

February 17, 2023

Aurora Reference

DA-2062-39

Case No. 2022-6048-00

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

RE: 26th Avenue (E-470 to The Aurora Highlands Parkway) ISP**Letter of Introduction**

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for the segment of 26th Avenue from E-470 to The Aurora Highlands (TAH) Parkway, an Aerotropolis Transportation Authority (ARTA) project. Attached to this letter are the site plans and accompanying documents as outlined in the City of Aurora Site Plan Manual. An overview of the project is included here.

Project Overview: 26th Avenue is an existing 2-lane rural arterial that this project will widen to a 4-lane minor arterial with a striped median and separated shared use paths in accordance with the approved master plans, including the 2018 Northeast Area Transportation Study (NEATS). The existing ROW is 60' and the proposed ROW is 126', both centered on the section line. The segment of 26th Avenue included in this ISP follows the south border of Section 30 and part of Section 29, beginning at E-470 and terminating at the intersection with TAH Parkway (DA-2062-32), a length of 8,070 feet, with a 980-foot long temporary connection to the existing 2-lane roadway section at the east end of this ISP. The shared use paths will function as a regional trail and primary bike route. There will be a waterline included in the corridor connecting to the recent construction at 26th Avenue and Main Street. This ISP includes a water quality pond south of 26th Avenue to the east of Warm Spring Avenue and a temporary water quality pond south of 26th Avenue to the east of Main Street. The project will also include storm drainage, lighting, traffic signals, and landscaping.

A separate ISP will cover the 26th Avenue/TAH Parkway/Aerotropolis Parkway/Powhaton Road junction area once a layout is selected and approved by the City. Developer landscaping between the shared use path on the north side of 26th Avenue and the development lot lines will also be a separate ISP.

Land Use: The proposed land use for this project will be City right-of-way for the roadway and associated infrastructure. Property acquisitions for ROW will be from adjacent land uses consisting of R-2 and MU-R to the north and I-1, A-3, and AD to the south.

Location: This project is located in an east-west corridor along the section line between Sections 30 and 31 and part of the section line between Sections 29 and 32. It is in Township 3 south, Range 65 of the 6th principal meridian in the City of Aurora, Colorado.

Project Size: The site plan area is 21.80 acres. Adjacent ponds will be constructed with corresponding developments.

Intensity of Development: This project is an arterial roadway that will be providing access to the surrounding development. There is no residential or commercial development included with this project.

Adjustments to the City Code: A variance to allow trees in the roadway clear zone at a minimum distance of 6' behind the curb face was approved by the City on Dec 20, 2022. No other adjustments are anticipated.

Property Owners: The project is communicating with the property owners to gain authorizations and to acquire the property needed. ARTA will be acquiring property through dedication or by approaching non-ARTA property owners with a fair market value offer for the area needed. Condemnation will be a last resort for acquiring property.

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4110 N E-470 Highway
Aurora, CO 80019-3804

Phillips Family Trust
C/O Toni V Phillips Todd
23855 E 26th Ave
Aurora, CO 80019-3703

VIP Holding LLC
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Aurora, CO 80016-4006

Jose Ricardo Madera and Maria
Esmeralda Santoyo
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Aurora, CO 80019-3716

Cordillera Corporation
7800 East Dorado PI Suite 250
Englewood, CO 80111-2306

SJSA Investments LLC
250 Pilot Road Suite 140
Las Vegas, NV 89119

Green Valley East LLC
C/O George McElroy & Assoc
10801 W Charleston Blvd Ste 170
Las Vegas, NV 89135-1210

Grimm Farms LLC
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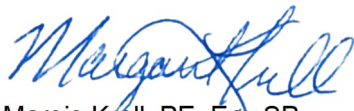
Unified Development Ordinance (UDO):

The proposed infrastructure site plan for 26th Avenue meets the approval criteria as outlined under Section 146-5.4.3.B. 26th Avenue's ISP follows the standards of the UDO and the approved Master Plans. The proposed 26th Avenue corridor will provide adequate capacity to serve the regional transportation (vehicular, bicyclists, and pedestrians) needs as identified by the 2018 NEATS.

The proposed grade for 26th Avenue closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed 26th Ave design includes water quality features to meet added imperviousness of the final roadway construction.

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

Yours sincerely,



Margie Krell, PE, Env SP
Project Manager

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