



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

AuroraGov.org

September 24, 2024

Kelsey Hall
Western Transport, LLC
1331 17th Street Suite 1000
Denver, CO 80202

Re: Technical Submission Review – TransPort Colorado Sub-Area No 2 ISP #2
Application Number: DA-1793-21
Case Numbers: 2023-6019-00

Dear Ms. Hall:

Thank you for your recent technical submission, which we started to process on September 13, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and resubmit your technical corrections.

Note that all our comments are numbered. When you resubmit, include a cover 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.

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 II
City of Aurora Planning Department

cc: Jennifer Carpenter - LAI Design Group 88 Inverness Circle East, Building J, Ste 101 Englewood, CO 80112
 Rachid Rabbaa, Case Manager
 Justin Andrews, ODA
 Filed: K:\\$DA\1793-21tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See all the comments from Landscaping (Item 4).
- **This ISP will not be approved by Public Works until the subarea 2 master plan is approved.** (RSN 1364325). (Item 5)
- See the comments and redline from Traffic Engineering. (Item 6)
- See the comments and redlines from Aurora Water. (Item 7)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received from external agencies.

2. Completeness and Clarity of the Application

2A. This ISP will not be approved until the Subarea 2 Master Plan is approved.

3. Zoning and Land Use Comments

3A. No comments.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@cgasolutions.com / Comments in bright teal)

ISP Sheet L2

4A. There has been some miscommunication between city departments and street trees can be located within the sight distance triangles. Please add the missing street trees and update the landscape table accordingly.

Sheet L 12

4B. Update the curbside landscape table.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

ISP

5A. ***This ISP will not be approved by Public Works until the subarea 2 master plan is approved.*** (RSN 1364325).

5B. Move the structure outside of the ROW.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaise@auroragov.org / Comments in amber)

ISP

6A. Need a minimum 360 feet of tangent to merge at speed safely.

6B. So, approaches to be STOPPED controlled? Need STOP signs

6C. Gore angled incorrectly for taper

6D. No Northbound speed limit signs provided

6E. Double yellow can not taper into less than 10' wide lane

6F. No EB speed limit signs?

6G. Is this signalized at ultimate or still have to wait for warranted period?

6H. Northbound speed limit signage?

6I. Do not want uncontrolled approach crosswalk

6J. Label STOP sign

7. Aurora Water (Samantha Bayliff / 303-739-7382 / sbayliff@auroragov.org / Comments in red)

Site Plan

7A. C10 is present in this plan set, but missing from the sheet index?

7B. Remove "temporary" from legend label to match plan labels.

7C. Per previous comment, remove "temporary" from all blowoffs.