



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

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December 16, 2019

Paresh Patel  
20325 E Three Pines Ranch Road  
Parker, CO 80134

**Re:** Initial Submission Review: Gateway at Fitzsimons – Site Plan with Adjustments  
**Application Number:** DA-1279-47  
**Case Numbers:** 2019-6058-00

Dear Mr. Patel:

Thank you for your initial submission, which we started to process on November 18, 2019. 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.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, January 8, 2020. The Planning & Zoning Commission hearing date is tentatively set for Wednesday, February 26, 2020 if all submissions are made on time and all staff comments are sufficiently addressed with the next submittal.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Jason DeYoung, Proof Civil Consulting Engineers, 800 W 8<sup>th</sup> Avenue, Suite 104, Denver, CO 80204  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1279-47rev1.rtf



## *First Submission Review*

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

- Update the Letter of Introduction to include additional information (see Item 2)
- Make revisions to the Data Block and other items on the Cover Sheet (see Item 2)
- Ensure that all documents for this application reference the UDO (see Item 3)
- Include additional justification for the requested Adjustments per the code criteria (see Item 4)
- Update the Parking Reduction Analysis to include data from at least two other similar hotels (see Item 6)
- Review and address comments on the Building Elevation sheets (see Item 7)
- Modify the Landscape Plan per redline comments (see Item 8)
- Submit a .DWG file for addressing purposes (see Item 9)
- Address comments from Civil Engineering (see Item 10)
- Revise the Traffic Impact Study and make requested changes to the Site Plan (see Item 11)
- Answer question from Aurora Water regarding the sanitary sewer line (see Item 12)
- Reconfigure the fire lane to ensure it is free of obstructions and meets radii requirements (see Item 13)
- Address all other concerns from Fire / Life Safety (see Item 13)
- Ensure that the Site Plan matches the Plat and begin the license agreement process (see Item 14)
- Review and address comments from Xcel Energy, TCHD and CDOT (see Items 16-18)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 9 adjacent property owners and 5 registered neighborhood organizations within one mile of the site. No comments were received from these property owners or registered neighborhood organizations. Therefore, staff does not believe a neighborhood meeting is necessary at this time. If comments or concerns are received at a later date, staff will provide new direction if / when this occurs.

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

2A. Please update the Letter of Introduction to include more detailed information. For example, please discuss the Master Plan that guides the site, how the building location was determined, what the zoning is, how many hotel rooms are proposed, how many parking spaces are proposed, what the architectural style is, what type of hotel it is (i.e. short term vs. extended-stay), how it is complying with the MU-FB standards and the Fitzsimons Boundary Area Public Realm Design Standards, etc. This letter will be one of the first items that the Planning & Zoning Commission reads about the project, so it should provide a comprehensive overview.

2B. Please revise the title on all sheets to reflect that this is a “Site Plan with Adjustments.”

2C. Update the Signature Block to remove “2019” as the Site Plan will not be recorded this year. In addition, please add lines for the City of Aurora signatures and dates.

2D. Make the Amendment Block larger so that there is sufficient room for information to be added in the future.

2E. Please remove “of 11” from all sheets within the Site Plan. This makes adding sheets in the future (if necessary) simpler and cleaner.

2F. Revise the Vicinity Map so it more clearly shows the location of the project. Please “zoom in” so the area that you are showing is smaller and all nearby streets (Scranton Street, 14<sup>th</sup> Avenue, etc.) are shown. Using an aerial view might help for context purposes.



2G. Please add or revise information in the Data Block per redline comments.

2H. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan and Subdivision Plat mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the city's standards.

### **3. Zoning and Land Use Issues**

3A. Please update all code sections and zone districts throughout the submittal to match the Unified Development Ordinance (UDO), which was adopted on September 21, 2019.

3B. Clarify how trash pick-up and loading is being handled. It is unclear based on the information being provided.

3C. Are any monument signs proposed as part of this project? If so, the location must be shown on the Site Plan and a detail of the monument sign base must be included.

3D. Please verify that the concrete panel fence proposed along the southern property boundary is the same fence that The Plaza Fitzsimons is proposing.

### **4. Adjustment Issues**

4A. For all Adjustments, please state the specific code section in the UDO, cite the code language in the UDO and describe what you are proposing in the Letter of Introduction. Then, provide detailed justification based on the code criteria in Section 146-5.4.4(D) (Page 399 of the UDO). This should be done for all Adjustment requests.

4B. Please list all requested Adjustments on the Cover Sheet. Note the code section and the code requirement per the UDO for each Adjustment.

### **5. Streets and Pedestrian Issues**

5A. Per the Fitzsimons Boundary Area Public Realm Design Standards, pedestrian lights must be included in between the tree openings along Colfax Avenue. The fixture should be Louis Poulsen Kipp. Please show this detail on Sheet 9.

5B. Because the proposed sidewalks along Colfax Avenue are so wide, staff encourages you to add outdoor seating areas(s) to help activate the street frontage. You would just include this in the license agreement if it encroaches into the right-of-way.

### **6. Parking Issues**

6A. Please update the Parking Reduction Analysis to include data from other extended-stay hotels that have similar contexts. While Holiday Inn Express is okay to use as one example, it could have a different clientele and should not be the only data used in determining parking needs.

6B. Based on the square footages provided for office and retail uses, you would be required to provide 33 spaces for office and 30 spaces for retail. Please update the Parking Reduction Analysis accordingly. Staff also recommends that you review Section 4.6.4 (Page 211 of the UDO) that includes "parking alternatives." If you qualify for any of these reductions, it would reduce the amount of parking that is required on-site and therefore reduce the Adjustment you are requesting.

6C. Please include the parking calculations (required and proposed) below the Data Block.



6D. In the Parking Reduction Analysis, provide a brief discussion on parking management and how you will ensure that the parking spaces are being utilized by active users of the site as opposed to employees / visitors on the campus. In addition, please clarify whether you will be providing a shuttle between the hotel, campus and light rail. This was mentioned at one point and would help justify the parking counts. It is unlikely that people staying at the hotel for a week would be willing to walk from the light rail to the hotel with all their luggage, for example, but if there was a shuttle to pick them up, it seems more plausible for them to not need a car.

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

7A. As a general comment, the provided building elevations are a quality starting point. Some of the building elevations look good, while others need to be refined, clarified, or improved prior to Planning Commission. Please review the redlines on Sheets 6 and 7 for specific comments and questions. Staff is happy to meet with the architect to discuss if that is desired.

7B. Please provide a table that includes the percentage breakdown for all building materials to verify compliance with requirements.

7C. Remove wall signs from the Building Elevation sheets as the square footage and placement of the signs will be reviewed when sign permits are submitted to the Building Department.

7D. Elevations within the plan set should be in black and white as this is how mylars are recorded. Please replace the current elevations with black and white elevations and upload the colored elevations as a separate document with the next submittal.

7E. Staff highly recommends that you create renderings of the building prior to the Planning & Zoning Commission public hearing. This helps better demonstrate the articulation, depth, and materiality of the building compared to viewing a two-dimensional elevation. These should be uploaded as a separate document.

7F. Please be aware that you will need to prepare a materials board. It should be mounted on an 8.5" x 11" foam board and should have physical samples of the primary materials / colors. Please submit this to staff prior to the Planning & Zoning Commission public hearing.

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

8A. Is the Xcel Energy line under Colfax Avenue deep enough to accommodate the street trees? Please verify.

8B. Crusher fines cannot be used as a mulch treatment.

8C. On Sheet 10, please show the property line as a traditional line type with a long dash and two short dashes.

8D. Include the 5' x 5' pavement score lines along Colfax Avenue per the Fitzsimons Boundary Area Public Realm Design Standards.

8E. Update the landscape table as requested per redline comments.

8F. Add trees where indicated in the parking lot.

8G. Choose something besides Karl Forester grasses for the parking lot islands that will not hinder vision when backing out of the parking space.

8H. Dimension and label the provided buffer along the southern property boundary.



8I. Based on the UDO, the buffer depth (if providing a wall) is 15'. The southern buffer appears to be less than that. If that is the case, an Adjustment will be required. See redline comments on Sheet 10 regarding the Adjustment requirements.

8J. Update the landscape notes on Sheet 11.

**9. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

9A. Please submit a 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 parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

10B. Add the requested notes to the Cover Sheet per redline comments.

10C. Provide clarification regarding the curb, gutter and ramp on Sheet 2.

10D. Review minimum slope requirements on Sheet 3.

10E. Include offsite contours on the Grading Plan.

10F. Pedestrian lights are required along Colfax Avenue. Please show and label the proposed pedestrian lights and include the fixture. Pedestrian lights will be owned and maintained by the city and must meet the city's standards.

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

11A. Review and address all comments in the Traffic Impact Study.

11B. Add the requested note to the Cover Sheet.

11C. Show stop signs and sight triangles per redline comments.

11D. Review the adjacent development's plans for improvements along Colfax Avenue. Ensure appropriate coordination.

11E. Updated crosswalk striping will be required along Colfax Avenue.

11F. Provide the requested turning movement templates. See redline comments on Sheet 2.

11G. Consider reducing the angle and distance of the crosswalk across Quentin Street.

11H. Show the north side of the intersection, including the northbound through geometry and striping in the intersection.

11I. Review and adjust landscaping (as necessary) per sight triangle requirements.



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

12A. Will the electric line under the building be removed?

12B. Will the sanitary service line connect to the proposed stub?

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

13A. Revise or add notes on the Cover Sheet.

13B. Indicate if the building is sprinklered in the Data Block.

13C. Provide a Knox Box on the north elevation at a primary entrance.

13D. The curb cannot encroach into or over the fire lane easement.

13E. Will the private drives be constructed to a COA standard? If so, please identify the standard. Typically, private streets that are constructed to the street standards do not require a fire lane easement dedication.

13F. 5 accessible parking spaces are required. Please add one accessible space.

13G. The proposed configuration near the private drive is problematic for the fire apparatus. Please reconfigure to ensure the fire lane is free of physical obstructions while meeting the turning radii requirements.

13H. Turning radii for 26' wide fire lanes are allowed to be reduced from 29' to 26' inside turning radii.

13I. Provide a minimum 3' wide paved path to the FDC.

13J. Relocate the FDC to the requested location.

13K. Add a fire hydrant near the southwest corner of the site.

13L. Show the size / type of piping of the fire service water line supporting the interior automatic fire sprinkler system.

13M. The Building Elevation sheets must show the location of the FDCs, Knox Boxes and fire riser room.

13N. Show the accessible route to the accessible parking and public right-of-way using a heavy dashed line on the Photometric Plan. Verify that there is a minimum 1-foot candle of illumination along its entire length.

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

14A. The island noted on Sheet 2 is located in the fire lane easement. Confirm with Fire / Life Safety that the improvement over the island is allowed.

14B. The existing PSCo easement needs to be released prior to the Site Plan approval.

14C. Add the existing easements shown and dedicated on the Plat. There are some easements shown on the new Plat that are not represented on the Site Plan. Please add and match the easements shown on the Plat.

14D. Revise the wording of labels per redline comments.

14E. Begin the license agreement process for any encroachments into easements.



**15. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

15A. The trees located on this property do not require mitigation due to their condition. If changes are required to the median, this would need to be reevaluated.

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

16A. See the attached comment letter.

**17. Tri-County Health Department** (Sheila Lynch / 720-200-1571 / [landuse@tchd.org](mailto:landuse@tchd.org))

17A. See the attached comment letter.

**18. Colorado Department of Transportation** (Steve Loeffler / 303-757-9891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

18A. See the attached comment letter.





**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

December 6, 2019

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

Attn: Sarah Wieder

**RE: Gateway at Fitzsimons, Case # DA-1279-47**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware PSCo owns and operates an existing underground electric distribution line in the area of the westerly property line connecting overhead lighting, and requests these facilities are shown on the plans. Please also show the existing 8-foot PSCo easement (Rec. No. B8116968) on the plans. This line is potentially parallel and in the area of the planned storm facilities and/or the planned building. Feel free to obtain a *schematic* GIS map from our Mapping Hotline at 303-571-6636.

PSCo also has existing overhead electric distribution facilities along the southerly property line, and requests that they are also shown on the plans.

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  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com





December 2, 2019

Sarah Wieder  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Gateway at Fitzsimons, DA-1279-47  
TCHD Case No. 5993

Dear Ms. Wieder,

Thank you for the opportunity to review and comment on the Major Site Plan with Adjustments for a mixed use development including retail, office, and a hotel, located 900 feet east of the corner of Peoria Street and Colfax Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

#### **Retail Food Establishment**

The application indicates the development of retail space on the property as well as a hotel. If the hotel or retail space will include retail food, TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City of Aurora issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

#### **Pool Plan Review**

The application does not indicate if a swimming pool is planned for the hotel. Swimming pools, interactive water fountains, splash pads, and other aquatic venues are environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. Plans and specifications for all new public

pools, semi-public pools, spray pads, or other aquatic venues are required by the Colorado Revised Statutes (C.R.S. 25-5-802) to be reviewed and approved by TCHD at least 30 days prior to construction, remodeling, or modification of an aquatic venue. This will ensure that the facility is designed and operated to meet all applicable sections of the 5 CCR 1003-5, Swimming Pools and Mineral Baths regulation to provide bathers a safe and clean environment. The applicant shall submit plans for the proposed aquatic facility to our TCHD Administration Office, 6162 S. Willow Drive, Suite 100, Greenwood Village, CO 80111, 303-220-9200, along with the Pool Plan Review form found at <http://www.tchd.org/DocumentCenter/View/2348>. More information can be found at <http://www.tchd.org/727/Pools-Spas-Water-Features>. We recommend the review and approval of plans by TCHD be completed before the City issues a building permit for the construction.

### **Sun Safety for Outdoor Common and Gathering Areas**

Skin cancer is the most common cancer in the United States. Colorado has the 5<sup>th</sup> highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for people to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends the applicant provide shade in outdoor gathering areas.

### **Smoke-Free Zones**

Tobacco use is a leading cause of preventable death in the United States. Smoking and tobacco use can cause many kinds of cancer, heart disease, stroke, and lung disease. Exposure to second-hand smoke also increases the risk of tobacco-related diseases. Smoke-free zone policies encourage smokers to quit, discourage non-smokers and youth from starting, reduce exposure to second-hand smoke, and reduce litter associated with smoking (i.e. cigarette and cigar butts, cigarette and cigar packaging, lighters and matches). TCHD commends the applicant for adopting a smoke-free policy for the property. For more information on smoke-free policies, please contact TCHD's Chronic Disease Prevention Program at (720) 200-1660 or visit <http://www.tchd.org/275/Tobacco-Prevention>.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that

incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. TCHD commends the applicant for including sidewalks to connect to nearby homes and businesses as well as bike racks in their design.

**Mixed-Use Zoning**

Research indicates that mixed use zoning can promote physical activity by locating residential, commercial, and recreational destinations in close proximity, making walking or biking viable modes of transportation. Mixed use can also improve perceived safety and vitality of an area by increasing the number and activity of people on the street. TCHD commends the applicant for including residential and commercial spaces in the design.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD

# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Gateway at Fitzsimons**

Print Date: 12/10/2019

Highway:

040

Mile Marker:

305.731

### Traffic Comments:

Schermer 12-6-19

#### Required Analysis;

1. Analyze the 2021 condition with protected only phasing in both the EB and WB direction. There is not enough sight distance for the WB left to safely execute the turn, and it is CDOT policy does not allow permissive left turn phasing (EB) for double left turns.
2. The NB left turn in 2021 requires a protected portion of the left turn. The 2021 delay is not acceptable and queuing is an issue.
3. Check the Synchro 95th %tile queue estimate for the WB left turn after this analysis is completed.

There is NB/SB left turn path overlap. This may not be an issue now because the NB volumes are so low, but will likely become so with the addition of NB site generated traffic. This needs to be mitigated.

The NB and SB mast arms will need additional signal heads and turn signing

The WB left turn bay storage length is barely adequate at best. The length, including taper storage, is 120 feet. The estimated 2021 left turn volume in the PM peak is 151 vph. Using the vph rule, there should be at least 150 feet of available storage.

### Resident Engineer Comments:

12.06.19 TDM:

- Clearly delineate and annotate CDOT right-of-way.
- Proposed ADA Curb ramps shall meet CDOT M-608-1, Revised on May 3<sup>rd</sup>, 2019.
  - After reviewing Sheet 2, Site Plan, the NW curb ramp seems to best fit our standard Type 1/Type 2 Combination Curb Ramp, see Sheet# 6 of the M&S Standard. Clearly define this on the plans.
- Sheet 10, Landscape Plan, shows large trees within the site distance triangle as shown. This is not recommended. Please advise or mitigate.

### Permits Comments:

- The east-west crosswalk at Quentin St is at an undesirable angle and doesn't line up well with what should be (2) Type 1 directional curb ramps. CDOT made the same comment on the property to the west side of Quentin Street. The N-S crosswalk of Colfax will also necessitate some work to the existing center median at Quentin, adjusting to accommodate a type 1 directional ramp.
- The existing median cut in Colfax in front of this property needs to be closed to inhibit mid-block U-turns. Please clarify on the site plan the intent to make such public improvements with what appears to be planting 3 trees within it. Similarly, the westbound left turn bay is substandard to access code. The plans should show the scope & extent of work of the center median in Colfax

warranted by this development.

- Show with arrows, the 3 “through lanes” of eastbound traffic. As such, there will be no-street parking or loading along this block of Colfax.
- Per CDOT street tree policy, there should be no overhang of tree canopy over a through lane of traffic. The illustration on sheet 10 of 11 should re-position the trees along Colfax accordingly.
- Sheet 4 of 11 reveals a significant amount of utility work in CDOT RoW. Avoid manholes in lanes of traffic and when unavoidable, manholes must not be in the wheel path of the lane it is located. Further comments may be generated upon review of civil documents.
- The hotel profile (elevation) views appear to have upper story cantilevers. Please clarify on the site plan (show by dashed line) that there is to be no building encroachment onto/over CDOT RoW.
- It would appear that at least 2 access permits will be required: one at Quentin (>20% traffic increase) and one at the unnamed drive on the west side of the property. Details of drive lanes, auxiliary lanes, single pole placement/repositioning etc. will be examined at that time based on safety, DHV and CDOT design standards as per State Access Code.

- RS 12-09-19

12-10-19, Steve Loeffler

The Quentin St/Private Drive access was previously permitted with the development to the West as State Highway Access Permit 119073. The addition of this new development to this access will require a new permit from our office. Contact for that permit is Steve Loeffler who can be reached at [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) or 303-757-9891.

Other Comments:

CDOT has been requiring a fourth lane throughout this stretch of Colfax Avenue. We will be requiring that lane with this project and we will review the transportation engineering plans when submitted. - Jeff Kloska