

July 16, 2020

City of Aurora – Office of Development Assistance
Attn: Cesarina Dancy
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Fitzsimons Village Office Building – Pre-Application Comment Responses

Dear Ms. Dancy,

Thank you for your review of the pre-submittal application. Below you will find responses to the comments in **red/bold italics** and enclosed you will find the updated documents that correspond to the comments.

Pre-Application Comments

- 1. Conformance with Fitzsimons Village Master Plan:** The approved Fitzsimons Village Master Plan is the guiding document for this development. It includes both Design Standards and Guidelines. Compliance regarding Standards is expected whereas Guidelines amplify a Standard. Guidelines will be considered in circumstances where a Standard is not being met and an alternative is being sought, if the alternative demonstrates that it meets one or more of the criteria in the master plan. If a conflict should exist between the Fitzsimons Village Master Plan and the City of Aurora Zoning Code, requirements specifically related to landscaping, city code shall take precedence.
Acknowledged, the Master Plan was heavily utilized for the developed site plan. The design also meets the City of Aurora zoning code.
- 2. Remnant Parcel:** Staff has concerns regarding the current proposed layout and how it will affect the remaining area of Lot 1, Block 3. The UDO requires that no subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the required standards in the UDO. Please clarify the intent of this remaining area of the lot in your Letter of Introduction and comment response letter to ensure this does not occur.
The intent of this area is a stabilized open space. The area will consist of seed, gravel walkways, benches, and trash cans. This area will be temporary until the remainder of the development takes place.
- 3. Coordination with CDOT:** Colfax Avenue is a state highway. Please coordinate with CDOT to determine if any access points to Colfax Avenue will need a new Access Permit. See Traffic comments beginning on page 16 of these notes for more detailed information.
Thank you – coordination with CDOT is in process.
- 4. Public Improvements:** Public improvements for this development require the urban street standard on Colfax Avenue, Xanadu Street, 14th Avenue and Victor Street. The urban section consists of 16' hardscape with tree openings and pedestrian lights. Additional streetlights may also be required on the adjacent streets. Additionally, curb ramps shall be updated to meet current standards.
Acknowledged, public improvements along adjacent roadways have been shown on the site plan per Fitzsimons Master Plan and City standards.
- 5. Traffic Signal Easement:** A traffic signal easement shall be required at the intersection of Colfax Avenue and Xanadu Street to accommodate the potential modification to traffic signal pole, underground conduits, pull boxes and signal control cabinet.
Thank you – traffic signal easement location will be coordinated and recorded prior to approval.

Denver Office:
3461 Ringsby Court, #125
Denver, CO 80216
720.413.9691

Colorado Springs Office:
2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959



Thank you for your comments and feel free to reach out to me with any further questions.

Sincerely,

Vanessa Cantelmi, EI

Project Engineer

Vanessa@AltitudeLandCo.com | 720.427.4090 (Mobile)

Altitude Land Consultants, Inc.

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