



March 13, 2020

Heather L. Lamboy  
Planning Supervisor  
Planning & Development Services  
City of Aurora  
15151 E. Alameda Parkway, Ste. 5200  
Aurora, CO 80012

RE: Second Submission Review **RESPONSE** – The Square at Fitzsimons Minor Amendment #8

Case Number: 2005-4033-06

Dear Heather:

We are pleased to present our revised submittal of the Site Plan Amendment #8 for The Square at Fitzsimons. We believe we have addressed all the comments received on February 14<sup>th</sup>, 2020. We have addressed these comments in the submittal and provided responses to each below.

#### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a traffic letter (Public Works Traffic) – **We have initiated a traffic study to support the traffic letter and will share with the City once complete.**
- Open a Public Works folder for the Drainage Letter (Public Works Engineering) – **The Drainage Letter has been uploaded for City Review. Awaiting a pre-app meeting.**

#### PLANNING DEPARTMENT COMMENTS

##### 1. Streets and Pedestrian Issues

- A. After a meeting with Jeff Poorten of Tryba Architects, it was determined that the grades established by Martin & Martin for the hotel project will be carried over to the Central Green. That way sidewalk and bike lane improvements can be completed according to the Montview design. I am attaching a copy of that design document for your reference and use.  
**Comment acknowledged.**

##### 2. Architectural and Urban Design Issues

- A. Thank you for providing the Fitzsimons Design Review Board approval letter. **Comment acknowledged.**

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

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / (Comments in green))

1645 Grant Street  
Denver, CO 80203  
303.825.2010

1715 18th Street  
Santa Monica, CA 90404  
310.829.4707

8 Hughes, Suite 150  
Irvine, CA 92618  
949.238.4900

[www.naturallygreatdesign.com](http://www.naturallygreatdesign.com)

- A. The site plan will not be approved until the preliminary drainage letter is approved. *The Drainage Letter has been uploaded for City Review. Awaiting a pre-app meeting.*
  - B. Please contact 303-739-7335 to create a drainage folder. Review fees shall apply. A review fee shall be paid to the City prior to acceptance of the letter. *The review fee has been paid.*
  - C. Indicate the material type for the paved areas. *New concrete pavement has been called out on plan. An additional note refers to the Site Plan, Sheet 26 for pavement materials.*
4. Traffic Engineering (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comment in amber)
- A. Traffic Letter is required. See below scope from pre-app notes.
    - 1. A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
      - a) Trip Generation from the site
      - b) Site Circulation Plan
      - c) Events planning operations management plan with consideration for parking management, wayfinding, and multimodal access.
  - B. The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. *Submitting the Traffic Letter:*
    - 1. The Traffic Letter shall be sent directly to Brianna Medema at [bmedema@auroragov.org](mailto:bmedema@auroragov.org) as soon as possible.
    - 2. The Traffic Letter shall also be uploaded with the rest of the submittal. *We have initiated a traffic study to support the traffic letter and will share with the City once complete.*
  - C. On Sheet 26 (the 11th sheet of this plan set) all elements in this sight triangle shall comply with City Sight triangle criteria (see Roadway Manual Section 4.04.2.10). Planter boxes shown on next page do not qualify for use in this area. *We can confirm that all specified planter boxes are located outside the sight triangle.*
  - D. The section abutting Montview Boulevard does not appear to match what was included in the Montview design. Match Montview design (attached hereto). *Per in-person meeting with Traffic Engineering (2/19/2020), a plan diagram overlaying existing conditions, City Montview design, and proposed design was provided to Traffic Engineering via email, highlighting revisions made to the design to coordinate with the conceptual Montview design, specifically curb ramp/crosswalk and traffic signal locations. As per email on 3/10/2020, the proposed design was approved by Traffic Engineering.*
  - E. The planters on Sheet 27 (the 12th sheet in this plan set) are not appropriate in sight triangles. *We can confirm that all specified planter boxes are located outside the sight triangle.*
  - F. Screen & projector indicate amphitheater style accommodations. *Intent of Central Green functions are for flexible uses for adjacent residents. The traffic study currently being prepared will go into further detail on impact of these uses on traffic and parking.*
  - G. Picea Pungens "Globosa" is not suitable in sight triangles (3-5' tall). *Picea Pungens have been removed from the sight triangle and replaced with a low growing perennial mix.*

5. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- A. Please change title of column in Tree mitigation table (P.25) to state Caliper inches to be planted back on site. **The noted changes have been reflected in the Tree Mitigation Table.**
- B. Please see redlines on Sheet 25 (which is the 10<sup>th</sup> sheet in the plan set). **The redlines have been addressed in the plan.**

We look forward to receiving your comments on this submittal. If there is anything else we can provide at this point in the process, please let me know. I can be reached at 303-640-5211 or [eliot.hoyt@brightview.com](mailto:eliot.hoyt@brightview.com).

Sincerely,



Eliot Hoyt  
Principal / Contact Person

Cc: Stephen Hinterkopf, Director of Development, Aimco