

Planning Division  
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Aurora, Colorado 80012  
303.739.7250



March 22, 2021

Lyle Artz  
Fitzsimons Redevelopment Authority  
12635 E Montview Blvd, Suite 100  
Aurora, CO 80045

**Re: Initial Submission Review – Fitzsimons Innovation Community – GDP Amendment (Administrative)**  
Application Number: **DA-1233-48**  
Case Numbers: **1998-2011-13**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on January 14, 2021. 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 on or before Friday, April 2, 2021.

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 this is a minor amendment, the only change proposed is the date of the Master Traffic Study on the General Development Plan document. This will be done as a mylar change with the approval of the updated Traffic Impact Study.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Curtis Rowe, Kimley-Horn & Associates, Inc 4852 S Ulster St, Suite 1500 Denver, CO 80209-4278  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-48rev1



## *Initial Submission Review*

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

- Traffic Engineering has commented that the previous 2017 Traffic Study stakeholders should be engaged for review comment associated with this update.
- Original wet utility projections may change as a result as the update to the land uses.
- It is suggested that the Fitzsimons Design Review Board review and comment on the updated Traffic Impact Study.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Northwest Aurora Neighborhood Organization (Nadine Caldwell, 2065 Florence St, Aurora CO 80010). WOW. That is a huge traffic study. Since the majority of traffic involves only the campus area, we are not too concerned but that is an awful lot of stop signs in such a small area and we understand that this is a projection thru 2040. We are neutral on this referral.

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

- 2A. It may be helpful with the next submission to include a detail of the proposed design for the Racine/23<sup>rd</sup> Ave intersection with the next submittal.

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

- 3A. The FIC Design Guidelines call for a walkable, bikeable, and connected street network. It may be helpful to have a conversation and input with the DRB regarding the TIS's recommendations and roadway design.
- 3B. There are street sections on the Fitzsimons GDP. Those street sections provide overall guidance as to street design and the traffic study serves to inform the GDP regulations. Those street sections were called out on of the GDP when the 2017 Master Traffic Study was approved and noted on the GDP.

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

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

- 4A. No comments.

#### **5. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 5A. Previous FRA Traffic Study (May 2017) included a list of stakeholders that were engaged for approval of that study. The same stakeholders will need to be engaged for approval of this study, to include CU, FRA, UPI, Children's, UCH, Army, AIMCO, and City of Aurora designees.
- 5B. May 2017 study utilized a detailed travel demand model for the FRA land uses to distribute and assign trips throughout the network within the context of surrounding land uses and infrastructure. To deviate from the standard 2.0% growth rate for Peoria/Fitzsimons Pkwy, a similar methodology would be expected.
- 5C. Please include a breakdown (possibly as an Appendix) of how land use assumptions have changed from 2017 to now.
- 5D. Preliminary warrant analyses will be needed for future proposed signalized locations based on projected traffic volumes. All-way stop warrants will need to be evaluated for proposed all-way stop controls as well.
- 5E. Improvements were reviewed in a cursory means only, as there remain pending comments on methodology that may affect recommendations.
- 5F. Fitzsimons Parkway and Scranton and Ursula should be key intersections for existing analysis (adjacency to active schools).
- 5G. May 2017 study utilized a detailed travel demand model for the FRA land uses to distribute and assign trips throughout the network within the context of surrounding land uses and infrastructure. To deviate from the standard 2.0% growth rate for Peoria/Fitzsimons Pkwy, a similar methodology would be expected.



- 5H. A breakdown of how trip gen compares to 2017 study would be helpful (i.e. how land use has changed from then to now). This could be included in an appendix.
- 5I. Previously approved reductions are acceptable.
- 5J. Provide trip gen for Bioscience buildings as well to provide comparison with the 2017 study. It is noted that those trips were counted as Existing Traffic.
- 5K. Some technical analysis will need to be performed to provide a basis for this assumption.
- 5L. Need to see how trips are distributed through these northern access points.
- 5M. These are existing intersections (Figure 6).
- 5N. Improvements were reviewed in a cursory means only, as there remain pending comments on methodology that may affect recommendations.
- 5O. Preliminary warrant analyses will be needed for future proposed signalized locations based on projected traffic volumes. All-way stop warrants will need to be evaluated for proposed all-way stop controls as well. If an all-way stop control is not warranted, it is possible that a roundabout be the preferred control for the proposed intersection, if such would provide enhanced safety and operational benefits to vehicular/pedestrian/bicycle modes.

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

- 6A. No comments.

**7. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- 7A. Note that with changed/increased customer area this may change the wet utility projections originally listed in the Master Plan. Need confirmation that these new improvements won't cause any changes as listed in the 2016 Master Plan by Master (Amendment #6) Section 3 and 4.
- 7B. Confirm that this new piece of infrastructure does not conflict with the previous 2016 Infrastructure Master Plan, GDP Amendment #6 document by Matrix (TYP. All)

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

- 8A. No comments.

**9. Adams County Community & Economic Development** (Layla Bajelan / [lbajelan@adcogov.org](mailto:lbajelan@adcogov.org))

- 9A. Thank you for including Adams County in this review. We have no comment on the subject application.

**10. Arapahoe Planning Division** (Terri Maulik / (720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

- 10A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.