

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



June 24, 2020

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

**Re: Initial Submission Review – Fitzsimons Innovation Community Subdivision Flg No 3 - Final Plat**  
Application Number: **DA-1233-45**  
Case Numbers: **2020-3024-00**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on Monday, June 1, 2020. 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, July 17, 2020.

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) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Matt Shannon, Mortenson Construction, 1621 18th Street, Denver CO 80202  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-45rev1



# Initial Submission Review

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional discussion is required regarding Public Works' request for a roundabout. I suggest scheduling a meeting with the assistance of Cesarina Dancy that includes Public Works staff, Planning Staff, FRA and consultants.
- Planning does not support the construction of a roundabout at this location as it does not comply with the Fitzsimons Innovation Community GDP.

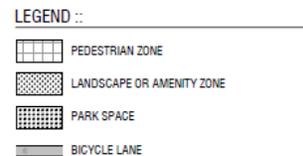
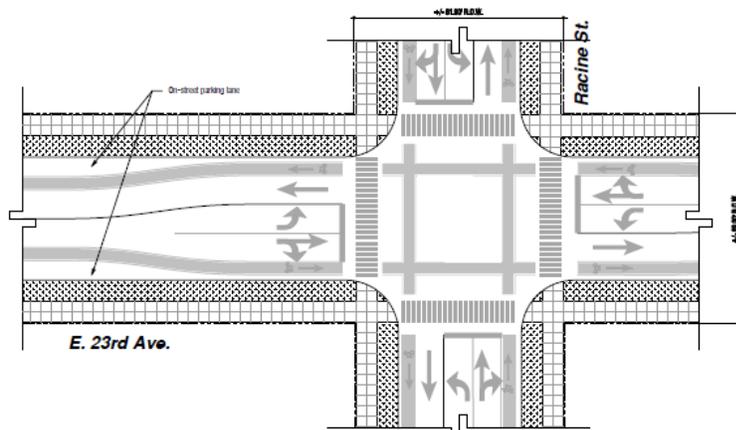
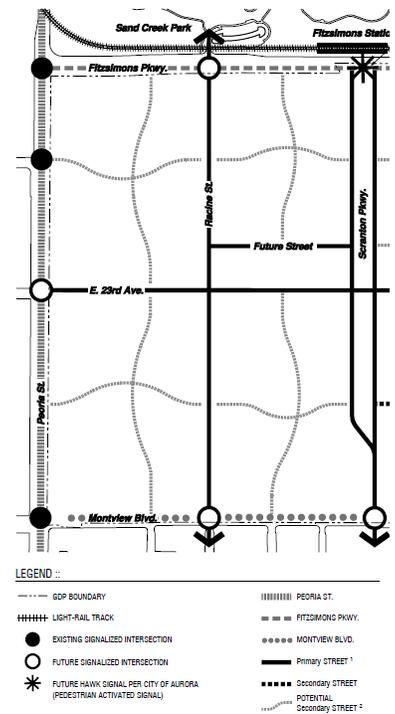
## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns

1A. No community comments were received.

### 2. Streets and Pedestrian Issues

- 2A. Additional discussion is necessary regarding the request for a roundabout. I suggest continued collaboration on this issue.
- 2B. Planning does not support the construction of a roundabout at this location as it does not comply with the Fitzsimons Innovation Community GDP.
- 2C. GDP Note: *Primary Streets: Primary Streets are the primary connections that link Anschutz Medical Campus, Fitzsimons Innovation Campus, adjacent neighborhoods, and the Light Rail Station. They are characterized as well-designed pedestrian scale streets with wide sidewalks and amenity zones, on-street parking and bicycle facilities where appropriate. Buildings should front Primary Streets with primary facades and primary pedestrian entries.*
- 2D. The E 23<sup>rd</sup> 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.
- 2E. 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.



- NOTES ::**
1. All street sections are conceptual. Final design and lane configuration are subject to future traffic study.
  2. All streets shall provide a 25 foot wide clear zone every 150 feet for fire trucks.
  3. R.O.W. will be made available at the time of site plan submittal to allow for necessary turn lanes as indicated by the City of Aurora Traffic Study for the Fitzsimons Innovation Campus.

D. CONCEPTUAL E. 23RD AND RACINE STREET INTERSECTION WITH TURN LANE ::  
 Typical two lane street with turn lane at intersection / Bicycle lanes  
 If turn lanes are not necessary, curb extensions should be used to decrease crossing distances.  
 \*see notes 1, 2, and 3 on this sheet.

**3. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

3A. No comments.

**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. On lot corners at Racine Street, a 20' lot corner radius is required.
- 4B. On lot corners at Peoria Street, a 25' lot corner radius is required.
- 4C. This right of way does not reflect the wider section identified in the traffic study. 23rd and 25th are identified as 5 lane roadways between Peoria and Quinten.

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

- 5A. 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.
- 5B. At the intersection of E 23<sup>rd</sup> 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).
- 5C. Correct future E 25<sup>th</sup> Avenue label (indicated with red circle).

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

- 6A. Advisory note: A Fire Lane Easement may be required at the time of site plan submittal. Typically, Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all portions of the parking facility.

**7. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

7A. No comments.

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

- 8A. See the red line comments on the plat. Follow the Subdivision Plat Checklist for references.
- 8B. On the title, correct "unplatted" to "a parcel of."
- 8C. The Dedication basis of bearing doesn't match the statement.
- 8D. Make minor grammatical edits where noted in the Dedication.
- 8E. Add a note: The easement area within each lot is to be continuously maintained by the owner of the lot excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.
- 8F. All owners of lots adjacent to **(insert names of any arterial, collector, and continuous Type 1 local streets here)** shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 8G. Match monument records where noted.
- 8H. Add the recording info for the existing N Peoria Street E 23<sup>rd</sup> Avenue right-of-way.
- 8I. Dedicated to the City note (see Checklist) re: Racine St
- 8J. Add the 10' Utility easement around the perimeter of Lot 1, Block 1.

**9. Revenue** (Diana Porter / 303-739-7294 / [dporter@auroragov.org](mailto:dporter@auroragov.org) / Comments in magenta)

- 9A. Storm drainage development fees due 16.972/aces x \$1,242.00/acre = \$21,079.22

**10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 10A. There are existing natural gas and electric distribution facilities along Peoria Street. Please see attached letter for additional detail.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 17, 2020

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Heather Lamboy

**Re: Fitzsimons Innovation Community Subdivision Filing No. 3  
Case # DA-1233-45**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Fitzsimons Innovation Community F3**. To ensure that adequate utility easements are available within this development, PSCo minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of the lot. PSCo also requests that all utility easements are depicted graphically on the preliminary and final plats.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Peoria Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
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