

March 9, 2021

Heather Lamboy
City of Aurora Planning and Development Services
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: Second Submission Review – Fitzsimons Innovation Community Subdivision Flg No 3 - Final Plat
Martin/Martin, Inc. Project No.: 19.1442
City of Aurora Project No.: DA-1233-45

GENERAL COMMENTS AND RESPONSES

Community Questions, Comments and Concerns:

C1: No community comments were received.

R1: *Comment noted.*

Streets and Pedestrian Issues:

C1: Additional discussion is necessary regarding the request for a roundabout. I suggest continued collaboration on this issue.

R1: *Comment noted, FRA is having discussions with COA Traffic regarding the 23rd & Racine intersection.*

C2: Planning does not support the construction of a roundabout at this location as it does not comply with the Fitzsimons Innovation Community GDP.

R2: *Comment noted.*

C3: The E 23rd Avenue and N Racine Street intersection is illustrated in the GDP as a typical two-lane street with turn lane at the intersection. While it is a conceptual illustration, the shift to a roundabout does not comply with the GDP, which was reviewed and approved by Public Works with Fitzsimons GDP Amendment No. 6. The standards in the GDP will prevail where specific street intersections are illustrated.

R3: *Comment noted.*

C4: A GDP design standard requires buildings to front the street. A roundabout causes buildings to be shifted back and the design standard will not be met as a result.

R4: *Comment noted.*



Civil Engineering:

- C1: Without a site plan to review, a 20' lot corner radius is required. Or additional right of way may be required to accommodate a roundabout at 23rd Avenue.
- R1: *Comment noted, FRA is having discussions with COA Traffic regarding the 23rd & Racine intersection.***
- C2: A 25' lot corner radius is required. The urban street section is not applied to Peoria and the radius is required at E 25th and E 23rd Avenues.
- R2: *25' corner radii have been added at 23rd Ave. and 25th Ave. at Peoria St.***

Traffic Engineering:

- C1: Previous Traffic Engineering comments have not been suitably addressed.
- R1: *Comment noted, FRA is having discussions with COA Traffic regarding the 23rd & Racine intersection.***
- C2: The intersection of 23rd & Racine St is identified as a single lane roundabout in the City funded, 2017 approved Master Traffic Impact Study governing these roadways. This plat does not match this intersection configuration.
- R2: *Comment noted.***
- C3: Previous comment not addressed: At the intersection of E 23rd Ave and N Racine St, 120' curb to curb expected for single lane roundabout. Complete a preliminary design to gain City's Traffic Engineering support of a smaller circle. This does not include sidewalk or curbside landscaping (160' expected total).
- R3: *Comment noted.***

Fire/Life Safety:

- C1: No additional comments.
- R1: *Comment noted.***

Real Property:

- C1: Add the 10' Utility easement around the perimeter of the Lot. See the red lines on the plat. Follow the Subdivision Plat Checklist for references.
- R1: *As on FIC Filing #1 and FIC Filing #2 plats the Owner will coordinate any necessary easements with the utility providers by separate document.***

Xcel Energy:

- C1: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of the lot for Fitzsimons Innovation Community F3. PSCo also requests



that all utility easements are depicted graphically on the preliminary and final plats. Please see attached letter for additional detail.

R1: As on FIC Filing #1 and FIC Filing #2 plats the Owner will coordinate any necessary easements with the Xcel Energy by separate document.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Skip Cromley".

Skip Cromley
Senior Designer



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