



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

[AuroraGov.org](http://AuroraGov.org)

September 11, 2024

Steven Marshall  
Transport Colorado LLC  
1331 17th Street, Ste #1000  
Denver, CO 80202

Re: Fifth Submission Review: Transport Colorado – Sub-Area 2 – Master Plan  
Application Number: DA-1793-05  
Case Number: 2005-7008-06

Dear Mr. Marshall:

Thank you for your recent submission. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission as feasible. 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 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.

Your estimated Administrative Decision date is set for Wednesday, September 25, 2024.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Feel free to contact me if you have any questions or concerns. I can be reached at, 303.739.7541 or [rrabbaa@auroragov.org](mailto: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  
Jacob Cox, ODA  
Filed: K:\\$DA\1793-05rev5.rtf



## ***Fifth Submission Review***

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Traffic Impact Analysis: Not Ready for Technical Referral Civil Plan Intake – TIS not approved previous comments not addressed. (Item 5)
- See the comments from CDOT. (Item 6)

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Rachid Rabbaa [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / 303-739-7541 / PDF comment color is teal.

#### **1. Community Comments**

1A. Please see the CDOT comments. PDF. Respond to each CDOT comment. “Acknowledge” as a response is NOT acceptable.

#### **2. Completeness and Clarity of the Application**

2A. No additional comments.

#### **3. Zoning, Land Use Comments, and Transportation Issues**

3A. No additional comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** Reviewed by: Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 303-739-7403 / Comments in green.

4A. No additional comments.

**5. Traffic Engineering** Reviewed by: Steven Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / 303-739- 7336 / Comments in gold.

#### **Traffic Impact Analysis**

- 5A. Previous comment not addressed. update ALL intersection HCM (LOS, delay) and queues to be consistent with worksheets, graphics, etc2. review and update ALL text to be consistent with latest traffic volumes, access configuration, intersection laneage, etc3. see comments throughout report.
- 5B. Previous comments not addressed results are not consistent with worksheets.
- 5C. Not ready for Technical Referral Civil Plan Intake – TIS not approved previous comments not addressed.
- 5D. Please respond to each TIS comment. “acknowledged” as a response is NOT acceptable.

**6. Department of Transportation:** Reviewed by Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)

6A. Comments are attached. ***Respond to each major item specifically in your comment response letter and make revisions as necessary.***

6B. **A comment response letter is REQUIRED.** respond to each CDOT “acknowledged” as a response is NOT acceptable.

6C. **Environmental Comments:**

Once File Search results are received Environmental review will continue.

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo, and History is required. If the file search identifies anything, a

more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: [h□ps://www.historycolorado.org/file-access](http://www.historycolorado.org/file-access) Email: [hc\\_filesearch@state.co.us](mailto:hc_filesearch@state.co.us)

Paleo File Search: Colorado University Museum of Natural History -

[h□ps://www.colorado.edu/cumuseum/research-collec□ons/paleontology/policies-procedure](http://www.colorado.edu/cumuseum/research-collec□ons/paleontology/policies-procedure)) Email:



jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email:  
kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>  
If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1  
Environmental Permit Review Specialist stating this.

8/21/2024:

Once file searches are received Environmental review will continue.

**Permits Comments:**

7.1.24 The Traffic Impact Analysis needs to be stamped by the Engineer from Felsburg Holt & Ullevig. --

Aaron

Eyl 7.1.24

I have no comments at this time as it appears no work will be done in the CDOT ROW. Any work in the  
CDOT

ROW requires CDOT permits. RLW July 8 2024

I have no comments at this time. RLW Aug 23 2024

8.28.24 - No comment. -- Aaron Eyl 8.28.24

**Traffic Comments:**

CLB on 8/27/24:

Regarding the FHU prepared Comment Response letter and updated Traffic Impact Analysis, since both of  
these

documents appear to have addressed previous comments, there are no further comments at this time.

7-9-2024 - Chris Bland

(1) Under II.B. Roadway System, regarding I-70, believe consideration should be given to mentioning the  
existing

Watkins Road interchange since this interchange, like Manila Road, is also near the project site.

(2) Under II.B. Roadway System, regarding US 36, believe consideration should be given to mentioning some  
of

the more major intersecting roadways, including, Imboden Road and Manila Road.

(3) Under VI Summary and Recommendations, regarding the mentioning of accessing I-70 via a planned  
interchange at Imboden Road / Quail Run Road, believe consideration should be given to also mentioning the  
existing interchanges near the project site, namely Watkins Road and Manila Road. In addition, consideration  
should be given to mentioning how these interchanges will be developed in conjunction with the proposed  
developments and projected traffic volumes and in harmony with the CDOT 1601 process and related ongoing  
corridor-wide TDM planning documents such as the I-70 East Corridor Multimodal TDM Plan.

(4) Under VI Summary and Recommendations, believe consideration should be given to mentioning that Port  
Colorado will also have access to US 36 via planned improvements at several intersections.

## Traffic & Safety

Region 1  
2829 W Howard Place, 2<sup>nd</sup> Floor  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation  
Region 1

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**Project Name:** Port Subarea 2 - Transport Colorado

**Print Date:** 9/4/2024

**Highway:** 36

**Mile Marker:** 80.813

**A comment response letter is REQUIRED along with the next submittal.**

**Review POC:** loefflers

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Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: [jacob.vanveldhuizen@colorado.edu](mailto:jacob.vanveldhuizen@colorado.edu) and from the Denver Museum of Nature and Science – Email: [kristen.mackenzie@dmns.org](mailto:kristen.mackenzie@dmns.org) <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1 Environmental Permit Review Specialist stating this.

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