



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

March 14, 2024

Allen Crosswell  
Aerotropolis Industrial Development LLC  
5851 San Felipe Street, Suite 230  
Houston, TX 77057

**Re: Initial Technical Submission Review: Aerotropolis Logistics Center (ALC) Master Plan**  
**Application Number:** DA-2214-00  
**Case Numbers:** 2020-7001-00

Dear Allen:

Thank you for your initial technical submission, which we started to process on March 5, 2024. We have reviewed your plans 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 community members.

Since several technical issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 5, 2024. Note that we are unable to record the master plan until all technical comments have been satisfactorily addressed. Master drainage needs must also be approved before the recording of this document. If you would like to schedule a meeting with any of the departments to discuss their comments, please contact me.

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 let me know. I may be reached at [stimms@auroragov.org](mailto:stimms@auroragov.org).

Sincerely,

Steve Timms, AICP  
Planning Supervisor  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design, Agent  
Eva Mather, Norris Design, Agent  
Kerry Kiley, Stream Realty  
Lorianne Thennes, ODA  
Filed: K:\\$DA\2214-00tech1



## *Initial Technical Submission Review*

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

- Approval of Master Drainage Study needed before Approval of Master Plan
- Payment of Public Art Impact Fee due before the recording of the Master Plan

### **PLANNING DEPARTMENT COMMENTS**

#### **1.Completeness and Clarity of the Application**

- 1A. No further comments on the content of the application at this time.
- 1B. When the time comes for recording, staff will work with you on the necessary electronic recording documents and also obtain a paper set within a binder for record keeping.

#### **2. Zoning and Land Use Comments**

##### **Tab 1: Letter of Introduction:**

- 2A. Please update the applicant representative from Kerry to Tyler.

##### **Tab 4: Site Analysis:**

- 2B. No additional comments at this time.

##### **Tab 7: Public Art Plan:**

- 2C. No additional comments at this time on this section.
- 2D. Please provide a paid invoice for the public art fee before recording the document.

##### **Tab 8: Land Use:**

- 2E. No additional comments at this time.

##### **Tab 10: Urban Design Features:**

- 2F. No additional comments at this time.

##### **Tab 11: Landscape Design:**

- 2G. No additional comments at this time.

##### **Tab 12: Architecture Design:**

- 2H. As referenced in the email dated 02/14/2024, a change is needed on Page 4 (in the table) in the Architectural Materials Section. The Master Plan currently states there is a maximum of 15% metal for the primary façade. The City's Unified Development Ordinance (UDO) currently limits that to 10% of the primary façade. Please change to match the UDO of 10%.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Christopher Eravelly/ [ceravelly@auroragov.org](mailto:ceravelly@auroragov.org) / Comments in green)

Sheet 1

- 3A. The FDP will not be approved by Public Works until the Master Drainage (MD RSN 1429068) study is approved.

Sheet 10

- 3B. Please add the following statement: "Any improvement identified in this document to be the responsibility of ARTA, is the responsibility of the Master developer. At the time when the project is constructed, if the master plan has not been incorporated into ARTA, and ARTA has not accepted the responsibility of said improvements, then it is the responsibility of this development."



**4. Traffic Engineering** (Carl Harline/ [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in orange)

4A. As of the date of this letter, I have not received any comments from Traffic Engineering. Once I receive those, I will pass them along to you.

**5. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

5A. No additional comments at this time.