



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

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June 10, 2021

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

**Re: Initial Submission Review – E 23<sup>rd</sup> Ave Peoria to Scranton Parkway – ISP**  
Application Number: **DA-1233-50**  
Case Numbers: **2021-6027-00**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on Monday, May 27, 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, July 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.

Your estimated Administrative Decision date is still set for Wednesday, August 11, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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: Skip Cromley, Martin/Martin, Inc. 12499 W Colfax Ave, Lakewood, CO 80215  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-50rev1



## *Initial Submission Review*

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

- Photometrics for the road are not reviewed with the Site Plan. The exhibit should be included as part of the civil plan set. Please delete the photometric page from the Site Plan set.
- Please provide a material/color exhibit.
- Please remove the irrigation sheets. That is part of a separate permit and not part of the Site Plan set.
- Please note items that will need to be covered by a License Agreement.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No community comments were received during this review period.

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

- 2A. Please upload with DRB review/approval letter with the next submission.
- 2B. Please provide a color palette for any colored concrete, street furniture, and/or planters.

#### **3. Architectural and Urban Design Issues**

- 3A. Please provide an approval letter of the final design by the Fitzsimons Design Review Board. Ensure that all street furniture and fixtures are consistent with the Fitzsimons Innovation Community Design Guidelines.
- 3B. Please provide a material/color exhibit.

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### *Sheet 1*

- 4A. Change note 5 to read per the comment provided.

##### *Sheet 5*

- 4B. Update notes where indicated. No contractor related notes as the City does not review construction drawings.
- 4C. Update the sheet index legend.

##### *Sheet 6*

- 4D. Update the Standard Rights-of-Way Street Table per the comments provided. The tree quantity calculation is off and should be based upon a 30' spacing.
- 4E. Update the general planting notes where indicated.

##### *Sheet 7*

- 4F. Update the note provided per the comment.

##### *Sheet 12*

- 4G. Label the items where indicated.
- 4H. Include sight distance triangles where applicable.

##### *Sheet 13*

- 4I. Add an additional street tree so that E 23<sup>rd</sup> Ave is compliant with the street tree requirement.

##### *Sheet 16*

- 4J. There seems to be a miscellaneous plant label that needs to be removed.

##### *Sheet 17*

- 4K. Tree mitigation needs to be revisited. Only 28.5" is being addressed by on site trees. See additional commentary on Sheet 6.

##### *Sheet IRR1 100*

- 4L. Remove the irrigation sheets. They are a separate application and fee to the Aurora Water Conservation Division. Not a part of the site plan submittal.



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

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

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sheet 2*

- 5B. Provide dimensions for the through way behind the planters. 6' minimum required.

*Sheet 3*

- 5C. Label street slopes.

- 5D. Include existing/proposed storm sewer.

*Sheet 28*

- 5E. The photometrics for the road are not reviewed with the site plan. A photometric plan is required with the streetlight submittal in the civil plan submittal.

### **6. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 6A. Comments have not been provided as of the date of this letter. They will be sent under separate cover.

### **7. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)

*Sheet 3*

- 7A. Relocate this hydrant to this location. Shall provide a minimum of 3' of unobstructed clearance around the hydrant.

- 7B. Relocate this existing hydrant. There are two options for relocated hydrant see options 1 and 2 Highlighted in blue. Options have been illustrated.

### **8. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 8A. Please label size of all stubs. Verify sizing is in accordance with approved GDP for this area of development.

- 8B. The most recent GDP calls out for 8" Public Sanitary to also be installed within 23<sup>rd</sup>.

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

- 9A. Tree mitigation is always above and beyond the Landscape Code requirements. Please show a symbol indicating trees that are specific to tree mitigation.

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

- 10A. There are several objects located in the proposed R.O.W. These will have to be covered by a License Agreement. Contact Grace Gray at ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the processes. If the R.O.W. is to dedicated by separate document, then contact Andy Niquette at ([dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)). However, if by plat, then follow the Subdivision Plat Checklist.

*Cover Sheet*

- 10B. On the vicinity map, the site location is incorrect.

- 10C. The legal description does not represent the site plan graphic pages.

*Sheet 4*

- 10D. This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

*Sheet 7*

- 10E. This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.

- 10F. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.



*Sheet 8*

- 10G. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

*Sheet 9*

- 10H. This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.
- 10I. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

*Sheet 10*

- 10J. This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.
- 10K. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

*Sheets 11-25*

- 10L. This Sandblasted Concrete w/ Stain will need to be covered by License Agreement to cover the replacement and repair of the same.
- 10M. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

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

- 11A. Please see attached letter. For future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), please note that 10-foot wide utility easements will need to be dedicated on private property abutting all rights-of-way.

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

- 12A. Thank you for including Adams County in this review. We have no comment on the subject application.



**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 2, 2021

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

Attn: Heather Lamboy

**Re: East 23rd Avenue Peoria to Scranton Parkway, Case # DA-1233-50**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plans for **East 23rd Avenue Peoria to Scranton Parkway**. For future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), please note that 10-foot wide utility easements will need to be dedicated on private property abutting all rights-of-way.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com