



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

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July 15, 2022

Halie McCarter  
14<sup>th</sup> and Ursula LLC  
460 Virginia Avenue  
Indianapolis, IN 46203

**Re: Initial Submission Review:** 14<sup>th</sup> 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 initial submission, which we started to process on Friday, June 17, 2022. 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 new submission on or before Friday, August 5, 2022.

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.

Your estimated Planning Commission hearing date is *tentatively* set for Wednesday, September 14, 2022. 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. 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\1279-53rev1.rtf



## *Initial Submission Review*

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

- Coordinate with the Program Supervisor for Public Art – Roberta Bloom
- Revise the Data Block to include all required information. (see Item 2)
- Address Minor Amendment application. (see Item 2)
- No Adjustment required – Pending Ordinance. (see Item 4)
- Ensure compliance with the Fitzsimons Boundary Area Public Realm Design Standards. (see Item 6)
- Building Architecture appears to comply with Master Plan and the Unified Development Ordinance. (see Item 7)
- Comments will be forwarded upon receipt. (see Item 9)
- See Engineering comments regarding drainage. (see Item 10)
- Contact Traffic Engineering directly for redlines/comments. (see Item 11)
- See the numerous Life Safety comments and redlines. (see Item 12)
- See PROS comments regarding Land Dedication and Park Development fees. (see Item 13)
- Review Aurora Water comment redlines regarding meters and extensions. (see Item 14)
- See comments from Real Property regarding encroachments and easements. (see Item 15)
- See comments from Xcel Energy. (see Item 16)
- See comments from CDOT (see Item 17)
- See comments from Arapahoe County. (see Item 19)
- See comments from Aurora Public Schools. (see Item 20)
- Respond to all other comments on the site plan and drawings.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Registered neighborhood organizations and adjacent property owners were notified of the Site Plan application. No comments were received.
- 1B. Outside referral agency comments were received and are included at the end of this letter.

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

- 2A. Coordinate with Roberta Bloom, Program Supervisor, regarding Public Art. (303.739.6747)
- 2B. Amend the data block per redline comments. Include the on-site open space calculation and percentage for the overall site. A minimum of 20% is required.
- 2C. Provide building renderings/perspectives for staff in your resubmittal. This will be particularly important when proceeding to the Planning Commission hearing.
- 2D. Please add parking space dimensions to the head-in parking spaces in the garage. The code requirement is 9'X 19' for the stalls.
- 2E. On the Site Plan sheet, please show and label the accessible/pedestrian route with a heavy dark dashed line to each building entrance from a public way.
- 2F. The Adjustment to the maximum building length in Subarea A will not be required due to a pending ordinance modifying this requirement. See comment 4A. below.
- 2G. Please submit the Minor Amendment to modify the Local street cross-section in the *Fitzsimons Village Master Plan*. It is a Local Street, not an alley. The Minor Amendment is required to be reviewed and approved prior to the Planning Commission public hearing. The following cross-section and description are for the local street (Ursula Ct.) abutting the subject site on the west.
- 2H. Staff is requesting a minimum 12' hardscape/walk on both sides of the street with a 7' parallel parking width and two 10' drive lanes (51' of ROW). Reducing both of the drive lanes (DL) to 10' and reducing the parallel parking (PP) width to 7' will provide an additional 3', however, another 5' will be required to get to the following required cross-section and width. See below.



51' ROW					
/	12'	/	10'	/	10'
/	7'	/	12'	/	
Walk	DL	DL	PP	Walk	

2I. Provide the percentage of glazing and materials for sheet 16/25.

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

- 3A. Street Furniture – Please ensure that the garbage bins and benches comply with the specific types provided in the *Fitzsimons Village Master Plan*. Please show more prominently or clearly where bike racks are located.
- 3B. Please add a linear building length dimension to the Site Plan.
- 3C. A referral has been sent to Scott Bauman, COA Parking Mobility Management. Any comments or redlines will be included in your next review letter.

### **4. Adjustments**

- 4A. Currently, the City code requires that the *maximum* building length for a mixed-use building in Subarea A is 150 feet. Recently, staff took forward an amendment to the Unified Development Ordinance (UDO) to modify this section of code. Staff anticipates that the timing of the adoption of this recent amendment will negate the need for the adjustment request. See the applicable portion of the proposed language below and ensure that your proposal is meeting the building length requirements:

*Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street and result in no single portion of horizontal façade greater than 150 feet without an entry.*

*The maximum building length of any multifamily or mixed-use building shall be a. 600 feet in Subareas A.*

### **5. Parking**

- 5A. The proposal requires 296 spaces, for the apartments, 59 guest parking spaces, and 23 retail parking spaces, for a total of 378 parking spaces required to serve the development. Eight (8) accessible parking spaces are required to be included in the overall parking requirement. The project exceeds the overall minimum parking space requirements for the ground floor retail use and multi-family units with 471 garage spaces and additional on-site parking spaces. Please clarify the number of on-street parking spaces that can and will count towards either your retail space requirements and/or guest parking. Identify where the spaces are adjacent to the property and off-site. Once this information is provided, staff will determine the excess number of parking spaces that are planned to be shared with the planned Corporex office building adjacent to this property to the north. Adjust the Parking data as needed in your resubmittal.
- 5B. The use of a standard inverted-U bike rack is required per the UDO *or* the bike rack style shown on sheet 23 of the *Fitzsimons Village Master Plan* can be utilized. Ensure that the bicycle parking facilities are in convenient, highly visible, well-lighted areas that do not interfere with pedestrian movements and are easily identifiable on the Site Plan.

### **6. Streets and Pedestrian Issues**

- 6A. Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Label and show this on the revised site plan.



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

### **7A. Building Design Requirements (Horizontal and Vertical Articulation) Analysis:**

Requirement – Horizontal Articulation Methods	Compliance – Two required every 50 linear feet
Change of material texture, patterning or color	Complies
Horizontal offset or projection	Complies
Change in fenestration pattern	Complies
Change in roof height or form	Complies

Requirement – Vertical Articulation Methods	Compliance – Minimum One required per category
<b>Base</b> - Use of heavy material on ground floor	Complies
Horizontal reveal line at base	Does not meet
Arcade, gallery, or colonnade	Does not meet
Architectural detailing	Complies
<b>Middle</b> - Step back in massing	Does not appear to meet for most elevations
Change in material	Complies
Variation in window size from ground floor to upper floors	Complies
<b>Cap</b> - Cornice	Does not meet
Reveal line at top of the building	Does not appear to meet

7B. Garage Elevation and Design - It appears that the parking garage is totally enclosed and wrapped by the apartment units. Please verify this for staff to ensure compliance.

7C. Please provide a letter of approval to staff from the Design Review Board prior to the Planning Commission hearing.

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

8A. 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)

8B. 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](mailto:CADGIS@auroragov.org).

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

9A. Comments will be forwarded to you from your case manager upon receipt. Please incorporate revisions in your plan set and respond to comments in your comment response letter.

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

10B. Page 3 – Show/label proposed street and pedestrian lights on the adjacent streets.

10C. Include FFE.

10D. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.



**11. Traffic Engineering** ( Sylvia Lopo / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in orange)

11A. Contact the reviewer directly for comments. None were provided to staff to date.

**12. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) ) See blue comments

Site Plan Comments

*Sheet 1*

- 12A. If you have any questions about addressing, please work with the Planning Department to identify any addressing needs for this project.
- 12B. Given the podium construction, separate out the two structures and identify the IBC construction type and occupancy classifications
- 12C. Include the ICC code edition within the construction type and occupancy classifications.
- 12E. Indicate if structures are fire sprinklers or non-fire sprinklers.
- 12G. The parking garage appears to be a separate structure. Please revise the data block to reflect both buildings. Please include the specifics regarding the parking structure: open or enclosure, sprinklered or Non-sprinklered.
- 12H. Please make sure the plans identify that the proposed dwelling units meet the provisions of Chapter 11 of the IBC and House bill 1221.
- 12I. Identify the number of stories for each structure.
- 12J. Will this site be gated? If the area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 12K. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply.
- 12L. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments's civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 12M. Please provide a breakdown of units, such as residential and commercial units.
- 12N. Identify the maximum building height for each structure and the overall height of both structures.
- 12O. For every fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Identify the "required" and "provided" Van Accessible and Accessible parking spaces. Make sure to delineate the location of said accessible spaces, which means that each parking facility shall have the required minimum amount of accessible and van-accessible spaces (garage/on-site).
- 12P. Please identify the total number of storage spaces within the facility.
- 12Q. Please ensure the total number of accessible storage spaces/units provided is in accordance with the 2015 IBC Section 1108.3.
- 12R. Advisory Note: This appears to be an infill project, and if applicable, a separate demolition permit must be obtained for the addressed structure through the Aurora Building Division to the start of any removal of the structure that requires demolition.

*Sheet 2*

- 12S. Add the following notes:  
THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE



CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_.

EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

- 12T. Please verify with Planning that this project falls into the LDN 55LDZ airport zone.
- 12U. This is not a standard cover sheet note. However, the note is correct, a sign package is required with the site and civil plans. This note can be removed.
- 12V. Please provide a completed Implementation plan, see the example table template.
- 12W. Please include a code path showing how you arrived at the number of accessible units.
- 12X. Show the no parking fire lane signs if there are existing fire lane easements adjacent to the site.
- 12Y. This site plan illustration does not provide information. Provide a full sheet with all applicable requirements and details. Please work with Planning to verify what is required.
- 12Z. Many Fire Life Safety comments will not be identified or fit on this sheet. Therefore, the second review process may have a substantial amount of comments due to the size of this site plan sheet.
- 12AA. Please identify the fire riser room.
- 12BB. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware".
- 12CC. Please be advised this structure is required to meet high-rise requirements. Ensure to call out the requirements for a fire command center, smoke evac, fire pump, fire alarm and sprinkler systems, and fire service elevator.
- 12DD. Identify the location of the fire command center.
- 12EE. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).
- 12FF. Please identify and label the required emergency and standby power systems.
- 12GG. Provide a turn template showing the Aurora Fire Rescue's Bronto aerial apparatus driving around 2015. IFC, Section D105.1 requires Aerial Fire Apparatus Access Roads where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm). Aerial fire apparatus roads shall have an unobstructed width of 26' and be located within a minimum of 15' and a maximum of 30' from the building, positioned parallel to one entire side of the building. The roadways near the mentioned areas do not appear to meet the fire aerial apparatus road code or the COA emergency midblock setup requirements. Therefore, along with the turn template, show how this site will provide an aerial fire apparatus road that meets the intent of the code.

Sheet 3

- 12HH. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets. The FDC shall be within 100 ft. an on-site fire hydrant.
- 12II. Relabel the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 8" Fire Line DIP (Private).





- 12JJ. Please confirm these two fire hydrants are existing.
- 12KK. Add the fire service line symbol to the legend. See relabel comment for the naming convention.
- 12LL. Add the FDC symbol to the legend. See relabel comment for the naming convention.

*Sheet 4*

- 12MM. "SIGNAGE AND STRIPING" package shall include the following:
- 12OO. Handicap accessible parking signs, including post.
- 12PP. Handicap accessible curb ramp detail.
- 12QQ. Plan view of detectable warning and well.
- 12RR. Side cross-section views of detectable warning, well, curb and gutter.
- 12SS. Front section views of detectable warning, well, curb and gutter.
- 12TT. Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter.
- 12UU. Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb "roll-over" area.
- 12VV. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, the sign package shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.
- 12WW. Encroachment in the fire lane is strictly prohibited. A discussion may need to occur to ensure adequate fire lanes/no parking signs are provided and posted.
- 12XX. This appears to be problematic for maneuvering large vehicles through this area. Please ensure a complete turn template is provided.
- 12YY. Do any of these roadway sections meet COA roadway standards? If so, please label.

*Sheet 9*

- 12ZZ. Show the location of the FDC, Fire Riser Room, and Knox Boxes where applicable:
  - Identify the FDC as a Y symbol and label it with the following example: "FDC with approved hardware."
  - Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box."

*Sheet 14*

- 12AAA. Provide a latch mechanism illustration for the trash enclosure gate. The latch must be no higher than 44".  
Elevation Sheets 15
- 12BBB. What area does this exterior door serve? Is this a public entrance?
- 12CCC. Provide the measurement from the lowest level at which the fire department can access the building and identify the level at which the starting measurement is taken. The end measurement is taken at the highest occupied floor, not just the highest point of the building.
- 12DDD. Will there be a rooftop element such as rooftop gardens, landscapes, gathering areas?
- 12EEE. Due to the size of the building a larger knox box (knox vault) may be required. Please schedule a meeting with Fire Life Safety to discuss possible options.
- 12FFF. Relabel the FDC as "FDC w/Approved Hardware".
- 12GGG. Please identify and show the location of the Knox Boxes.
- 12HHH. Please identify the exterior fire riser room door.

*Sheet 18*

- 12III. Since you have identified that existing accessible parking spaces will be used as your provided parking count, please provide confirmation that this is acceptable with planning.
- 12JJJ. Advisory comment: If the trash collection is enclosed within the structure, it will have to meet IFC/IBC code requirements.
- 12KKK. Vehicle impact protection required by the IFC requires bollards to be constructed of steel not less than 4" in diameter and concrete filled, spaced no more than 4' between posts on center, and set not less than 3' deep in concrete footing (15" diameter, top of the posts not less than 3', located not less than 3 feet from the protected object). Please provide bollard detail.



- 12LLL. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).
- 12MMM. Relabel gating system. Example gate: (2) 11'- 6" Lifting Gate's with Approved Knox Hardware
- 12OOO. Provide sections for the automatic gates. The gate section must be in the label mentioned above.
- 12PPP. Chemical storage shall be protected in accordance with IFC, Chapter 50 Hazardous Materials, Chapter 57 Flammable and Combustible Liquids, and other applicable codes such as NFPA standards. Also, appropriate chemical signage will be required to be submitted to the sign package (hazard placards, NFPA 704).

Sheet 23

- 12QQQ. Please identify and show the location of the knox boxes, exterior fire riser room door, and the FDC.

**13. PROS** (Curtis Bish 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org))

- 13A. Take note that the PROS-related requirements in this 1<sup>st</sup> review of the site plan are significantly different from your pre-app comments. The reason for this is that the prior comments failed to account for Small Urban Parkland provided within the Fitzsimons Village Master Plan area which can offset your neighborhood park requirement. The previous calculations also were not adjusted to reflect a proportionate credit to the overall population impact of your project based on the population that existed within Fitzsimons Village at the time the master plan was approved. With these factors now considered, the requirements for 296 transit station area (TSA) units are as follows:

Land Dedication – Required land dedication for a neighborhood park and community park purposed is 0.29 acres and 0.34 acres, respectively. Therefore, a total land dedication requirement of 0.63 acres shall be satisfied by a cash-in-lieu payment. Since your project is TSA development, a less-than-market rate value of \$60,200/acre applies, resulting in a payment of \$37,926 due prior to plat recordation.

Park Development Fees – A \$379.94 per-unit fee will be collected at the time of building permit issuance if building permits are pulled this year, resulting in a total payment of \$112,462.24. If permits for your project are pulled in a subsequent year, the per-unit fee will be slightly higher to account for adjustments to park construction costs.

- 13B. Please add notes somewhere on the Site Plan to acknowledge these requirements and how they are proposed to be satisfied.
- 13C. The above calculations are estimates based on assumptions as to the timing of implementation of your development project. If the Site Plan changes, the calculations will be updated, if applicable. Such changes and timing of plat recordation and issuance of building permits may affect the ultimate amount of fees and other payments imposed to satisfy park-related obligations.

**14. Aurora Water** (Ninah Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- 14A. Page 3 - Show and label sizes of all existing utilities, that will be used for connection- TYP.
- 14B. Water meter to be within pocket utility easement and landscaped area. Show and label easement dims. Refer to section five of Aurora Water standards for easement size minimums. Building overhangs cannot be within the utility easement.
- 14C. Include the following additional notes: -Piping downstream of the water meter is private. -All sanitary sewer services are private, including all cleanouts. -All water services, irrigation lines, and fires suppression lines to have backflow preventers
- 14D. Ensure main extensions are within utility easement-show and label.
- 14E. Again, label sizes of all existing utilities that will be used for the connection.
- 14F. Clarify who this will be maintained by.

**15. Real Property** (Kalan Falbo / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

- 15A. Site Plan: See site plan for comments.
- 15B. Any encroachments into easements or right-of-way owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for a license.





15C. For easement release, contact Andy Niquette at [easementrelease@auroragov.org](mailto:easementrelease@auroragov.org).

15D. Label lots and blocks. Show in bold line the subject property lot boundary. Add dimension, bearings, and curve data.

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

16A. Organization: Xcel Energy/PSCo

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **14th and Ursula Mixed-Use at Fitzsimons Village** and requests that the location of the proposed transformer(s) is clearly identified on the plan.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

Please be aware PSCo owns and operates existing underground electric distribution facilities along the southerly property line. 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.

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.

**17. Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) / 303.757.9891)

17A. Traffic comments:

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. Architectural plans indicate retail space in addition to residential units. Trip generation needs to be updated to include retail space.

Resident Engineer Comments: 6/27/22, PDF - There are no roadway improvements within CDOT ROW, so we have no comments at this time

**18. Regional Transportation District (RTD)**

18A. No comments on this project.

**19. Arapahoe County Planning** (Terry Maulik / 720.874.6650 / Sue Liu / 720.874-6500)

19A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and or divisions may submit comments.

19B. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The Engineering Division has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

**20. Aurora Public Schools** (Josh Hensley-Planning Coordinator / 303.365.7812)

20A. The 296 apartments in the proposed mixed-use development at 14th and Ursula would replace housing units that were previously located on the site. In accordance with Section 4.3.18 of the Unified Development Ordinance, the difference between the school land obligation for the proposed apartments and what would be required based on the number of residential units the project is replacing is .3243 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan approval. **See attachment for calculations.**

**21. Mile High Flood District** (Derek Clark)

21A. No comments as there are no eligible improvements.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**7/8/2022**

**14th and Ursula Mixed Use at Fitz Village (DA-1279-53)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	296	0.145	43
<b>TOTAL</b>	296		43

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	22	0.04	12	34	0.03	9	43
<b>TOTAL</b>		22		12	34		9	43

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	22	0.0175	0.3885
MIDDLE	12	0.025	0.2960
HIGH	9	0.032	0.2842
<b>TOTAL</b>	43		0.9687

**Previous Residential Units**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	37	0.7	26
MF-LOW	6	0.3	2
MF-HIGH		0.145	0
<b>TOTAL</b>	43		28

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	13	0.16	6	19	0.2	7	26
MF-LOW	0.17	1	0.08	0	2	0.05	0	2
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		14		6	20		8	28

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	14	0.0175	0.2380
MIDDLE	6	0.025	0.1600
HIGH	8	0.032	0.2464
<b>TOTAL</b>	28		0.6444

**School Dedication Requirement Difference = 0.3243**