

Planning Division  
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Aurora, Colorado 80012  
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August 27, 2020

Lyle Artz  
Fitzsimons Redevelopment Authority  
12635 E Montview Blvd Ste 100  
Aurora CO 80045

**Re: Second Submission Review – Fitzsimons Innovation Community Subdivision Flg No 3 - Final Plat**  
Application Number: **DA-1233-45**  
Case Numbers: **2020-3024-00**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on Monday, July 29, 2020. We have reviewed your plans 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, September 11, 2020.

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 let me know. I may be reached at (303) 739-7184 or [hlanboy@auroragov.org](mailto:hlanboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Matt Shannon, Mortenson Construction, 1621 18th Street, Denver CO 80202  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1233-45rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning does not support the construction of a roundabout at this location as it does not comply with the Fitzsimons Innovation Community GDP.
- Both Xcel Energy and Real Property commend that a 10' utility easement required around the perimeter of the entire lot. See redlines.

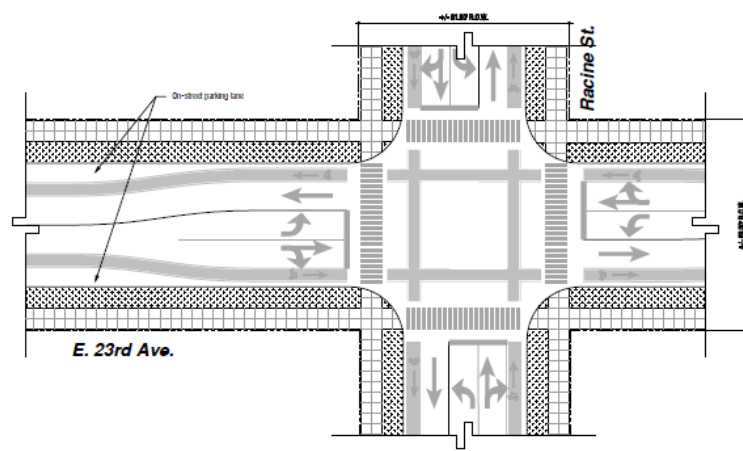
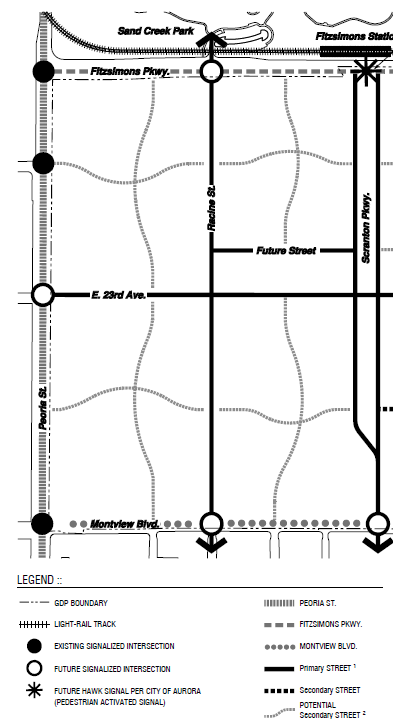
### PLANNING DEPARTMENT COMMENTS

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

1A. No community comments were received.

#### 2. Streets and Pedestrian Issues

- 2A. Additional discussion is necessary regarding the request for a roundabout. I suggest continued collaboration on this issue.
- 2B. Planning does not support the construction of a roundabout at this location as it does not comply with the Fitzsimons Innovation Community GDP.
- 2C. The GDP
- 2D. The E 23rd Avenue and N Racine Street intersection is illustrated in the GDP as a typical two-lane street with turn lane at the intersection. While it is a conceptual illustration, the shift to a roundabout does not comply with the GDP, which was reviewed and approved by Public Works with Fitzsimons GDP Amendment No. 6. The standards in the GDP will prevail where specific street intersections are illustrated.
- 2E. A GDP design standard requires buildings to front the street. A roundabout causes buildings to be shifted back and the design standard will not be met as a result.



D. CONCEPTUAL E. 23RD AND RACINE STREET INTERSECTION WITH TURN LANE ::

Typical two lane street with turn lane at intersection / Bicycle lanes

If turn lanes are not necessary, curb extensions should be used to decrease crossing distances.

\*see notes 1, 2, and 3 on this sheet.

#### LEGEND ::

- PEDESTRIAN ZONE
- LANDSCAPE OR AMENITY ZONE
- PARK SPACE
- BICYCLE LANE

#### NOTES ::

- All street sections are conceptual. Final design and lane configuration are subject to future traffic study.
- All streets shall provide a 25 foot wide clear zone every 150 feet for fire trucks.
- R.O.W. will be made available at the time of site plan submittal to allow for necessary turn lanes as indicated by the City of Aurora Traffic Study for the Fitzsimons Innovation Campus.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- 3A. Without a site plan to review, a 20' lot corner radius is required. Or additional right of way may be required to accommodate a roundabout at 23<sup>rd</sup> Avenue.
- 3B. A 25' lot corner radius is required. The urban street section is not applied to Peoria and the radius is required at E 25<sup>th</sup> and E 23<sup>rd</sup> Avenues.

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

- 4A. Previous Traffic Engineering comments have not been suitably addressed.
- 4B. The intersection of 23rd & Racine St is identified as a single lane roundabout in the City funded, 2017 approved Master Traffic Impact Study governing these roadways. This plat does not match this intersection configuration.
- 4C. *Previous comment not addressed:* At the intersection of E 23<sup>rd</sup> Ave and N Racine St, 120' curb to curb expected for single lane roundabout. Complete a preliminary design to gain City's Traffic Engineering support of a smaller circle. This does not include sidewalk or curbside landscaping (160' expected total).

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

- 5A. No additional comments.

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

- 6A. Add the 10' Utility easement around the perimeter of the Lot. See the red lines on the plat. Follow the Subdivision Plat Checklist for references.

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

- 7A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of the lot for **Fitzsimons Innovation Community F3**. PSCo also requests that all utility easements are depicted graphically on the preliminary and final plats. Please see attached letter for additional detail.



**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

August 10, 2020

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

Attn: Heather Lamboy

**Re: Fitzsimons Innovation Community Subdivision Filing No. 3 – 2<sup>nd</sup> referral  
Case # DA-1233-45**

As previously stated, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of the lot for **Fitzsimons Innovation Community F3**. PSCo also requests that all utility easements are depicted graphically on the preliminary and final plats.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Peoria Street. The property owner/developer/contractor is reminded to 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.

*Comment response requested.*

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