



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

Worth Discovering • [auroragov.org](http://auroragov.org)

September 17, 2020

Carlo Ferreira  
Aurora Tech Development LLC  
250 Pilot Rd Ste 150  
Las Vegas, NV 89119

**Re: Second Submission Review** – Aurora Technology and Energy Corridor (ATEC) – Master Plan  
Application Number: **DA-2214-00**  
Case Number: **2020-7001-00**

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on August 20, 2020. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, October 9, 2020.

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,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Mile High Flood District, Xcel Energy and CenturyLink Comments

cc: Eva Mather - Norris Design 1101 Bannock Street Denver, CO 80204  
Samantha Crowder - Norris Design  
Scott Campbell, Neighborhood Liaison  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Filed: K:\SDA\2214.00rev2.rtf



## *Second Submission Review*

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

- Provide the interim and ultimate design conditions for Powhaton/26<sup>th</sup> Avenue intersection (Planning)
- Separation of utilities from oil and gas operations (Water)
- Identify the improvements for Powhaton Rd. consistent with the Aurora Highlands PIP (Public Works)
- Clarify the expectation for infrastructure extension (Water)
- Whelen Warning Systems are required (Life/Safety)
- Perform a tree inventory (Forestry)
- Provide a .dwg file (Addressing)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. The interim/final design of the 26<sup>th</sup> Avenue/Powhaton Road is not defined. These conditions will impact other elements of the Master Plan. Provide details or a detailed narrative of these conditions.

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

##### **Master Plan Narrative - Tab 6**

2A. Describe the location and use of the FAA outparcel under existing land use.

2B. Include a brief discussion of oil and gas pad sites in the Surrounding Land Use section.

2C. Clarify existing vs. proposed roads in the Vehicular Circulation section.

2D. See redlines for all comments.

##### **Urban Design Standards - Tab 10**

2E. Monument signs locations are subject to the UDO standards unless criteria to establish permitted location(s) or a map of locations are included.

2F. The use, location and/or quantity of tenant sign types will be per UDO unless otherwise stated. Images are for reference only.

2G. Industrial uses can build screen walls up to 9'. Is there a standard for a 9' opaque fence type that is not a wall? Is wood a prohibited fence type? Composite fencing? Revise notes on Page 9 accordingly.

2H. The use of metal picket prongs is permitted in lieu of barbed wire.

2I. Replace the metal fence picture with one in a more industrial context.

2J. Chain link fence locations will be subject to UDO standards. Include some of the restrictions

2K. Remove references of fence types adjacent to residential uses.

2L. Define "All" signage that "must" include ATEC logos. must be clear what type of signage is to include this logo. It will not be permitted without a more defined scope

2M. Provide more information about Special Facilities and Structures. These features will be subject to the UDO location, height and material requirements, at a minimum, unless otherwise stated.

2N. Identify the parties involved in the Surface Use Agreement and include a brief summary of what is in the agreement.

2O. Clear up conflicts in the oil and gas buffer requirements. This Master Plan can and should establish a higher standard than Code and/or an operation agreement. The standards can be applicable to NEW facilities vs. existing.

2P. Edit as shown on redlines.

##### **Architectural Standards - Tab 12**

2Q. Add a statement that architecture standards shall be added to the Master Plan current with or prior to the first site plan.

**3. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

4A. The Master Plan will not be approved by Public Works until the Master drainage Study is approved.

**Public Improvement Plan (PIP)**

4B. Add that roadway improvements may also be required "as determined by traffic studies" on Page 3.

4C. Review the narrative and graphics for consistency.

4D. Include language from The Aurora Highlands (TAH) PIP in the ATEC PIP regarding Powhaton. What happens if the ATEC area develops prior to the TAH triggers for Powhaton?

4E. The Powhaton Road alignment needs to be consistent with the TAH PIP. Improvements need to be shown. Address what will happen if PA-4 develops before the TAH triggers to build Powhaton.

4F. See redlines for all comments.

**5. Traffic Engineering (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)****Traffic Impact Study**

5A. Based on volumes and turning movements on 38<sup>th</sup> Avenue between Powhaton Road and the north/south collector, the section is required to be 5-lanes. See redlines for additional acceleration and turn lane requirements.

5B. The intersection of 32<sup>nd</sup> and the north/south collector is required to include an alternative configuration (all-way stop warrant?, alternative stop condition?, etc.) to meet City criteria for LOS.

5C. See comments throughout.

5D. On the intersection configuration of 26<sup>th</sup> Ave., The Aurora Highlands Pkwy, Harvest, Powhaton Rd, please provide analysis assuming 2040 NEATS with turning volumes and propose solution that meet City's LOS threshold. This analysis may either be kept or separated out, but it shall be resolved prior to this document/ATEC's approval.

**Public Improvements Plan**

5E. Add a note that the 26<sup>th</sup> Avenue/Powhaton Road intersection is not yet defined.

5F. Add the following note on Page 3, "This section of Powhaton Rd, a section of 26<sup>th</sup> Ave alignment is depended on the outcome of the intersection configuration of the following roadways: 26<sup>th</sup> Ave (west of Powhaton & east of Powhaton), TAH Pkwy, Harvest Rd, and Powhaton Rd."

5G. Roadway connections have been analyzed in the MTIS but are not yet resolved. City's LOS standards apply to these intersections and proposals do not yet meet City standards. Proposal that meets City standards are a requirement of this MTIS/PIP.

5H. Funding for Traffic Signals shall be in compliance with the City's Traffic Signal Escrow Ordinance. If desired, the development may choose to do this based on Planning Area acreage proportional share vs. proximity. This decision shall be documented in the PIP. Default is proximity, but other large industrial developments have decided to move forward with planning area acreage proportional share.

5I. See redlines and address all comments.

**6. Fire / Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)****Land Use - Tab 8**

6A. Whelen Warning Systems will be required. Please identify land dedications according to Standard Note 19, allowing for complete coverage.



**7. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

**Master Utility Study and Plan**

7A. Please clarify the expectation for Aurora Water to extend infrastructure to this site. Main extension is typically developer driven.

7B. Per the list of total flows per basin on the next page, ATEC is taking approximately half of the total flows to be sent to the Second Creek Lift Station. Please confirm this capacity based on off-site flows in the basin as well as any potential phasing of the project. See Harvest Mile MUS for further information.

**8. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

8A. There will be trees impacted by development of this site. It is required that a tree inventory is conducted on this site before any grading activities begin. A sheet must be provided with the existing trees shown and the intention to remove or preserve. I have provided a list of Consulting Arborists that can be contacted to complete a tree inventory for you, which should include inches required to plant back onto the site and dollar value. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Community Tree Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, 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.

David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Scott Grimes	Colorado Tree Consultants	<a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a>	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

**9. Parks and Open Space (PROS)** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)

**Open Space, Circulation and Village Plan**

9A. The gas easement corridor is different than the Aurora Highlands. This corridor is not a regional trail or a major connection to a regional trail (because this is an industrial area), nor is this in a residential area where the trail nodes can serve a dual purpose of serving the trail users and serving the neighborhood. This corridor will not receive credit toward the public land dedication requirement. The regional trail within the northern part of this development is an identified/planned regional trail and is more important to complete appropriately than the development of this local trail. Revise Form J per the comments.

9B. The regional trail should be shown in a 70' wide corridor in the location identified on the redlines and:

- a) Align with the proposed trail location north of 56th
- b) Be adjacent to a portion of the current creek
- c) Take advantage of the site's high point, and
- d) Replace the sidewalk on one side of the street with a multi-use trail for employee recreation and safe bicycle commuting; this corridor also provides an opportunity to locate art where it can be experienced by trail users and by people driving on the street.



9C. Provide grade-separated crossing at 48<sup>th</sup> Avenue that is aligned with trail to the north.

9D. A portion of the regional trail can be on the west side of Powhaton and make connection to the Aurora Highland trail network.

**Tab 10 - Urban Design Standards**

9E. Chain link is not permitted adjacent to public open space. Please revise the fence chart accordingly.

9F. Revise the buffer zone description on Page 15 to use the correct term, "Special Landscape Buffer."

**Tab 11 - Landscape Standards**

9G. Revise the trail types on the Trails Master Plan. They must be reclassified due to the proposed locations.

9H. Identify surface materials proposed for trails.

**10 Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

10A. Revise the Legal Description per the comments on the redlines.

**11. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

11A. Clearly it is desirable to have the Public Art plan submitted with the Master Plan so that a singular vision is established. However, the Ordinance gives the option to file with the first site plan. Per discussion with staff, please include language to indicate the applicant will maintain the public art plan budget and acreage as originally intended, but remove all other specific references. The public art plan details will be required concurrent with or prior to the first site plan application.

**12. Mile High Flood District** (Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))

See attached comments.

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

See attached comments.

**14. CenturyLink** (Don Davalos / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com))

See attached comments.

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**

**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	107993
Submittal ID:	10005132
MEP Phase:	Referral

**Date:** August 27, 2020  
**To:** Deborah Bickmire  
*Via City of Aurora Web Portal*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Aurora Technology and Energy Corridor (ATEC) – FDP (RSN: 1420862)
<b>Location:</b>	North of 26 <sup>th</sup> Ave, between Monaghan Mile Road and Powhaton Road
<b>Drainageway:</b>	First Creek Watershed, Second Creek Watershed, Box Elder Creek Watershed

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Regional detention basins (8562, 8552) at the headwaters of tributaries to First Creek Tributary T
- Regional detention basin (SC-2) at the headwaters of Second Creek
- Detention basin (BE-3) outfall to the Box Elder Creek tributary headwaters
- Regional detention basins (BE-1, BE-4) at the Box Elder Creek tributary headwaters

We have the following comments to offer:

- 1) The FDP Overall open space & circulation map shows detention ponds based on a previous configuration. Please coordinate with the engineering team to accurately show the location and numbers of ponds for this site.

The following comments were provided to the engineering team for the MDR submittal and are provided here as well for reference:

- 1) While each channel has a tributary area less than 130 acres, many are close to this threshold. We recommend evaluating the feasibility for providing a corridor for an open channel.
- 2) The following comments are for Pond 8552:
  - a. Please explain how the value of 23.83 ac-ft was obtained that was input into UD-Detention.
  - b. UD-Detention shows an outlet pipe size of 42” while the plans show 48”. Please revise for consistency.
  - c. We understand the outlet structure design for these ponds are still preliminary and will be revised with subsequent reports. What is the anticipated configuration for the outlet structure for this pond? If an outlet box is being used, a grate must be included for safety. Therefore the opening area will need to be adjusted from 100% on UD-Detention to account for the grate.
- 3) The following comments are for Pond 8562:
  - a. The outlet pipe is shown as a 48” RCP on the plans, is modeled as a 42” in Hydrflow, and is modeled as 36” in UD-Detention. Please revise for consistency.



**Project Name:** Aurora Technology and Energy Corridor (ATEC)  
**MEP ID:** 107993/10005132  
**Date:** 08/27/2020

**Mile High Flood Control District (MHFD)**  
MEP Referral Review Comments

- 4) The following comments are for Pond SC-2:
  - a. The outlet pipe is shown as a 66" RCP on the plans, is modeled as a 72" in Hydraflow, and is modeled as a 60" in UD-Detention. Please revise for consistency.
- 5) The following comments are for Pond BE-1:
  - a. The outlet pipe is shown as a 66" RCP on the plans and is modeled as a 72" in UD-Detention. Please revise for consistency.
  - b. We understand the outlet structure design for these ponds are still preliminary and will be revised with subsequent reports. What is the anticipated configuration for the outlet structure for this pond? If an outlet box is being used, a grate must be included for safety. Therefore the opening area will need to be adjusted from 100% on UD-Detention to account for the grate.
- 6) The following comments are for Pond BE-3:
  - a. The outlet pipe is shown as a 48" RCP on the plans and is modeled as a 42" in UD-Detention. Please revise for consistency.
- 7) The following comments are for Pond BE-4:
  - a. The outlet pipe is shown as a (2) 60" RCP on the plans and is modeled as a 78" in UD-Detention. Please revise for consistency.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Teresa Patterson, P.E., CFM  
Project Manager, Watershed Services  
Mile High Flood District



**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 8, 2020

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

Attn: Deborah Bickmire

**Re: Aurora Technology and Energy Corridor (ATEC) Master Plan – 2<sup>nd</sup> referral  
Case # DA-2214-00**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk reminds property owner/developer/contractor:

1. for the existing electric *transmission* facilities: go to either email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
2. for the existing high-pressure natural gas *transmission* an engineering review is necessary, go to: [https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests)
3. submit an application via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) for any new gas or electric *service*, or modification to the existing electric *distribution* facilities
4. minimum 10-foot wide utility easements will be required around the perimeter of each commercial/industrial lot and all tracts, parcels, and/or open space areas

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

September 9, 2020

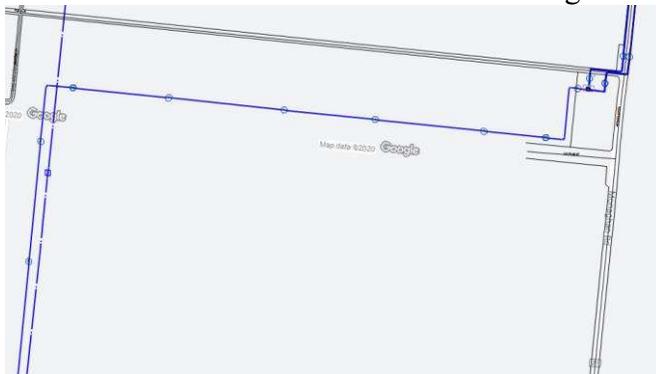
Aurora Technology and Energy Corridor ATEC-FDP

**P831278 Plat Review 48thAve/26<sup>th</sup> Ave ATEC-1420862 Aurora, CO**

Deborah Bickmire:

After review, CenturyLink has the following comments regarding the review request submitted:

There are some facilities in this area that might be in conflict.



Please note, the engineer that reviewed this information is Steven Ives. If any changes should need to be made, please contact them at 720-219-4160.

Thank you!

Sincerely,

*Don Davalos*

Don Davalos

ROW Agent

Ph.:505-886-4673

[Don.davalos@centurylink.com](mailto:Don.davalos@centurylink.com)