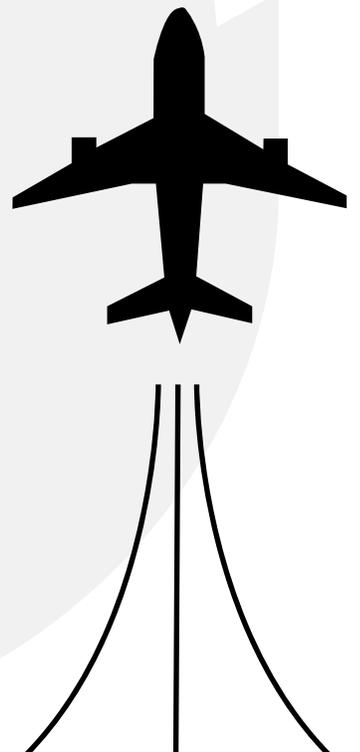


RESPONSE TO COMMENTS

TAB NO.5





February 28, 2024

Steve Timms
City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: FOURTH SUBMISSION REVIEW: AURORA TECHNOLOGY AND ENERGY CORRIDOR (ATEC) – MASTER PLAN

Application Number: **DA-2214-00**

Case Number: **2020-7001-00**

Dear Mr. Timms:

Thank you for taking the time review the third submission of the Aerotropolis Logistics Center (ALC). Valuable feedback was given by City Staff which was received on January 5, 2024. Adjustments have since been made to reflect some of the key issues outlined from the last round of review.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,

Samantha Pollmiller
Norris Design



Fourth Submission Review Comment Response Letter

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please find attached the avigation agreement for DEN. Please review and, if acceptable, sign, notarize, and return to me for final processing. This can be recorded at the same time as the master plan.

RESPONSE: *Confirmed with Steve Timms that the existing recorded avigation easement per Title is sufficient. Comment not applicable.*

2. Zoning and Land Use Comments

Tab 1: Letter of Introduction:

2A. Please add E. in front of all numbered avenues- Sheet 5 (i.e.- E. 48th Avenue, E. 26th Avenue, etc.) (repeat comment).

RESPONSE: *E. added to numbered avenues.*

Tab 2: Development Application:

2B. No further comments at this time.

RESPONSE: *Noted. Thank you.*

Tab 3: Context Map:

2C. No further comments at this time.

RESPONSE: *Noted. Thank you.*

Tab 4: Site Analysis:

2D. Please add E. in front of all numbered avenues- Sheet 2 (i.e.- E. 48th Avenue, E. 26th Avenue, etc.) (repeat comment).

RESPONSE: *E. added to each response.*

Tab 5: Response to Written Comments:

2E. No additional comments at this time.

RESPONSE: *Noted. Thank you.*

Tab 6: Master Plan Narrative:

2F. No additional comments at this time.

RESPONSE: *Noted. Thank you.*

Tab 7: Public Art Plan:

2G. Thank you for submitting the updated Public Art Plan. The addition of the map is very helpful. Please add the Planning Area Numbers or other identifiers to the map so that with each site plan submittal it is easy to clarify if the planning area includes a potential public art site.

RESPONSE: *Planning Area numbers added to those planning areas identified.*

Tab 8: Land Use:

2H. Can you please darken or thicken the planning area boundary lines on the map for ease of reading- Exhibit 8.2?

RESPONSE: *Lines darkened slightly and the maps have been cleaned up with background linework to better delineate lines.*



2I. The City does not use the FAR approach for building size or scale. While it can remain as a guide to development, please make it very clear that it is not a requirement (either minimum or maximum). Another option is to remove it completely from the master plan. (repeat comment)

RESPONSE: FAR removed from each PA.

2J. Based on the overall developable acreage of the site, can you please estimate the sf buildout for this development? This figure does not need to be included within the Master Plan but would be useful for City staff to be aware of potential outcomes for planning purposes.

RESPONSE: While we certainly understand the intent of this comment, we are unsure at this time what full buildout would look like from a sf perspective. Requirements for open space are included for each PA and at the time of Site Plan for each PA, square footages will be known. At this time because we do not know how development will occur at this time we cant provide square footages.

Tab 9: Open Space:

2K. No additional comments at this time.

RESPONSE: Noted. Thank you.

Tab 10: Urban Design Features:

2L. Please remove the reference to residential uses on Sheet 5, under the note at the bottom of the page.

RESPONSE: Residential note removed

Tab 11: Landscape Design:

2M. Sheet 4, under oil and gas. Please change the description to discretion.

RESPONSE: Updated

2N. Sheet 17- please reference the map on page 14 for the approximate location of these major intersections.

RESPONSE: Reference added.

Tab 12: Architecture Design:

2O. No additional comments at this time.

RESPONSE: Noted. Thank you.

Tab 13: Public Improvement Plan:

2P. No additional comments at this time.

RESPONSE: Noted. Thank you.

Tab 14: Appendix:

2Q. No additional comments at this time.

RESPONSE: Noted. Thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Christopher Eravelly/ ceravelly@auroragov.org / Comments in green)

3A. Tab 13 PIP Doc: Ready for Technical Referral. The FDP/Master Plan will not be approved by Public Works until the master drainage (MD RSN 1429068) study is approved.

RESPONSE: Noted. Thank you.

3B. Other comments as noted in redlines.

RESPONSE: See redline response document for comment responses.



4. Traffic Engineering (Carl Harline/ charline@auroragov.org / Comments in amber)

4A. All prior comments were addressed. Since this submittal, further conversation has occurred with ARTA including the plans for Aerotropolis Pkwy's access management scheme. Because of the failing LOS at the signalized intersections (as highlighted in the study below) that are spaced at 1-mile, Traffic will require this study to evaluate signalized access as previously submitted (i.e. at 1/2-mile spacing, with signals at collectors between 26th/38th/48th).

This should help distribute ALC traffic to various entry points through the master planned development and create better performing signalization on Aerotropolis Pkwy.

RESPONSE: *The traffic impact study has been updated accordingly.*

4B. Other comments as noted in redlines.

RESPONSE: *Other comments have also been addressed in the updated traffic impact study.*

5. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. No additional comments at this time.

RESPONSE: *Noted. Thank you.*

6. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Tab 9: Open Space: Sheet 3

6A. Remove these planning areas from Form J. They are not considered 'open space' eligible for land dedication credit. Therefore, they should be listed in Form D (Land Use Matrix) and identified as 'Utility Easement/Corridor.'

RESPONSE: *Removed from Form J.*

6B. Provide more description by itemizing the amenities/facilities to be included at the trail nodes mentioned in the Landscape Standards (Tab 11).

RESPONSE: *More amenities/facilities have been added to a note with Form J, consistent with other Master Plan projects.*

6C. Itemize the amenities/facilities/uses that will be provided for use by the general public and employees at these locations.

RESPONSE: *More amenities/facilities have been added to a note with Form J, consistent with other Master Plan projects.*

6D. Delete the word 'private' so that it is not implied that the acreage will not be open for use by the general public.

RESPONSE: *Private deleted*

6E. Describe that the acreage will be equitably distributed and how it will be improved for use by the general public and employees in this area.

RESPONSE: *Note added describing how acreage shall be distributed.*

6F. Itemize the amenities/facilities/uses to be provided.

RESPONSE: *More amenities/facilities have been added to a note with Form J, consistent with other Master Plan projects.*

6G. Change to 10.6 acres.

RESPONSE: *Updated*



Tab 9, Sheet 4:

6H. Revise the Planning Area designations to remove reference to OS. Instead, perhaps use UEC as an acronym for Utility Easement Corridor.

RESPONSE: UEC added in place of OS.

Tab8: Land Use Map, Sheet 4

6I. These planning areas should be identified as "Utility Easement/Corridor." references to 'open space' should be deleted because the acreage is not eligible for land dedication credit.

RESPONSE: These planning areas listed as OS are now UE/C

6J. Change their Planning Area Map Number and code from OS to UEC.

RESPONSE: These planning areas listed as OS are now UE/C

6K. Add the following text: Open space deficit 'of 13.4 acres' to be provided.

RESPONSE: Note added

6L. Change to 10.6 acres.

RESPONSE: Updated

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. No additional comments at this time.

RESPONSE: Noted. Thank you.

8. Library and Cultural Services/ Public Art- Roberta Bloom / rbloom@auroragov.org .

8A. Thank you for submitting the updated Public Art Plan. The addition of the map is very helpful. Please add the Planning Area Numbers or other identifiers to the map so that with each site plan submittal it is easy to clarify if the planning area includes a potential public art site.

RESPONSE: PA areas added to those areas including public art.

9. Environmental Planning- Maria Alvarez/ malvarez@auroragov.org

9A. No additional comments at this time.

RESPONSE: Noted. Thank you.

10.ARTA – Matt Hopper/ matt@summit-strategies.net / David Center / dave.center@aecom.com

10A. ARTA is designing and constructing the arterial roadway network adjacent to the ALC site. All interior work that is referenced for ARTA to complete. ARTA complete (N-S Collector and 38th Ave) throughout the various documents will be undertaken by the ATEC Metropolitan Districts No. 1 and No. 2. I did have a conversation with the Stream team and provided this clarification. All other future collectors will be by the developer.

RESPONSE: Noted, thank you.

10B. General Comment - I believe that Powhaton Roads name has been changed by the City to Aerotropolis Pkwy.

RESPONSE: Updated on all sheets

10C. Tab 5 Section 12 Overlot grading will be completed by ATEC Metropolitan Districts No. 1 and No. 2 not ARTA.



RESPONSE: Noted, thank you.

10D. Tab 13 PIP no information included to be reviewed.

RESPONSE: Tab 13 PIP has been included with the submittals.

10E. Utility Plan Sanitary outfall location across Aerotropolis Pkwy will need to be coordinated as I believe SS-2.1 is moving north to be in 32nd Ave. Any changes in water pipes or sanitary sewer sizes due to potential for multi-family development within ALC will need to be coordinated as those are included in the Aerotropolis Pkwy plans which are entering CD review by the City.

RESPONSE: Understood, sanitary outfall, connection locations and sizes will continue to be coordinated with the Aerotropolis Pkwy design. The Utility Plan has been updated based on the most current information provided by AECOM (the approved ISP). This plan does not show SS-2.1 moving north to 32nd Avenue.

TIS

10F. Pg 8 Aerotropolis Pkwy per COA Aerotropolis Pkwy north of Powhaton will transition to a four lane section to Jackson Gap Way.

RESPONSE: Understood. This transition is planned to occur north of 48th Avenue away from the site and was therefore did not garner explicit description in the traffic impact study.

10G. Pg 20 Aerotropolis Pkwy per COA Aerotropolis Pkwy north of Powhaton will transition to a four lane section to Jackson Gap Way.

RESPONSE: Understood. This transition is planned to occur north of 48th Avenue away from the site and was therefore did not garner explicit description in the traffic impact study.

END OF COMMENTS