

December 10, 2020

City of Aurora Water
15151 E. Alameda Parkway
Aurora, CO 80012

RE: RMS Fitzsimons Apartments
Utility Conformance Letter

To whom it may concern:

This letter is to demonstrate that the proposed project is in compliance with the previous utility analysis for the project area. The "Project" RMS Fitzsimons Apartments is the proposed development of Lot 1 Block 2 Fitzsimons Village Subdivision Filing No.3. The proposed development is the construction of a mixed-use project including 9,062 square feet of retail space, 370 residential dwelling units (apartment), a structured parking garage and appurtenant landscape, utility and drainage improvements.

The Project is within Planning Area PA-4 and PA-5 of the Fitzsimons Village Master Plan.

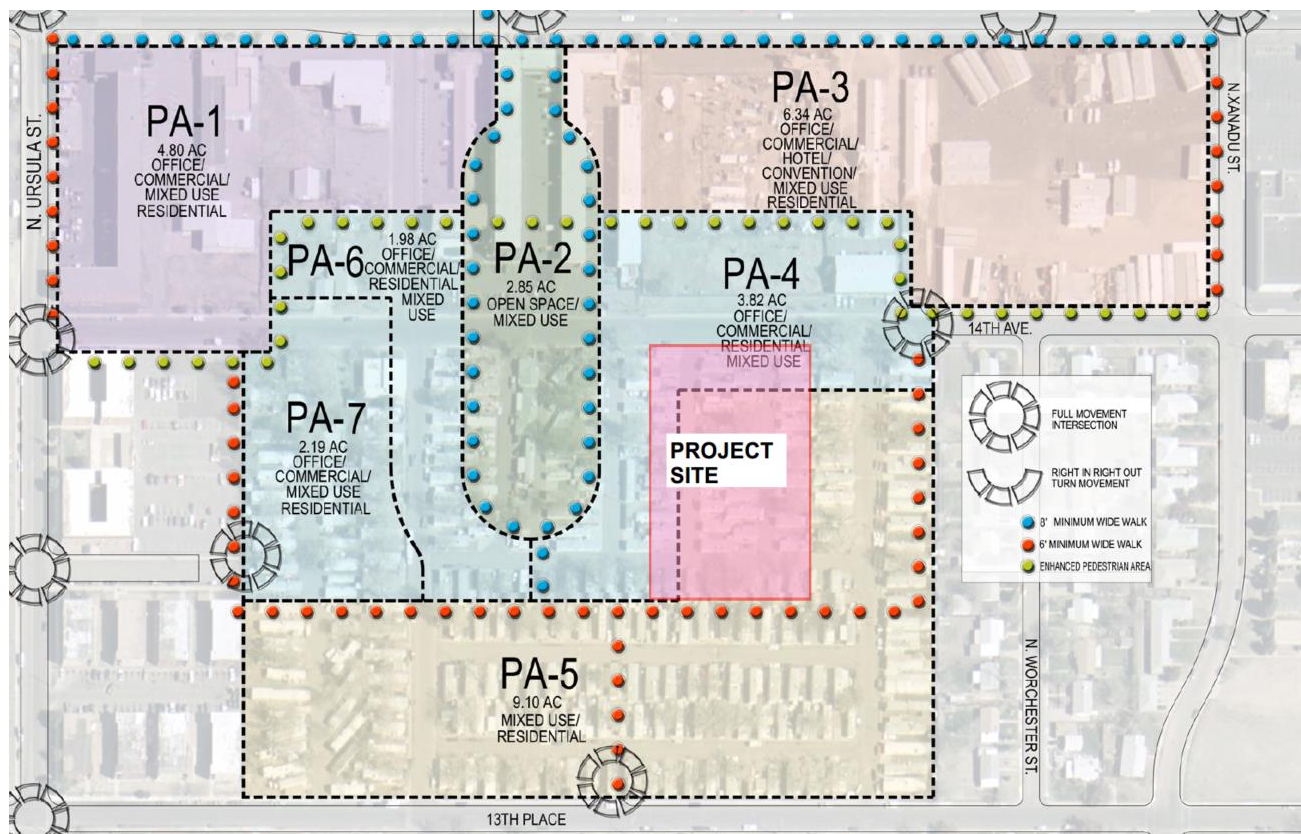


Figure 1 Excerpt from Master Plan

A Master Utility Report for Fitzsimons Village Filing No. 1 General development Plan was prepared by SA Miro, Inc with a Revised date of February 14, 2008. The report analyzed the entire development 31 acres +/- without apparent distinction for area. The report concluded that the existing infrastructure was insufficient for the proposed Fitzsimons development. It is assumed that the proposed infrastructure was designed in accordance with an approved report however a follow up report justifying the proposed infrastructure was not available on the City website.

As it is assumed that the system was designed appropriately, following will demonstrate that the area in questions was built to a lessor intensity than proposed.

The Master Plan was divided into 7 planning areas (PA-1 – PA-7). The project is located in PA-4 and PA-5. PA-4 and PA-5 were proposed for mixed use and residential.

PA-4 and PA-5 were designed in the Master Plan for up to 816,053 sf of floor area (1.45 FAR) and up to 731 residential units.

MASTER PLAN						
PLANNING AREA	MASTER PLAN USE	AREA (AC)	FAR		POTENTIAL SF (AC)	RESIDENTIAL UNITS PLANNED
PA-4	MIXED USE RESIDENTIAL	3.82	1.45		241,279	96
PA-5	MIXED USE RESIDENTIAL	9.1	1.45		574,774	635
		12.92			816,053	731
(A) Different than Master Plan due to rounding of acreage						

The Project will be the last development in PA-4 and PA-5. The developed (and proposed) land use and densities of PA-4 and PA-5, combined is as follows:

DESIGNED PROPOSED						
PA-4 & PA-5	ACTUAL USE ⁽¹⁾	AREA (AC) ⁽²⁾		COMMERCIAL	TOTAL DEVELOPED SF ⁽⁴⁾	DEVELOPED RESIDENTIAL UNITS
LEGACY APARTMENTS	Residential	4.88		-	38,745	363
NORTH OF 14TH AVE	Parking Lot	0.67	0		-	0
HOTEL	Hotel	3.17		206,477.00	206,477	
PROJECT SITE	Mixed Use	2.59		9,062.00	389,107	370
PRIVATE DRIVES ⁽³⁾	Pedestrian and Vehicular circulation	1.61				
	TOTALS	12.92		215,539.00	634,329	733
	⁽¹⁾ (within PA-4 or PA-5)					
	⁽²⁾ (within PA-4 or PA-5)					
	⁽³⁾ Not included in the areas above.					
	⁽⁴⁾ Does not include structured parking garages					
Legacy Apartments information obtained from "Fitzsimons Village ~ Legacy Site Plan with Waivers" dated 7/31/2018.						
Hotel information obtained from "Site Plan for Hotel and Conference Center at Fitzsimons Village" dated 7/24/2014.						

The total residential units developed is 2 dwelling units higher than allowed. However, the total square feet of floor area ratio that will be generating demand for utilities, after full build out of the planning areas is 181,724 square feet less than planned.

The residential load for Planning Areas PA-4 and PA-5 is two units above anticipated however the tributary square feet residential plus commercial is significantly less (22% less) than what was planned. As the final build out of the impacted planning areas with the inclusion of the Project will be built out at a density significantly less than what was planned the existing system will see no adverse impacts.

Please contact me if you have any questions regarding this matter.

Sincerely,

ROTH LANG ENGINEERING GROUP, LLC


Kevin S. Roth, P.E., LEED AP

