

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



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December 30, 2022

Steven Marshall  
Transport Colorado LLC  
1331 17<sup>th</sup> Street, Ste #1000  
Denver, CO 80202

**Re: Second Submission Review -** Transport Colorado – Sub-Area 2 – Master Plan  
Application Number: **DA-1793-05**  
Case Number: 2005-7008-06

Dear Mr. Marshall:

Thank you for your recent submission. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission as feasible.

Note that all our comments are numbered. When you resubmit, include a comment response 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:\\$DA\1793-05rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comments from Planning. (Items 2 and 3)
- See the comments and redlines from Engineering regarding the PIP. (Item 5)
- See the comments and redlines in the TIS from Traffic Engineering. (Item 6)
- See the comments and redlines from Aurora Water regarding the MUS and PIP. (Item 7)
- See the comments redlines from PROS regarding Tab 9. (Item 9)
- Colorado Department of Transportation comments will be forwarded to you upon receipt. (Item 12)

### 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. Required referrals were sent to adjacent property owners and registered HOAs. No comments were received. CDOT comments will be sent to you upon receipt.

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

Tab #6 - Master Plan Narrative

2A. Under no. 13, please add a reference regarding consultation with MHFD and CDOT.

Tab #7 – Public Art

2B. There is an error in the way the public art requirement is calculated. The rate per non-residential acreage is \$540 per acre. This rate should be applied to the total acreage of 6,050.87. Then use that new total to determine the correct amounts for the budgets for professional artists, public art plan application fees, maintenance and repairs, and project coordination. Then resubmit the public art plan with the corrected budgetary figures. *If there are any questions, please contact Roberta Bloom, Public Art Supervisor, at [rbloom@auroragov.org](mailto:rbloom@auroragov.org).*

Tab #8 – Land Use Map Matrix

2C. Delete no. 11 regarding adjustments on sheet 3/4.

Tab #10 - Urban Design Standards

2D. Acceptable as proposed.

Tab #11 - Landscape Standards

2E. See comment 9A below and redline from PROS.

Tab #13 - Public Improvement Plan Exhibit

2F. See comments 5A and 5B below from Engineering.

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

3A. In Tab #9, identify a *complete* pedestrian network and circulation plan throughout the development. Sidewalk cross sections and that level of detail do not need to be shown. Please depict it similarly to the other items in the Legend.

#### **4. Landscape Comments**

Reviewed by: Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / 303-739-7189 / PDF comments in teal.

4A. No additional comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **5. Civil Engineering**

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

5A. **Tab 13 (PIP)** – The master plan will not be approved by public works until the master drainage report is approved. Sheet 1/36

5B. A proposal on the timing of the bridge installation was proposed by the applicant after the second submittal was made. It is being discussed by Public Works management staff. Sheet 14/36.

**6. Traffic Engineering**

Reviewed by: Steve Gomez / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / 303-739- 7300 / Comments in **gold**.

**TIS**

- 6A. Provide a discussion on the roadway differences between this study and Port Colorado revised TIS, July 2022. Update yellow/red times to account for intersection width. Provided HCS/Sim-Traffic queue summary/sheets. Sheet 1.
- 6B. There is a 7<sup>th</sup> version dated July 2022. This TIS should build on the latest version. Sheet 4
- 6C. Should be grown to 2022. Sheet 8
- 6D. Some of the identified improvements were made based on future planning considerations and not solely traffic volume based.

**Sheet 16.**

- 6E. ADT low is relative to peak hour volumes typ. Sheet 17
- 6F. Highlight LOS e/f operations typ. Sheet 19
- 6G. Reword Imboden/Qual Run. They are not consistent. Sheet 23
- 6H. Short-term, typ. Sheet 28
- 6I. Provide HCM summary sheets. Sheet 35
- 6J. Provide a discussion on the roadway differences between this study and the Port Colorado Revised Traffic Impact Study, July 2022. Sheet 36
- 6K. Update yellow/red times to account for intersection width. Provided HCS/Sim-Traffic queue summary/sheets. The Signal Reference phase should start yellow, not green. Sheet 84

**7. Aurora Water**

Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in **red**.

**Utility Conformance Letter**

- 7A. Page 2 – These ISP-level plans should be removed from this MUS.
- 7B. Page 6 – Remove plan and profile as well as any civil plan information from the MUP and other ISP documents.

**PIP**

- 7C. **Tab 13 (PIP)** – Page 8 – For storm, please include information about ponds or other storm features being public or private.

**8. Life Safety**

Fire Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / See blue comments

- 8A. No additional comments.

**9. Parks and Recreation (PROS)**

Reviewed by: Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org)

- 9A. Refer to redlines in Tab 11 pdf.

**10. Xcel Energy** / Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306

- 10A. No additional comments were received.

**11. Mile High Flood District (MHFD)**

- 11A. No additional comments were received.

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

- 12A. Comments will be forwarded to you when they are received by staff. CDOT anticipates sending comments to staff sometime in the next week or so. Please respond to the comments in your comment response letter.