



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

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August 23, 2023

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

**Re: Second Submission Review – Transport Colorado Sub-Area No 2 ISP 2 – Infrastructure Site Plan**  
Application Number: **DA-1793-21**  
Case Numbers: **2023-6019-00**

Dear Ms. Hall:

Thank you for your second submission, which we started to process on August 4, 2023. 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 send us a new submission.

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](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  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\SDA\1793-21rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comments from Planning. (Items 1 - 3)
- Please provide a Letter of Authorization.
- 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 8)
- See the comments and redlines from PROS. (Item 9)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Comments were received from outside registered neighborhood organizations.

Name: Donna George

Organization:

Address: Public Service Company of Colorado dba Xcel Energy

Phone: 3035713306

Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Comment: PSCo has nothing to add to what was already submitted.

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Organization: DENVER INTERNATIONAL AIRPORT-PLANNING

Address: 8500 PENA BLVD DENVER, CO 80249

Phone: 3033424105

Email: [DENPLANNINGREFERRALS@FLYDENVER.COM](mailto:DENPLANNINGREFERRALS@FLYDENVER.COM)

Comment: Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)



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

2A. Please provide a Letter of Authorization.

2B. This ISP will not be approved until the Subarea 2 master is approved.

## **3. Zoning and Land Use Comments**

3A. No comments.

## **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

### **ISP**

- 4A. Make sure the native seed hatch is not on top of the 14' Regional Trail if that trail is supposed to be concrete.
- 4B. Adjust tree location. Appears to be maintenance access.
- 4C. Adjust tree location as it is too close to the storm inlet.
- 4D. Turn off the extraneous line work.
- 4E. Label the pond and include the required landscaping per the UDO.
- 4F. There is a detention pond being proposed on the south side of E. 48th Avenue. Please include the required landscape table for the detention pond.
- 4G. Add the proposed streetlights.
- 4H. Spell out: Individual Sewage Disposal System.

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

## **5. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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. Label as a sidewalk easement.
- 5C. Advisory: ADA ramps within the ROW shall comply with City of Aurora standards. The detailed ramp design and layout will be reviewed/approved through the civil plans.
- 5D. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans." (typical all grading sheets).
- 5E. Remove copyrights from all sheets.

## **6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) - Comments in amber)**

### **ISP**

- 6A. Add 4" white edge line.
- 6B. Change to dashed striping.
- 6C. Label street.
- 6D. Callout crosswalk striping, typ.
- 6E. Change to 4" dotted white line to point of full lane width.
- 6F. 25' WB left turn lane shown in TIS.
- 6G. Add signage prohibiting EB left turn.
- 6H. Provide appropriate lane ends signing/striping.
- 6I. Change to 4" dotted white line to point of full lane width.
- 6J. Add note to defer N-S ped ramps, crosswalks and STOP bars until intersection is signalized.
- 6K. verify storage length per TIS (260').
- 6L. Remove STOP signs from intersection. Intersection will be signalized.
- 6M. Left turn prohibited signage needs to be provided for EB direction.



**7. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

7A. No comments.

**8. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Site Plan**

8A. Change any cap to a temporary blow off.

8B. Show the continuation of this storm line. Provide access to all manholes on the stormline. Ensure access to the top of the outlet structure, bottom of pond, and forebay.

**9. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

9A. Alter the horizontal alignment of the trail to avoid sanitary sewer manholes. The trail/maintenance access path should be set back from the manholes.

9B.

**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Site Plan**

10A. No comments.