street with a multi-use trail for employee recreation and safe bicycle commuting; this corridor also provides an opportunity to locate art where it can be experienced by trail users and by people driving on the street.

**Response: A 70' wide trail corridor has been provided with the Master Plan and includes a section along the north/south collector centrally located within the development. All future open space shall be determined with Site Plans.**

9C. Provide grade-separated crossing at 48th Avenue that is aligned with trail to the north.

**Response: ARTA is responsible for this public improvement. ALC will utilize crossings provided by ARTA.**

9D. A portion of the regional trail can be on the west side of Powhaton and make connection to the Aurora Highland trail network.

**Response: The regional trail has been moved to the east side of Powhaton.**

**Tab 10 - Urban Design Standards**

9E. Chain link is not permitted adjacent to public open space. Please revise the fence chart accordingly.

**Response: The chart has been revised.**

9F. Revise the buffer zone description on Page 15 to use the correct term, "Special Landscape Buffer."

**Response: The title has been revised.**

**Tab 11 - Landscape Standards**

9G. Revise the trail types on the Trails Master Plan. The must be reclassified due to the proposed locations.



**Response: Trail types have been revised on the Master Plan.**

9H. Identify surface materials proposed for trails.

**Response: Surface materials for trails have been added.**

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

10A. Revise the Legal Description per the comments on the redlines.

**Response: The legal description has been updated.**

11. **Public Art** ([Roberta Bloom / 303-739-6747 / rbloom@auroragov.org](#))

11A. Clearly it is desirable to have the Public Art plan submitted with the Master Plan so that a singular vision is

established. However, the Ordinance gives the option to file with the first site plan. Per discussion with staff, please include language to indicate the applicant will maintain the public art plan budget and acreage as originally intended but remove all other specific references. The public art plan details will be required concurrent with or prior to the first site plan application.

**Response: A Public Art Plan is included as part of this Master Plan under Tab 7.**

12. **Mile High Flood District** ([Theresa Patterson / tpatterson@udfcd.org](#))

See attached comments. (Copied below).

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Regional detention basins (8562, 8552) at the headwaters of tributaries to First Creek Tributary T
- Regional detention basin (SC-2) at the headwaters of Second Creek
- Detention basin (BE-3) outfall to the Box Elder Creek tributary headwaters
- Regional detention basins (BE-1, BE-4) at the Box Elder Creek tributary headwaters

We have the following comments to offer:

- 1) The FDP Overall open space & circulation map shows detention ponds based on a previous configuration. Please coordinate with the engineering team to accurately show the location and numbers of ponds for this site.

**Response: Pond locations between the FDP and Drainage plans have been coordinated.**

The following comments were provided to the engineering team for the MDR submittal and are provided here as well for reference:

- 1) While each channel has a tributary area less than 130 acres, many are close to this threshold. We recommend evaluating the feasibility for providing a corridor for an open channel.

**Response: Comment acknowledged, the feasibility surrounding an open channel corridor will continue to be explored as the planning process progresses.**

- 2) The following comments are for Pond 8552:

- a. Please explain how the value of 23.83 ac-ft was obtained that was input into UDDetention.  
**Response: The 23.83 value shown on the "Basin" tab of MH-Detention spreadsheet was determined by using the previously established release rate for the pond (100 cfs) on the "Outlet" tab and transferring the resultant maximum volume stored back to the "Basin" tab.**

- b. UD-Detention shows an outlet pipe size of 42" while the plans show 48". Please revise for consistency.

**Response: Plans and calculations both now show a pipe size of 42".**



- c. We understand the outlet structure design for these ponds are still preliminary and will be revised with subsequent reports. What is the anticipated configuration for the outlet structure for this pond? If an outlet box is being used, a grate must be included for safety. Therefore, the opening area will need to be adjusted from 100% on UD-Detention to account for the grate.

***Response: It is understood that safety grates will be required with the final configuration. The anticipated structure is some sort of a headwall with sloping wingwalls that can incorporate the safety grates.***

- 3) The following comments are for Pond 8562:

- a. The outlet pipe is shown as a 48" RCP on the plans, is modeled as a 42" in Hydraflow, and is modeled as 36" in UD-Detention. Please revise for consistency.

***Response: Noted pipe is now shown consistently as 36" as determined with the MH-Detention worksheet.***

- 4) The following comments are for Pond SC-2:

- a. The outlet pipe is shown as a 66" RCP on the plans, is modeled as a 72" in Hydraflow, and is modeled as a 60" in UD-Detention. Please revise for consistency.

***Response: Outlet pipes are now shown consistently as 66" as determined with the MH-Detention worksheet.***

- 5) The following comments are for Pond BE-1:

- a. The outlet pipe is shown as a 66" RCP on the plans and is modeled as a 72" in UDDetention. Please revise for consistency.

***Response: Outlet pipes are now shown consistently as 60" as determined with the MH-Detention worksheet.***

- b. We understand the outlet structure design for these ponds are still preliminary and will be revised with subsequent reports. What is the anticipated configuration for the outlet structure for this pond? If an outlet box is being used, a grate must be included for safety. Therefore the opening area will need to be adjusted from 100% on UD-Detention to account for the grate.

***Response: It is understood that safety grates will be required with the final configuration. The anticipated structure is a standard box structure with control for the major event. Opening area has been adjusted on the MH-Detention worksheet to reflect a Type C grate.***

- 6) The following comments are for Pond BE-3:

- a. The outlet pipe is shown as a 48" RCP on the plans and is modeled as a 42" in UD-Detention. Please revise for consistency.

***Response: Outlet pipes are now shown consistently as 36" as determined with the MH-Detention worksheet.***

- 7) The following comments are for Pond BE-4:

- a. The outlet pipe is shown as a (2) 60" RCP on the plans and is modeled as a 78" in UD-Detention. Please revise for consistency.

***Response: Outlet pipes are now shown consistently as 66" as determined with the MH-Detention worksheet.***

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

See attached comments. (Copied below).



reminds property owner/developer/contractor:

1. for the existing electric transmission facilities: go to either email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)

**Response: Comment acknowledged.**

2. for the existing high-pressure natural gas transmission an engineering review is necessary, go to:  
[https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests)

**Response: Comment acknowledged.**

3. submit an application via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) for any new gas or electric service, or modification to the existing electric distribution facilities

**Response: Comment acknowledged.**

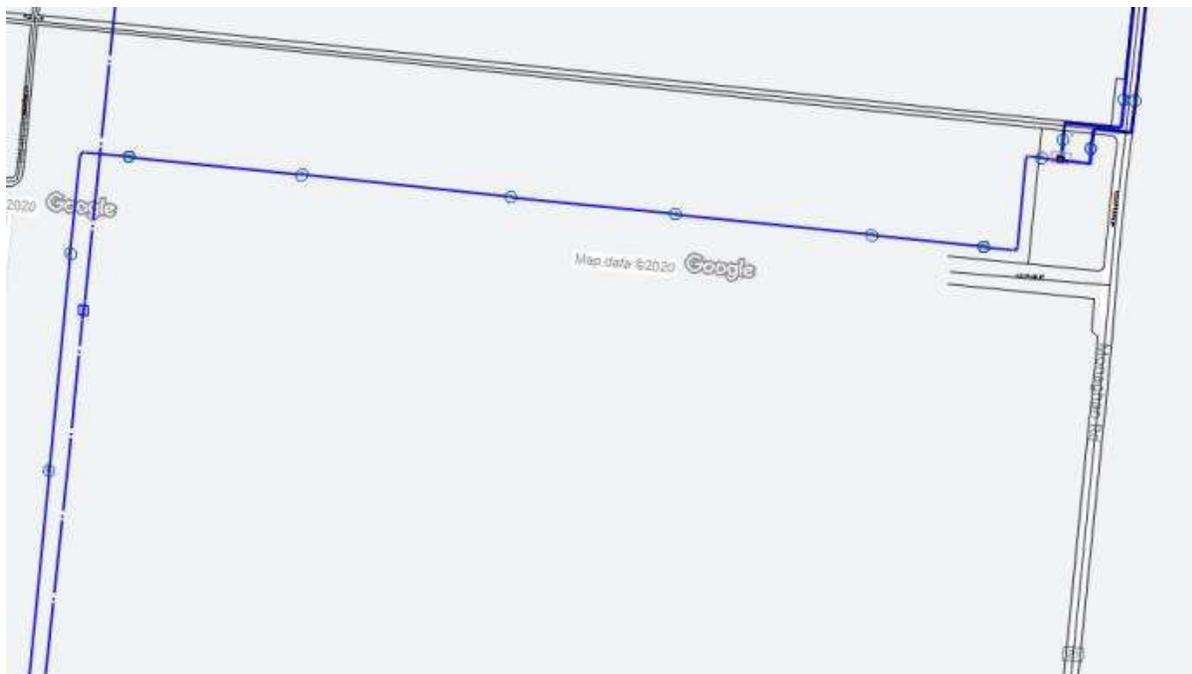
4. minimum 10-foot wide utility easements will be required around the perimeter of each commercial/industrial lot and all tracts, parcels, and/or open space areas

**Response: Comment acknowledged.**

14. **CenturyLink** (Don Davalos / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com))

See attached comments. (Copied below).

After review, Century Link has the following comments regarding the review request submitted:  
There are some facilities in this area that might be in conflict.



Please note, the engineer that reviewed this information is Steven Ives. If any changes should need to be made, please contact them at 720-219-4160.

**Response: Comment acknowledged.**

**END OF COMMENTS**