



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

December 19, 2024

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

Re: Second 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 second technical submission, which we started to process on December 10, 2024. 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 **complete** technical corrections submittal. 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 the resubmission if a complete ISP set is not submitted addressing all 1st and 2nd technical review comments.* If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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\2329-00tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The ISP set needs to be a complete set for review or it will not be accepted for the next round of review.
- Need turn lane based on TIS, Need full Traffic volume, Need to update when construction would start. (Item 2)
- Please submit your ISP for review. (Item 3)

PLANNING DEPARTMENT COMMENTS

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

- 1A. A “full and complete” ISP set needs to be a complete set or it will not be accepted. All 1st technical review comments and 2nd technical review comments in this letter need to be addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Need turn lane based on TIS, Need full Traffic volume, Need to update when construction would start.
- 2B. Previous comment on TIS was about the south section that was excluded from the TIS. Need to include all the vehicles generated from the full development.

3. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 3A. Based on correspondence with the applicant this is not a formal submittal for ISP review. This was submitted just for CDOT review.