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March 2, 2022

City of Aurora – Planning Department  
Stephen Rodriguez  
15151 E. Alameda  
Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Letter of Introduction for Rocky Mountain Rail**

Mr. Rodriguez:

On behalf of the Applicant, Rocky Mountain Industries (RMI), I am pleased to submit this Letter of Introduction for North Site Plan – Rocky Mountain Rail.

The following team of consultants has been assembled to complete this application:

<b>Owner / Master Developer:</b> Robert Wahl JHL Constructors 9100 Panorama Dr Suite 300 Englewood CO, 80112 303.741.6116 RWahl@jhlconstructors.com	<b>Applicant / Builder:</b> Robert Wahl JHL Constructors 9100 Panorama Dr Suite 300 Englewood CO, 80112 303.741.6116 RWahl@jhlconstructors.com	<b>Civil Engineer:</b> Matrix Design Group Patrick Chelin, P.E. 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303.572.200 <a href="mailto:Jeff.Killion@matrixdesigngroup.com">Jeff.Killion@matrixdesigngroup.com</a>
<b>Planner:</b> Matrix Design Group Tom Kopf 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-572-0200 <a href="mailto:Thomas.Kopf@matrixdesigngroup.com">Thomas.Kopf@matrixdesigngroup.com</a>	<b>Landscape Architect:</b> Matrix Design Group Chad Herd 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-572-0200 <a href="mailto:Chad.Herd@matrixdesigngroup.com">Chad.Herd@matrixdesigngroup.com</a>	<b>Surveyor (for future platting):</b> Flatirons Inc. John Guyton 3825 Iris Ave Suite 395 Boulder, CO 800301 303.443.7001 <a href="mailto:bmoorhead@aztecconsultants.com">bmoorhead@aztecconsultants.com</a>

**Site Location:**

The Rocky Mountain Rail Park is a 613-acre industrial site located in northeastern Adams Colorado. The site is generally located east Peterson Rd., South of 48<sup>th</sup> Ave., of North of Colfax Ave. and west of 30<sup>th</sup> Ave.

The portion of Rocky Mountain Rail located in Aurora City limits is approximately 16.64 acres and consists of:

- Peterson Rd from Colfax Ave. to 48<sup>th</sup> Ave
- 48<sup>th</sup> Ave from Peterson Rd to 30<sup>th</sup> Ave

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**Project Overview:**

The intent of this project is to bring the both 48<sup>th</sup> Ave and Peterson Rd. up to the current City of Aurora (COA) standards in support of the greater Rocky Mountain Rail park project. Peterson Rd., from Colfax Ave to 48<sup>th</sup> Ave. is designated as a 3-lane collector by the Transport Master plan. Peterson Rd has an existing Right-of-Way (ROW) of 60-feet so an additional 10' of ROW on the east side of Peterson Rd. will need to be dedicated to the City for the full 80' ROW as needed by a COA standards.

48<sup>th</sup> Ave is platted as 60' ROW, with a 60' ROW 48<sup>th</sup> Ave is classified as a Low Density Rural Road per the COA Engineering Standards. 48<sup>th</sup> Ave from 30<sup>th</sup> Ave. to Peterson Rd. is located outside of the NEATS study. A TIS has been prepared to show improvements to both Peterson Rd. and 48<sup>th</sup> Ave and is included in this submittal.

**Amenities:**

No amenities are included in this application.

**Public Art:**

Per the FDP, no public art is proposed in this application.

**City Code Section 146-405 (F)**

This project is a major roadway which provides access to the industrial park and connectivity to major roadways. It is designed in accordance with the NEATS and COA Engineering Standards.

We look forward to working with the City of Aurora on the review and approval of these next phases of Rocky Mountain Rail. Feel free to contact me with any questions or request for additional information.

Sincerely,

MATRIX DESIGN GROUP, INC.

Patrick Chelin, PE

cc: 21.1280.001, Task 1.0