

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



November 15, 2022

Halie McCarter
14th and Ursula LLC
460 Virginia Avenue
Indianapolis, IN 46203

Re: Third Submission Review: 14th and Ursula Mixed-Use at Fitzsimons Village - Site Plan
Application Number: DA-1279-53
Case Numbers: 2022-4021-00

Dear Ms. McCarter:

Thank you for your recent submission. We reviewed it 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 technical submission *after* the Planning Commission hearing.

Note that all our comments are numbered. When you resubmit, include a *comment response 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 Planning Commission hearing date is now scheduled for Wednesday, December 14th. 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. Coordinate with your case manager on the aforementioned. 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 give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Ryan McBreen – Norris Design 1101 Bannock St Denver CO 80204
Scott Campbell - Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-53rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See various Planning comments (see Item 2)
- See Engineering comments regarding drainage and railing. (see Item 8)
- Contact Traffic Engineering directly for redlines/comments. (see Item 9)
- See the numerous Life Safety comments and redlines. (see Item 10)
- Review Aurora Water's comment redlines regarding meters and easements. (see Item 11)
- See comments from Real Property regarding encroachments and easements. (see Item 12)
- See comments from CDOT (see Item 13)
- Respond to all other comments on the site plan and drawings.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Outside referral agency (CDOT) comments were received and are included at the end of this letter.

2. Completeness and Clarity of the Application

- 2A. Site Plan Sheet 3 – Although improved, this could still use some improvement. Include the urban hardscape, paving types, reference to landscape beds, ADA ramps, bike racks, stop signs, street furniture, access, turning movements, and other items. Additional detail is needed.
- 2B. Please provide to your case manager an illustrative Site Plan that can be used in the Powerpoint presentation presented to the Planning Commission.
- 2C. Please delete the Adjustment/Amendment from the LOI. The cross-section modification is being addressed via the Minor Amendment to the Master Plan.

3. Zoning and Land Use Issues

3A. No additional comments.

4. Adjustments

4A. At this time, staff does not see the need for an adjustment request based on your resubmittal and revisions.

5. Parking

5A. No additional comments.

6. Architectural and Urban Design Issues

6A. No additional comments.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 7A. **(REPEAT COMMENT)** Please submit preliminary digital addressing .SHP or a .DWG file *as soon as possible*. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)
- 7B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

8A. Cover sheet – The site plan will not be approved by Public Works until the preliminary drainage report/letter is approved.

8B. Sheet 4 – Railing required on ALL walls greater than 30”.

9. Traffic Engineering (Carl Harline / 303-730-7584 / Charline@auroragov.org Comments in orange)

9A. Comments were not received to date. Please contact the reviewer directly for comments.

10. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments:

Cover Sheet

- There are occupied spaces above 75'. The IBC defines a high-rise as a building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access. Please revise the data block and all applicable building/high-rise notes to indicate high-rise status. TYP

Sheet 6

- Please provide a curb stop on all stalls that have signage/posts directly adjacent to the vertical curb.
- Please elaborate on this statement and code reference. Typically, a height greater than 120 requires a minimum of two fire service elevators.
- Advisory - high-rise buildings must meet minimum building and fire life safety requirements such as water supply, smoke control, voice evac communication systems, fire service elevator, etc.

Sheet 19

- There are occupied spaces above 75'. The IBC defines a high-rise as a building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access. Please revise the data block and all applicable high-rise notes to indicate high-rise status.

11. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

11A. Sheet 4 – Show and label sizes of existing utilities that will be used for connections – TYP.

11B. Sheet 4 – What is this first line serving?

11C. Sheet 4 – Call out the water meter location here.

11D. Sheet 4 – Where is the connection to the sanitary service and ultimately the main?

11E. Sheet 4 – Label as private.

11F. Sheet 4 – Call out as irrigation meter. Show and label the easement dimensions.

11G. Sheet 4 – Label as private.

11H. Sheet 4 – Are dimension lines missing?

11I. Sheet 4 – Provide city-designated manhole number.

11J. Sheet 4 - Easement to be 18' wide and 5' behind meter pit- show clearly. To be located in a landscaped area and to be at least 2 ft away from any concrete.

11K. Sheet 4 – Identify the size of the existing sanitary line.

11L. Sheet 4 – Show and label pocket utility easements with dimensions.

11M. Sheet 4 – Include the symbol for the water meter vault in legend.

12. Real Property (John Doose / jdoose@auroragov.org / in magenta)

12A. Check the legal description as noted on page 3 of the Site Plan.



13. Colorado Department of Transportation (CDOT)

13A. 10-27-22 - No additional information on triggers was provided. Please refer to previous comments from Kiene and address:

Kiene 6/24/22: The Fitzsimons Village TIS (FHU 2007) indicates that improvements to the intersections at Colfax and Ursula and Colfax and Xanadu are needed for the overall development plan. Please provide information on the triggers for these improvements and if the trips generated by this site exceed them.