



Aerotropolis Regional Transportation Authority
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
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(303) 779-5710

March 17th, 2023

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

RE: 48th Avenue (E-470 to Aerotropolis Parkway) Infrastructure Site Plan Letter of Introduction

Dear Mr. Cox,

This letter introduces the Infrastructure Site Plan (ISP) for 48th Avenue adjacent to The Aurora Highlands development area. 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: 48th Avenue is an existing dirt road that this project will widen to a 6-lane major arterial (148' ROW) with a raised median and shared use paths in accordance with the approved Master Plans including 2018 Northeast Area Transportation Study (NEATS). We are coordinating with active projects that include The Aurora Highlands, Windler at 48th Avenue East, and Sun Empire. The segment of 48th Avenue included in this ISP follows the north border of Sections 19 and 20 and part of Section 21 (mirroring the south border of Sections 18 and 17 and part of Section 16), beginning at E-470 and terminating before the intersection with Aerotropolis Parkway that is 10,622 feet or 2.01 miles long. The shared-use path adjacent to the South will function as a 14-foot concrete multi-use regional trail and primary bike route. The shared-use path adjacent to the North between Harvest and Aerotropolis is a 10ft concrete sidewalk. There will be a proposed 24-inch waterline included in the corridor from Harvest Road to Aerotropolis Parkway. The project will also include storm drainage, lighting, traffic signals, and landscaping.

From E-470's existing ROW to the East of Harvest (5,680 feet), the existing ROW to the south is offset by 72 feet from 48th Avenue's section line/proposed alignment. In addition to the existing ROW, ROW will be dedicated by the plat in the 48th Avenue Infrastructure filing number 1. Utility, drainage, and traffic signal easements will be dedicated by separate documents. ROW from Harvest to Aerotropolis Parkway, will be supplemented with the additional ROW needs by dedication, purchase, or condemnation.

Land Use: The proposed roadway use and infrastructure are permitted in this zoning district.

Location: This project is located in an East-West corridor along the section line between Sections 17, 18, 19, and 20, and part of the section line between Sections 16 and 21. The project falls between E470 and Aerotropolis Parkway, across the northern area of The Aurora Highlands development. 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 28.69 acres.

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

Adjustments to the City Code: None 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.



Public Service Co of Colorado
C/O Property and Local Taxes
PO Box 1979
Denver, CO 80201-1979

Sun Empire Ventures LLC
950 17th St Suite 1500
Denver, CO 80202-2829

GVR King LLC C/O George
McElroy & Associates Inc
10801 W Charleston Blvd Ste 170
Las Vegas, NV 89135-1210

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

Schleppi Andrew D
857 Lafayette St
Denver, CO 80218-3507

Mc Vey Family LLC
3054 NE Beechwood Cir
Labelle, FL 33935-5343

Aurora Highlands Holdings LLC
10801 W Charleston Blvd Ste 170
Las Vegas, NV 89135-1210

GVRE 470 LLC C/O George
McElroy & Associates Inc
10801 W Charleston Blvd Ste 170
Las Vegas, NV 89135-1210

Consultants:

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Unified Development Ordinance (UDO):

The proposed infrastructure site plan for 48th Ave meets the approval criteria as outlined under Section 146-5.4.3.B. 48th Avenue's ISP follows the standards of the UDO and the approved Master Plans. The proposed 48th Ave 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 48th Ave closely mimics the existing ground maintaining existing ridgelines and drainage crossings. The proposed 48th 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,

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