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August 16, 2022

**Aurora Reference**  
1592310

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60673741

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

**RE: 26<sup>th</sup> Avenue (E-470 to Section 29/30 Line) ISP**

Dear Mr. Cox,

This letter responds to the numbered comments and key issues made at the pre-application meeting held on December 9, 2021. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Please note that this ISP includes the segment of 26<sup>th</sup> Avenue from E-470 to east of the Section 29/30 Line. The junction area of 26<sup>th</sup> Avenue/The Aurora Highlands Parkway (TAH Parkway)/Aerotropolis Parkway/Powhaton Road will be submitted in a separate ISP once a layout is selected and accepted by the City.

**Planning and Development Services Department**

*Standards and Issues:*

1. Zoning and Placetype: Information is noted.
2. Land Use: Historic and proposed land use information is noted.
3. Development Standards
  - a. Street Cross Sections: 26<sup>th</sup> Avenue matches the four lane arterial: raised median typical section in The Aurora Highlands Master Plan PIP with a 114-foot right-of-way (ROW). There will be a 10' utility easement on the north side of the ROW and an 8' utility easement on the south side.

The roadway south of 26<sup>th</sup> Avenue, in unincorporated Adams County, will be submitted in a separate ISP once a layout is selected and accepted by the City.
  - b. Infrastructure Site Plan Components: This project consists of the full width roadway improvements and the water main within 26<sup>th</sup> Avenue from east of E-470 along the south side of Section 30, through the Section 29/30 Line, and ties into existing beyond the proposed entrance to PA-82 in Section 29. This section of roadway will provide access and water connections to several planning areas in the south half of The Aurora Highlands development. The water quality pond 8531 south of the intersection with Main Street is also included. This is consistent with the approved PIP for Sections 30 and 29.

The junction area of 26<sup>th</sup> Avenue/TAH Parkway/Aerotropolis Parkway/ Powhaton Road will be constructed simultaneously with the segment of 26<sup>th</sup> Avenue included in this ISP application, though will be included in a separate ISP application package. This will complete the segment of 26<sup>th</sup> Avenue roadway and water improvements for Section 29.
  - c. Right-of-Way Dedications: A plat dedicating the right-of-way for 26<sup>th</sup> Avenue and the utility easements outside the right-of-way is in the process of being prepared.

- d. Access and Connectivity: AECOM is coordinating with The Aurora Highlands developers and is connecting with Main Street (a minor arterial), Warm Springs Avenue (a three-lane collector), and three local access points to development areas.
  - e. Mobility Hub: Noted. Planning for the Type 2 Mobility Hub and the grade separated or enhanced at-grade crossings for the pedestrian/bicycle network crossings will be included in a separate ISP for the junction area of 26th Avenue/TAH Parkway/ Aerotropolis Parkway/Powhaton Road.
  - f. Landscape, Water Conservation, Stormwater Management: Landscape plans are included in the ISP and were developed in accordance with the FDP and the City's Landscape Reference Manual.
4. Adjustments: None anticipated.
  5. Submittal Reminders: Noted.
    - a. CAD drawings will be submitted after the development review is completed and prior to final mylars are submitted for signatures.
    - b. PDF files will be flattened.
    - c. Mineral Rights Affidavit was submitted with the FDP.

## **Oil and Gas Development**

26<sup>th</sup> Avenue crosses three existing underground pipelines in this segment. We are coordinating with the owners and do not anticipate impacts to these facilities.

This ISP is for infrastructure improvements which would not require meeting the 2000' setback from oil and gas locations. It is noted that two proposed facilities approved through the Crestone Peak Agreement, Bijou North well pad and Bijou South well pad, are within 2000' of this 26<sup>th</sup> Avenue project. It is also noted that there are existing horizontal wells drilled underneath the project site.

## **Parks, Recreation, & Open Space Department (PROS)**

The crossing of First Creek Tributary T will be included in a separate ISP for the junction area of 26th Avenue/TAH Parkway/Aerotropolis Parkway/Powhaton Road once a layout is selected and accepted by the City.

- Regional Trail: The 14' trail is separated from the roadway by a 9' landscaping buffer and is parallel to the roadway due to right-of-way constraints rather than meandering.
- Arterial Medians: The median will be a standard 14' median for a 4-lane minor arterial and will meet criteria of the PROS Dedication and Development Criteria Manual with xeric design, no trees, and no irrigation with a 3-year maintenance period.
- Forestry Division: Tree mitigation for the existing trees north of 26<sup>th</sup> Avenue at First Creek Tributary T will be addressed in a separate ISP for the junction area of 26th Avenue/TAH Parkway/ Aerotropolis Parkway/Powhaton Road.

## **Aurora Water**

### *Key Issues:*

- *All utilities are to be installed in accordance with the approved master utility study:* Water is to be extended along 26th Avenue from the Main Street stub to a stub at a local access road at the east end of the segment included in this ISP per the master utility study (MUS) and public improvement plan (PIP). A conformance letter will be included with the civil plan submittals.
- *All utilities must be inspected and initially accepted prior to commencing pavement operations:* Noted.
- *Stormwater Management Plans (SWMPs) and reports are required:* Noted.

- *Water quality and detention are required along with an Inspection and Maintenance (I&M) plan: Pond 8531 near Main Street is included in this ISP.*
- *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.*
- *A study is being conducted by the applicant to determine the recommended intersection configuration for the 26th Avenue and Aerotropolis Parkway intersection: discussion with the City is in process. The study area involved in the junction of 26th Avenue/TAH Parkway/ Aerotropolis Parkway/Powhaton Road will be submitted in a separate ISP once a layout is selected and accepted by the City.*
- *The ISPs shall conform with the previously approved studies: The ISP conforms with approved traffic impact studies with four lanes on 26<sup>th</sup> Avenue.*
- *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: 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.
  - The east end of 26<sup>th</sup> Avenue in this ISP is located west of the junction area and will tie into existing 26<sup>th</sup> Avenue until the junction area configuration is resolved. It is anticipated that construction of 26<sup>th</sup> Avenue and the junction area will occur simultaneously.
- 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.
- 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.
  - The proposed construction will be designed to tie to existing 26<sup>th</sup> Avenue on the east end of the segment if not under construction simultaneously with the next segment to the east. It will also tie to the existing 26<sup>th</sup> Avenue roadway and bridge over E-470 on the west end of the segment.



- Stub-outs on side streets will end at fire hydrants for flush-out capability. Water main will continue along 26<sup>th</sup> alignment in separate 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 26<sup>th</sup> Avenue right-of-way and the utility easement 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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