

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



March 7, 2023

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

**Re: Third Submission Review – FIC GDP Amendment to Master Traffic Study (Administrative)**  
Application Number: **DA-1233-48**  
Case Numbers: **1998-2011-13**

Dear Mr. Artz:

Thank you for your third submission, which we started to process on February 15, 2023. 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 [hlambo@auroragov.org](mailto:hlambo@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
Planning and Development Services

cc: Curtis Rowe, Kimley-Horn & Associates, Inc 4852 S Ulster St, Suite 1500 Denver, CO 80209-4278  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-48rev3



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Please upload responses to this comment letter in addition to the redlines with your next submission. All comments below are repeated since a response was not received with the resubmission.
- 1B. Please clarify/confirm that the proposed traffic study is consistent with the most recent GDP amendment and the planned street network for the FIC campus. If the study determines or results in any design changes to the approved GDP, please specify those changes.

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

- 2A. 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.
- 2B. 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**

#### **3. Traffic Engineering** (Steve Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

##### Master Traffic Study

- 3A. Expand discussion on the requirements/implications to accommodate vehicle queues along Peoria Street and the northbound left turn vehicle queues at Montview/Fitzsimons.
- 3B. Provide conceptual layout for Peoria Street from 30th Avenue to Montview Boulevard to show how lanes would be aligned/accommodated.
- 3C. Provide conceptual layout for Montview/Fitzsimons to show how lanes would be aligned.
- 3D. See comments throughout the report.