



Planning Division
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AuroraGov.org

March 11, 2025

Robert Wahl
JHL Constructors
9100 Panorama Drive, Suite #300
Englewood, CO 80112

Re: Fourth Technical Submission Review - Rocky Mountain Railpark Roadways – Infrastructure Site Plan
Application Number: **DA-2329-00**
Case Numbers: **2022-6045-00**

Dear Robert Wahl:

Thank you for your fourth technical submission, which we started to process on February 25, 2025. 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 and community members.

Please revise your previous work and resubmit your technical corrections resubmittal. Please include the revised ISP, TIS, and CDOT Drainage conformance Letter. ***Do not resubmit until such time that the development agreement with the city is approved and finalized.*** Note that all our comments are numbered. When you resubmit, include a comment response letter specifically responding to each item. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Kevin Fennelly – Matrix Design Group 707 17th St - Ste #3150 Denver CO 80202
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\2329-00tech4



Fourth Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Do not resubmit until the development agreement is approved and finalized.
- Please see comments from Traffic Engineering - The TIS is missing information on the SB right which is what we have been asking for. (Item 2).

PLANNING DEPARTMENT COMMENTS

1. Completeness (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org)

- 1A. CDOT has not signed off and they will review your documents in the next resubmittal.
- 1B. *A resubmittal will NOT be accepted until the development agreement with the city is approved and finalized.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 2A. The TIS is missing information on the SB right which is what we have been asking for. Needed to comment on the development agreement because that has not been approved yet.
- 2B. The report should include a build and no build for the SB right turn. The report should remove language on page 23 that states that it is not needed by SHAC. It should include language that it is required by SHAC at least the left turn lane is required and due to the heavy SBR movement it was decided to use the turn lane for that movement.

Site Plan

- 2C. The plans call out the developers agreement which the City is still in discussions with. The plans can not be approved until the process has been agreed upon from the city.
- 2D. The City of Aurora is still in discussion with the developer on the development agreement. I can not approve language in the ISP until that is worked out.