



Planning Division
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December 26, 2019

Stephen Hinterkopf
AIMCO
4852 S Ulster St, Suite 1100
Denver, CO 80237

Re: Initial Submission Review — The Square at Fitzsimons Minor Amendment
Case Number: 2005-4033-06

Dear Mr. Hinterkopf:

Thank you for your initial submission, which we started to process on December 10, 2019. We reviewed it and attached our comments along with this cover letter. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 10, 2019.

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) 739-7184.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Eliot Hoyt, Brightview Design Group
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SMA\2005-4033-06.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a traffic letter (Public Works Traffic)
- Please provide a drainage letter (Public Works Engineering)
- Please provide a copy of the Fitzsimons Design Review Committee approval letter. (Planning)
- Please provide a separate elevation drawing of the trellis which calls out materials and colors. (Planning)

PLANNING DEPARTMENT COMMENTS

1. Zoning & Land Use Issues

- A. Please provide a material/sample board. Call out finishes and colors on drawings.
- B. Will the existing irrigation system be able to support the proposed changes? Are there any changes that would affect any underground utilities? If so, additional information may be required so that Aurora Water can review a utility plan.

2. Streets and Pedestrian Issues

- A. Public Works has requested a traffic letter that addresses pedestrian circulation. Please include in your letter the proposed safe routes for pedestrian circulation, and strategies to encourage pedestrians to utilize crosswalks. This intersection is very busy and it is important that pedestrians have safe passage.

3. Architectural and Urban Design Issues

- A. It is staff's understanding that the proposed landscape and park design has been reviewed by the Fitzsimons Design Review Committee. Please provide a letter of approval from the Committee.
- B. The proposed street furniture, trash receptacles, and benches do not conform to the Public Realm design standards. Additionally, the cantilevered umbrellas are not comparable with the public realm design standards for the campus.
- C. Please a separate elevation with materials and color specifications of the trellis. There is no detailed material information, including the type of stone base.

4. Signage Issues

- A. Please provide information on any proposed signs, including monument and wayfinding signage.

5. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

- A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. A drainage letter is required with this site plan amendment. Please contact 303-739-7335 to create a drainage folder. Review fees shall apply. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.



- B. This grading plan is incomplete. Top and bottom of wall elevations should be provided. Railing or barrier is required for all walls greater than 30". Please indicate this on the plans.
- C. Please include proposed contours. Minimum 2% slope in landscape areas.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

A Traffic Letter is required. See below scope from pre-app notes.

- A. A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - a) Trip Generation from the site
 - b) Site Circulation Plan
 - c) Events planning operations management plan with consideration for parking management, wayfinding, and multimodal access
- B. The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.
 - a. Submitting the Traffic Letter:
 - The Traffic Letter shall be sent directly to *Brianna Medema* at bmedema@auroragov.org as soon as possible.
 - The Traffic Letter shall also be uploaded with the rest of the submittal.
- C. Where are the clearly defined safe pedestrian crossings? How are pedestrians being encouraged to use the identified pedestrian crossing locations?

8. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- A. There are trees existing on site. Please contact Jacque Chomiak to determine tree mitigation.

9. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- A. No comment.