



Planning Division  
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October 10, 2022

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E Crescent Pkwy Ste 300  
Greenwood Village CO 80111

**Re: Initial Submission Review – 26<sup>th</sup> Avenue – Infrastructure Site Plan and Plat**  
Application Number: **DA-2062-39**  
Case Number: **2022-6048-00**

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on September 12, 2022. We have reviewed your Site Plan 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 agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 27, 2022.

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 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachments: Xcel Energy Comments

cc: Dave Center – Aecom 7595 Technology Way Denver CO 80237  
Deborah Bickmire, Case Manager  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2062-39rev1.rtf



## *Initial Submittal Review*

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

- Provide Site Data and add signature blocks (Planning)
- NEATS identifies 26<sup>th</sup> Ave. as a future high-frequency transit route (Transportation Planning)
- Provide a trail crossing/connection east of Powhaton Road (Transportation Planning)
- Add a Curbside Landscape Table, add shrubs, and increase the curbside landscape area to 8-feet (Landscaping)
- Label slopes, swales, and check grading (Public Works Engineering)
- Add a Tree Mitigation Chart (Forestry)
- Clarify maintenance responsibility for medians, reference trail connection (PROS)
- Label storage lengths, taper rates/lengths and revise signage (Traffic)
- Revise water main sizes to be consistent with the MUS (Water)
- Revise hydrant locations (Life/Safety)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Referrals were sent to eleven (11) adjacent property owners, seven (7) registered neighborhood organizations, and eleven (11) outside agencies. Written comments were received from five (5) outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

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

##### **Letter of Introduction**

- 2A. Staff considers this application separate from The Aurora Highlands because ARTA now includes/represents numerous surrounding developments. Rephrase the overview accordingly - or provide a different frame of reference.
- 2B. Revise the Letter of Introduction to use streets, directions, and landmarks to provide context for the site location, instead of sections.
- 2B. Include the following in the Project Overview
- The existing and proposed right-of-way widths
  - Length of the proposed roadway
- 2C. Include a discussion about the right-of-way acquisition per condemnation. Will all additional right-of-way and easements be dedicated in the plat?
- 2D. Identify the zone districts of the Site Plan area.
- 2E. Address how the proposed Infrastructure Site Plan (ISP) meets the approval criteria found in Section 146-5.4.3.B.
- 2F. Address all comments and notations on the redlines.

##### **Site Plan**

- 2G. The plans are set up like a civil plan set. Please see the Site Plan Manual for all requirements.
- 2H. There is a lot going on in these plans and they are very difficult to read. Either make them cleaner, increase the scale, or separate the site plan info from the grading and utilities.
- 2I. Add a Site Data Table.
- 2J. Add signature blocks for all owners and the city standard signature block.
- 2K. Revise the Vicinity Map to make the site plan area more visible and use an engineer's scale.
- 2L. Add dedicated streets within and adjacent to The Aurora Highlands, including the "Future" Aerotropolis Parkway, on the Vicinity Map.
- 2M. Revise the sheet title blocks to reference the Site Plan title. Remove Aurora Highlands, as this is an ARTA



project.

- 2N. Label the adjacent zone districts on all Site Plan sheets.
- 2O. Clarify existing and proposed right-of-way. Will a temporary construction easement be recorded for the area outside of the right-of-way?
- 2P. Label and dimension all existing and proposed easements.
- 2Q. Add the right-of-way width and street classification for all intervening streets.
- 2R. Revise Key Maps to provide better site context. Include E-470 and Main Street. Make sure the highlight of the applicable sheet is visible.
- 2S. Photometrics are not required for the Site Plan. Show the proposed locations of streetlights on the Site Plan. The final locations will be determined during the civil plan review.
- 2T. Add detail for the proposed streetlight. Include the pole and overall height.

#### **Plat**

- 2U. Verify with Real Property if the city limits need to be shown on the Vicinity Map.
- 2V. Verify with Real Property whether undedicated/future streets should be shown and/or removed from the Vicinity Map.
- 2W. Remove unplatted lots from the Vicinity Map.

#### **3. Landscaping Issues** (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal/red)

- 3A. Revise the typical section to reference the “Curbside Landscape.” The width of the landscape area should be 8’
- 3B. Show/label existing and proposed easements, as well as the proposed right-of-way line.
- 3C. The street trees being provided are deficient. Provide the required number of trees or an explanation. At a minimum, shrub equivalents should be provided.
- 3D. Provide the quantity of shrubs required for the Curbside Landscape area.
- 3E. Identify shrubs and grasses separately in the Curbside Landscape Table.
- 3F. Provide a separate list for the ornamental grasses. Provide the percentage of ornamental grasses to ensure that the amount does not exceed 40% for the curbside landscape area.
- 3G. Provide the percentage of sod area from the overall pervious area of the site.
- 3H. Provide the percentage of high, medium and low water use areas.
- 3I. Update code references in the notes to reference the UDO.
- 3J. Revise the Key Map to provide better context.
- 3K. Remove the Vicinity Map and the Landscape Sheet Index from Sheet 13.
- 3L. See redlines and address all comments.

#### **4. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 /)

- 4A. NEATS (2018) identifies 26<sup>th</sup> Avenue as a future high frequency transit route, as such, an 8' minimum space needs to be maintained to accommodate future bus stops.
- 4B. Per the NEATS recommended arterial sections, a minimum 10' separation is required between the shared use path and travel lanes along arterial streets.
- 4C. NEATS Figure ES.5 identifies a connector trail crossing 26<sup>th</sup> Avenue east of Powhaton Road. Where is that reflected?
- 4D. NEATS has identified a future Type 2 mobility hub at 26<sup>th</sup> Avenue and Powhaton Road. This needs to be referenced in relevant ISPs.
- 4E. How will 26<sup>th</sup> Avenue interact with Aerotropolis Parkway? When will that plan be submitted?



## **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)**

#### **Site Plan**

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 5B. Label slopes, including longitudinal street slopes.
- 5C. Label swales, including slopes. A minimum 2% slope is required or provide a concrete pan.
- 5D. Add a note indicating whether the storm sewer is public or private and by whom it will be maintained.
- 5E. Culverts under driveways are private.
- 5F. Ensure a minimum separation of 10' between trees and storm sewer.

#### **Plat**

- 5G. The typical street section on the Site Plan shows a 126' right-of-way.
- 5H. Show/extend the gas easements/pipelines to the south side of 26<sup>th</sup> Avenue.

### **6. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)**

- 6A. For lane reduction tapers, reference MUTCD Figure 3B-12. It appears, with a 50 MPH design speed for arterials, the taper noted on Sheet 4 needs to be ~700' (depending on the width of the lane shift, not identified here).
- 6B. Label all storage lengths, taper rates/lengths for conformance with (pending approval) the TIS.
- 6C. It is very difficult to review the signage and striping elements on top of grading elements. Please break out the two elements onto different sheets.
- 6D. A signal easement is required at the east side of Main Street.
- 6E. Pending TIS comments may impact the approach geometry for Warm Springs Ave. and other proposed roadways (i.e. turn lanes, including possible signalization, if warranted).
- 6F. The curve at Aurora Highlands Parkway is sharp to count as a 90-degree approach and for design speeds to be expected when it is signalized. Please reevaluate approach geometries.
- 6G. Street trees must be offset from travel lanes to be offset 10' from edge of travel way, per AASHTO design guidelines for compliance with safety requirements in the clear zone.
- 6H. Adjust/revise signage and striping per the comments on the redlines.

### **7. Fire / Life Safety (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)**

- 7A. Show the fire hydrant location on the typical street section.
- 7B. All fire hydrants shall be located not less than 3'-6" and not more than 8' from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be 5 feet. Fire hydrants must be grade staked in the field. Fire hydrants are not allowed in sidewalks.
- 7C. See advisory comment regarding hydrant spacing on Sheet 2.
- 7D. Provide the city approved street type in the title of the typical street section.
- 7E. Show the two fire hydrants on Main St. on your plans. If possible, it is recommended to relocate the eastern fire hydrant to a position 3'6" minimum to 8' maximum from the back of the existing curb. It is also recommended to remove the fire hydrant on the west side of Main Street.
- 7F. Revise hydrant locations and laterals per comments on Sheet 5.
- 7G. Fire hydrants are preferred on the right side of roadways in the event a fire truck utilizes the hydrant it does not block the other lane with hose is paying out into the street from the back of the truck.
- 7H. Due to location of proposed Warm Springs Avenue intersection, the fire hydrant should be located on the north side of the street instead of the south.
- 7I. Based on the future full build-out of E. 26<sup>th</sup> Avenue, it is recommended the continuation of hydrant spacing at every 500' on the north side of the street.
- 7J. Show the location of proposed and existing fire hydrant on the landscape plans. See additional placement standards on Sheet 15.



**8. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

8A. The Master Utility Study (MUS) depicts a 12" water main along Warm Springs Avenue.

8B. The MUS depicts a 24" water main along The Aurora Highlands Parkway.

**9. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

9A. Based on 26<sup>th</sup> Avenue being a 4-lane arterial and not the standard 6-lane, it is assumed that these will NOT be PROS owned/maintained medians. Please verify and add notes regarding the private maintenance of all median landscaping.

9B. Based on the arterial design and median design, it is assumed that this will be a privately maintained median. Please verify and add notes regarding the private maintenance. A license or IGA will be required for maintenance of materials in the median.

9C. If medians are intended to be PROS maintained, please refer to the PROS manual and note the requirements for maintenance, zones, allowable materials and maximums as well as xeric materials.

9D. The trail within The Aurora Highlands runs through the Trib T corridor. Please reference the trail and identify how this is coming up to grade at 26<sup>th</sup> Avenue to meet the sidewalk. Also identify how the pedestrian crossing at 26<sup>th</sup> will occur. Per standard PROS requires regional trails meeting arterial roadways have grade separated crossings. It is anticipated that this corridor will connect all the way down to Powhatan Road to connect with future trails south of the highway.

**10. Real Property** (Kalan Falbo / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

**Site Plan**

10A. Add a legal description.

10B. Provide recording information for Main Street and show the right-of-way.

10C. Label existing and proposed easements. Clarify public or private per comments.

10D. Make all right-of-way lines bolder/more visible.

10E. Show and label all existing and proposed easements. Include recording information for existing easements.

10F. Show where the right-of-way ends.

**Plat**

10G. Provide the Certificate of Taxes Due for all properties and an updated Title Commitment.

10H. Provide a closure sheet.

10I. Revise bearings, distances, directions, per comments on the redlines.

10J. Add signature blocks for all property owners.

10K. Fill in missing reception numbers.

10L. Address all comments on the redlines.

**11. City Forester** (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

11A. There is a clump of Honeylocust trees right next to the road. Please confirm that these will be removed. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

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.

The caliper inches that will be lost are 27" but only 8" would be required for planting back onto the site. The mitigation value is \$770.00.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS/ MITIGATION INCHES
1	Honeylocust	6"	\$71.91	1"
2	Honeylocust	7"	\$143.70	2"
3	Honeylocust	14"	\$548.94	4"
<b>TOTAL</b>		<b>27"</b>	<b>\$764.55</b>	<b>8"</b>

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

12A. See attached comment letter.

**13. Adams County Planning and Development ( [developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))**

13A. We have no comments on the subject referral.

**14. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))**

14A. Occupying space for utility work, access, and any construction within the E-470 right-of-way (ROW) and MUE (Multi-Use Easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

14B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

14C. Clearly identify the E-470 ROW and MUE on all applicable drawings.

14D. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. A dig watch shall be required whenever there are construction activities near the TBMS line. A minimum 4' of cover is required over the fiber.

14E. E-470 is currently being widened between I-70 and 104th Avenue. Coordinate all activities within the E-470 ROW/MUE with the road widening contractor.

14F. Confirm the width of the existing 26<sup>th</sup> Avenue bridge.

14G. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

14H. Revise the label on the overall drainage plan to state Proposed 26<sup>th</sup> Avenue Improvements.

14I. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

14J. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

14K. Landscaping is only permitted in the outer 25' of the MUE.

14L. Any fencing disturbed will need to be reset to meet E-470 specifications.

14M. Please provide an E-470 trailblazer sign for the WB lanes approaching the highway.

14N. A comment/response document would be helpful to track the revisions to each submittal.

14O. Additional comments will be issued as the design progresses.

**15. Colorado Department of Transportation – Denver (CDOT) (Aaron Eyl / [aaron.eyl@state.co.us](mailto:aaron.eyl@state.co.us))**

15A. We have reviewed the referral for project number 1651542, 26<sup>th</sup> Avenue- ISP and Plat and have no objections. This project is off the State Highway System. Thank you for the opportunity to review this referral.

**16. Mile High Flood District (Haley Koesters / [submittals@udfcd.org](mailto:submittals@udfcd.org))**

16A. We appreciate the opportunity to review this proposal and have no comment on the plat. We will continue to review and comment the engineering set through RSN 1659981.



**17. Denver International Airport – Planning** (Lisa Nguyen / [lisa.nguyen@flydenver.com](mailto:lisa.nguyen@flydenver.com))

17A.DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.





**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 30, 2022

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

Attn: Deborah Bickmire

**Re: 26th Avenue, Case # DA-2062-39**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the ISP and plat for **26th Avenue**. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities along and crossing East 26<sup>th</sup> Avenue.

PSCo requests that 10-foot-wide utility easements are dedicated within all lots abutting the East 26<sup>th</sup> Avenue right-of-way, and, that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

As the project progresses, the Customer/Applicant must complete the application process for any new 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.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Comment response requested.

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