

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



August 19, 2020

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

**Re: Fifth 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, August 3, 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.

You have addressed most of the major comments. Therefore, the administrative decision date is tentatively set for September 9, 2020. Please do not resubmit your technical submission until after your administrative decision.

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.

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\1793-04rev5.rtf



## *Fifth Submission Review*

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

- See the comment redlines from Engineering, Traffic (contact directly), Life Safety, and PROS
- Please contact the Colorado Department of Transportation (CDOT) for any comments as none were received.

### **PLANNING DEPARTMENT COMMENTS**

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

#### **1. Community Comments**

1A. No additional comments were received from surrounding neighborhoods.

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

2A. No additional comments.

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

Open Space, Recreation, and Land Dedication

3A. Continue to work with Porter Ingrum regarding the required avigation easements for the Master Planned development.

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

#### **4. Civil Engineering**

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

#### **PIP**

4A. Page 1 - The FDP will not be approved by public works until the overall Transport FDP is approved, the overall master drainage study is approved, and the master drainage study for Sub-Area 1 is approved.

Repeated comment: Tab 13 (PIP) consists of the narrative and the exhibits. There is NO NEED for a SEPARATE TAB 13 PDF. Please do not submit a separate pdf labeled Tab 13.

4B. Page 8 - All drainage facilities shall meet City of Aurora and Mile High Flood District standards at the time of development.

4C. Page 11 - Remove sizing of culverts or channels in narrative and refer to master drainage study for conceptual sizing information, typical.

4D. Page 14 - Development of significant areas could trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements shall be evaluated by the City of Aurora and MHFD at the time the preliminary drainage report and plans are being developed. The Developer is encouraged to coordinate with the City and MHFD at the earliest possible time on required drainage improvements. It is recommended that this coordination occur before making the first submittal of a preliminary drainage report. Typical all planning areas.

4E. Page 18 - Development of significant areas could trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements shall be evaluated by the City of Aurora and MHFD at the time the preliminary drainage report and plans are being developed. The Developer is encouraged to coordinate with the City and MHFD at the earliest possible time on required drainage improvements. It is recommended that this coordination occur before making the first submittal of a preliminary drainage report. Remove sizing of culverts or channels in narrative and refer to master drainage study for conceptual sizing information, typical.

All drainage facilities shall meet City of Aurora and Mile High Flood District standards at the time of development.

Sheet 1 of PIP

4F. Constructed regional channel alignments will generally follow the alignments of the existing drainageways.

4G. Add another note: Development of significant areas could trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements shall be evaluated by the City of Aurora and MHFD at the time the preliminary drainage report and plans are being developed. The Developer is



encouraged to coordinate with the City and MHPD at the earliest possible time on required drainage improvements. It is recommended that this coordination occur before making the first submittal of a preliminary drainage report.

4H. Revise note 13 as follows: An approved floodplain development permit is required for any work within a mapped 100-year floodplain. An approved no-rise certification and/or CLOMR is required for any work within a mapped floodway. Additional requirements may be requested by the floodplain administrator.

4I. Please remove all references to size of culverts and width of channel sections and add a note to refer to the master drainage study for conceptual sizes.

### **5. 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**

5A. Please contact the reviewer directly for comments. No redlines were received by staff.

#### **PIP**

5B. Please contact the reviewer directly for comments. No redlines were received by staff.

**6. Aurora Water** / Casey Ballard // (303) 739-7382) Comments in red.

### **Master Utility Report**

6A. No additional comments.

### **7. Life Safety**

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

Please see Marked-Up (In Blue) FDP for Specific Comments.

Tab 8

7A. Why was Sheet 5 and 6 removed? Please include sheet 5 and 6 in your next submittal.

#### **PIP**

7B. See the minor redlines on the PIP document.

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

8A. Tab #9, Form J – This number doesn't match what is presented in the Transport FDP Amendment #1 submittal. Double check and rectify, if needed.

8B. Tab #9 The trail alignment has shifted. It should be moved back eastward to fall within the open space planning areas 36 and 37. The intent is for the trail to be independent and not necessarily a sidewalk associated with the street.

8C. Tab #9 - The numbers just don't add up. Double check the calculations and rectify. Also, the numbers for this Sub-Area 1 don't match what is presented in the Transport FDP Amendment #1 submittal. Refer to the below screenshot.

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

Reviewed by: Teresa Patterson 303 / 455-6277

9A. 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.

**10. Colorado Department of Transportation (CDOT)**

10A. No comments received to date. Contact them directly for comments.