



**COLORADO**

**Department of Transportation**

## **Rocky Mountain Rail Park - Colfax and Petersen - Memorandum**

**To:** Joshua Hoffman

**From:** Steve Loeffler

**Date:** February 14, 2025

**Subject:** State Highway Access Permit application for Petersen and Colfax.

- The state Highway Access Permit application that was submitted has not been signed by Aurora and is incomplete.

**Matrix Response:** Conversation between the Developer and the City is ongoing, City of Aurora is responsible for signing.

- On the state Highway Access Permit application, the Peak hour traffic count of 403 vehicles is greater than the 388 shown in Figure 11 and 396 shown in Figure 12 of the October 2024 Matrix TIS.

**Matrix Response:** the 13 extra vehicles belong to the south area (10 vph eastbound through and 3 vph westbound through during the PM peak hour). These extra vehicles were added per the comments received from the City of Aurora. The south area traffic has been included in the background conditions in 2030 and 2050 scenarios.

Regarding the Jan 2025 Matrix “RMRP ISP” Infrastructure Site Plan) document:

(11.1) Sheets 5 (site plan Interim), 11 (Site plan interim), 16 (Grading Plan Interim) do not show a separate southbound Peterson Road Right turn only lane and contains the accompanying statement: “Improvements within the UPRR right of way as phased component of the broader road construction project will be considered by developer, upon entering into a development agreement with the City, with associated terms.”

(11.2) Sheets 6 (Site Plan Final), 12 (Site Plan Final), 17 (Grading Plan Final), do show a separate southbound Peterson Road right turn only lane and contains the accompanying statement: “Improvements within the UPRR right of way as phased component of the broader road construction project will be considered by developer, upon entering into a development agreement with the City, with associated terms.

CDOT has stated that we don’t want an interim condition, and full final construction

shall be done with one construction project.

Matrix Response: Acknowledged. Construction will be completed as one construction phase.

CDOT concurs with the dedicated SB right turn lane from Petersen to Colfax for increased storage and safety due to the proximity of the railroad tracks.

Matrix Response: Acknowledged.