



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

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October 27, 2020

Steven Marshall  
Western Transport, LLC  
625 East Main Street Suite #1028  
Aspen, CO 81611

**Re: Sixth Submission Review -** Transport Colorado – Sub-Area Master Plan - 1  
**Application Number:** DA-1793-04  
**Case Number:** 2005-7008-03

Dear Mr. Marshall:

Thank you for your latest submission, which we started to process on Monday, October 12, 2020. We reviewed it 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.

All previous comments were addressed, and another resubmittal is not required. Please coordinate with your case manager regarding finalizing the Sub-Area Master Plan-1 for recordation.

Feel free to contact me if you have any questions or concerns. I can be reached at, 303.739.7186 or [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org).

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Jennifer Carpenter – LAI Design Group 88 Inverness Circle East, Building J, Ste. #101 Englewood, CO 80112  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\SDA\1793-04rev6.rtf



## *Sixth Submission Review*

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

- No resubmittal required.
- Submit a signed and recorded avigation easement to your case manager prior to submitting final mylars.
- Please contact Mile High Flood District (MHFD) to ensure that all previous comments were addressed.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Stephen Rodriguez [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org) / 303-739-7186 / PDF comment color is teal.

#### **1. Zoning, Land Use Comments and Transportation Issues**

1A. Continue to work with your case manager regarding the required avigation easement. Please provide this signed and recorded document to your case manager prior to the final mylars being submitted.

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

#### **2. Civil Engineering**

Reviewed by: Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

2. No further comments.

#### **3. Traffic Engineering**

Reviewed by: Brianna Medema [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org) / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) 303-739-7309 Comments in gold.

#### **TIS**

3A. Previously approved, no further comments.

#### **PIP**

3B. No further comments.

#### **4. Life Safety**

Reviewed by: William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 Comments in blue.

4A. No further comments.

#### **5. Parks and Recreation (PROS)**

5A. No further comments.

#### **6. Mile High Flood District (MHFD)**

Reviewed by: Teresa Patterson 303 / 455-6277

6A. A comment response letter was *not* resubmitted indicating whether the previous comments, listed below, were addressed with MHFD. Please contact MHFD to ensure that all previous comments have been addressed.

*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:*

*- Crooked Run and Tributaries, Newcomb Gulch, Henry David Draw*

*We have the following comments to offer:*

- 1) We appreciate the use of a geomorphic roadway crossing design along Crooked Run. Please consider a similar design along Newcomb Gulch at 42<sup>nd</sup> Avenue.*
- 2) It is our understanding that the parcels north of PA-13 are currently under annexation. If these parcels become part of this project, we anticipate a channel design through these parcels from the pond outlet in PA-13.*
- 3) Was an offline pond considered for the pond in PA-11? Online ponds tend to create wetland areas and hold standing water. This may be a concern to CASP with this pond in such close proximity to the runway. Additionally, the volume required for offline ponds should be less than for online ponds.*

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