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Laura Rickhoff, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Aurora Reference
1591421

AECOM Reference
60673739

RE: The Aurora Highlands (TAH) Parkway ISP

Dear Laura,

This letter responds to the numbered comments and key issues made at the pre-application meeting held on December 2, 2021. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype:
 - a. Zoning, placetype, character area information is noted.
 - b. A separated bicycle facility is provided in the median linear park and the proposed street cross sections continue the cross section that was approved for TAH Parkway (Phase 1). This supplies the secondary bike route identified in NEATS and explains the variance from The Aurora Highlands Framework Development Plan (Public Improvement Plan).
 - c. The property owner and applicant for this proposed Site Plan is Aurora Highlands LLC.
2. Development Standards
 - a. Street Cross Sections: The Aurora Highlands Parkway (Phase 1) has an approved cross section that is continued through this Phase 2 project for consistency. There is a separated bikeway in the median linear park and 8' separated sidewalks along the roadway in each direction. 32nd Avenue across the median is a three lane collector that matches the cross section for 32nd Avenue west of TAH Parkway with a 10' concrete sidewalk and 4' crushed gravel on the north side.
 - b. Infrastructure Site Plan Components: This project completes The Aurora Highlands Parkway from 38th Parkway to 26th Avenue. This section of roadway will provide access and utility connections to several planning areas in the SE quadrant of The Aurora Highlands development. The linear park and open space in the median will be constructed immediately after the roadway, though will be included in a separate ISP application package.
 - c. Right-of-Way Dedications: A plat dedicating the right of way for The Aurora Highlands Parkway, the PROS tract for the open space/linear park, the ARTA tract for landscaping between the right of way and the adjacent property lines, and the utility easement in the ARTA tract outside the right of way is in the process of being prepared.
 - d. Access and Connectivity: AECOM is coordinating with Matrix regarding the connection between The Aurora Highlands Parkway and 32nd Avenue to the west. The site plan shows planned right-in/right-out access points to the adjacent planning area developments.

- e. Landscape Plan Preparation: Landscape plans are included in the ISP and were developed in accordance with the FDP, the Landscape Reference Manual, and the previous phase of The Aurora Highlands Parkway.
- 3. Adjustments: The cross sections (discussed above) were adjusted from the FDP in order to maintain consistency with the previous phase of The Aurora Highlands Parkway.
- 4. Submittal Reminders: Noted. CAD drawings will be submitted after the development review is completed and prior to final mylars are submitted for signatures.

Parks, Recreation, & Open Space Department (PROS)

PA76, PA66, and PA-72: These planning areas are designated as neighborhood park and open space in the median of TAH Parkway between 38th Parkway and 26th Avenue and will be constructed immediately after the roadway, though will be included in a separate ISP application package. The design will be coordinated with PROS.

Aurora Water

Key Issues:

- Water and sanitary is to be extended through 32nd Avenue and The Aurora Highlands Parkway per the master utility study (MUS) and public improvement plan (PIP).
 - Noted. See plans.
- Water is to be extended through 26th Avenue from the Main Street stub to The Aurora Highlands Parkway.
 - This will be included in the 26th Avenue corridor ISP submittal.
- Sanitary in The Aurora Highlands Parkway to be extended fully to the other side of 26th Avenue for offsite basin connections per the MUS.
 - Noted. See plans for Sanitary through the end of this project. Connection across 26th Avenue will be coordinated during the 26th Ave ISP after the roadway junction configuration is selected.
- A domestic allocation agreement will be required for connections 2" and larger.
 - Noted.

Public Works Department

Key Issues:

- Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.
 - Noted.
- Multiple adjacent Traffic Impact Studies have analyzed these roadway sections. The ISPs shall conform with the previously approved studies.
 - The ISP conforms with approved traffic impact studies with four lanes on The Aurora Highlands Parkway and three lanes on the 32nd Avenue crossing.
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (Aurora Highlands Parkway).
 - Noted.

Engineering Department

Key Issues:

- Public improvements shall be in conformance with the approved Public Improvement Plan (PIP). Additionally, the resolution of the 26th Avenue-Harvest/Aerotropolis Parkway-Powhaton intersection configuration is required prior to any plan submittal.
 - South end of TAH Parkway is located north of 26th Avenue and the tie-in with the intersection will be included in the 26th Avenue ISP after the configuration is resolved.
- A preliminary drainage report shall be submitted with each Infrastructure Site Plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Offsite regional facilities are required to be completed and accepted.
 - Noted. Drainage report and regional facilities are included.
- Channel improvements for Trib T and a CLOMR are required with The Aurora Highlands Parkway plans.
 - Noted. Channel improvements are included and CLOMR is in the process of being prepared.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
 - Noted.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.
 - Noted.

Fire/Life Safety – Building Division

Key Issue:

- Fire/Life Safety comments will be focused on the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of adjacent site and civil plan submittals.
 - Access will be blocked at 32nd Avenue until connection to 26th Avenue is constructed. Connection will be included in 26th Avenue ISP.

Real Property Division

Key Issue:

- Option to submit plats or apply by separate documents. Platting was advised at the pre-application meeting given project scope.
 - A plat dedicating the right of way for The Aurora Highlands Parkway, the PROS tract for the open space/linear park, the ARTA tract for landscaping between the right of way and the adjacent property lines, and the utility easement in the ARTA tract outside the right of way is in the process of being prepared.

We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.



Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Center', followed by a long horizontal line extending to the right.

David Center, PE, CFM
Project Manager & Associate Vice President

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