



Planning Division  
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February 23, 2018

Rob Longworth  
Ovis Capital LLC  
18 E 48th St, 19th Floor  
New York, NY 10017

**Re:** Initial Submission Review – 1725 Peoria – Site Plan with Waivers and Replat  
**Application Number:** DA-1279-42  
**Case Numbers:** 2018-6002-00; 2018-3001-00

Dear Mr. Longworth:

Thank you for your initial submission, which we started to process on Monday, January 29, 2018. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, March 15, 2018.

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, April 25, 2018. 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 303-739-7857.

Sincerely,

Sarah Wieder, Planner II  
City of Aurora Planning Department

cc: John O'Rourke, Harris Kocher Smith, 1120 Lincoln St, Suite 100, Denver, CO 80203  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1279-42rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review the comment from NANO and schedule a neighborhood meeting (see Item 1)
- Revise the Data Block to include all required information (see Item 2)
- Update the Parking Analysis and the parking waiver justification in the Letter of Introduction (see Item 5)
- Ensure compliance with the Fitzsimons Boundary Area Public Realm Design Standards (see Item 6)
- Make slight revisions to the building elevations to improve the ground floor design (see Item 7)
- Revise the Landscape Plan (see Item 9)
- Indicate the pavement material of the public access / fire lane easement (see Item 10)
- Revise and update the Traffic Impact Study per redline comments (see Item 11)
- Review PROS comments regarding park land dedication and park development fees (see Item 13)
- Begin the easement vacation and license agreement process with Real Property (see Item 16)
- See attached comments from Aurora Public Schools and Xcel Energy (see Items 17 and 18)
- Respond to all additional redline comments on the Site Plan and Subdivision Plat

### PLANNING DEPARTMENT COMMENTS

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

1A. Four registered neighborhood organizations and six adjacent property owners were notified of the Site Plan application. One comment was received from Northwest Aurora Neighborhood Organization (NANO) stating their concerns regarding parking, traffic and density. Based on these comments, staff recommends that you hold a neighborhood meeting before you make a second submittal. You would need to invite the adjacent property owners as well as the neighborhood organizations within one mile. Please coordinate with Meg Allen, your Neighborhood Liaison, to determine an appropriate date, location and time for the meeting. She can be reached at 303-739-7258 or [mkallen@auroragov.org](mailto:mkallen@auroragov.org).

*Name: Nadine Caldwell*

*Organization: Northwest Aurora Neighborhood Organization (NANO)*

*Comment: Our issues with this project are as follows: 1. They are asking for parking waivers. Parking in that area is terrible for people living there now. The City has already given waivers to 1702 Paris, which is across the alley to the West of this project. Two projects that are back to back with parking waivers is not a good idea. 2. With other apartment buildings lining Peoria in the area where this project is going to be built, will make it a very dense area. This is certainly going to affect the quality of life for people already living in the blocks surrounding this area. There is a mix of apartments and single family homes on the blocks behind this project. 3. Right now, traffic on Peoria from 25th Ave. to Colfax is horrible starting at 3:30/4:00 pm during the week. It is backed up for blocks and we will be bringing in more cars to that area. Residents living in that area have learned to avoid Peoria during the rush hour up until about 6:30 because Peoria has become a parking lot during that time period. 4. We like having that property developed and the pictures showing what the building will look like is okay but the City needs to address the issues above.*

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

2A. Revise the Letter of Introduction to ensure consistency and provide further clarity about some items.

2B. Amend the Vicinity Map on the Cover Sheet as the subject application does not encompass an entire block.

2C. Include an Amendment Block on the Cover Sheet.

2D. Many required components are either missing or incorrect in the Data Block. Please review the redline comments on the Cover Sheet and make the appropriate revisions with the next submittal.

2E. The ground floor layout (similar to the one on Sheet 13) needs to be shown on Sheet 2. Elements such as the elevator, generator, parking and bicycle storage need to be included.



2F. 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 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 Site Plan 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. Provide details about the number of balconies and the minimum size of those balconies. Per [Section 146-712](#), at least 50 percent of the units shall have a balcony of at least 80 square feet.

3B. The loading space adjacent to 17<sup>th</sup> Avenue appears to be visible from the right-of-way and will need to be screened by a 2.5-3-foot high masonry wall that matches the building materials per [Section 146-712](#). Please also clarify whether this will be used by retail tenants, residents or both.

### **4. Waivers**

4A. *Unit Size* ([Section 146-712\(A\)\(8\)](#)). The justification provided for this waiver request in the Letter of Introduction is sufficient as the market has shifted to smaller units since the code was originally written. Many other multi-family developments within the Fitzsimons Boundary Area District have applied for and been granted this waiver and thus staff is supportive of it. The new Zoning Code, which will be approved later this year, contemplates this modification as well.

4B. *On-Site Parking* ([Section 146-1504](#)). Given the site's proximity to the Fitzsimons Campus, the variety of transit options in the area and the overall vision of the Fitzsimons Boundary Area District, staff believes that the standard code requirements for on-site parking are not practical for a more urban, infill project such as this. That being said, in order to justify a large parking reduction such as this (175 spaces required, 110 spaces proposed), the Parking Analysis and the justification for the waiver should leave little ambiguity. With the next submittal, please address the comments outlined in Item 5 in order for staff to fully determine the support for this parking reduction waiver.

### **5. Parking Issues**

5A. The provided Parking Analysis is very detailed, but it does not include accurate unit counts and thus much of the information is incorrect. Please update the Parking Analysis per redline comments and resubmit it with the next submittal. The Parking Analysis will be very important for the Planning Commission public hearing.

5B. The justification provided in the Letter of Introduction for the parking reduction waiver is too complex and should be simplified so it is easier to understand. Please review the redline comments in the Letter of Introduction and rethink the justification for this waiver request.

5C. If a car share program is going to be implemented, more information is needed in the Letter of Introduction.

5D. In the Data Block, please differentiate between the retail / guest parking spaces and the residential parking spaces. Include both the required amount of parking and the provided amount of parking.

5E. Clarify whether there is a gate or garage door for the parking entrance and exit. If there is not, how will parking be enforced given the site's proximity to the Fitzsimons Campus? Please reach out to the city's Parking Manager, Scott Bauman, to discuss (303-739-7302 / [sbauman@auroragov.org](mailto:sbauman@auroragov.org)).

5F. Will there be unbundled parking as is suggested in the Parking Analysis? If so, this should be stated in the Letter of Introduction. Staff suggests that you follow these recommendations.

5F. [Section 146-1508](#) requires the use of a standard inverted-U bike rack. The bike rack shown on Sheet 7 does not appear to meet these requirements. Please revise and consider using a bronze finish to match Paris Family Housing.

5G. There is conflicting information regarding how much bike parking is being provided. Bike parking is shown in many different locations on the Site Plan (both along the street and in the building) and the Letter of Introduction states that "the goal of the development team is to provide 12 secure bike parking spaces), but the Data Block states that only two spaces are being provided. Please determine how many spaces will be provided and differentiate between those in the right-of-way and those for residents in the Data Block. This is important to help mitigate for the requested parking waiver.



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

6A. The sidewalk treatment along Peoria Street and 17<sup>th</sup> Avenue does not comply with the Fitzsimons Boundary Area Public Realm Design Standards (see attached document). All standard concrete should have 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings. Please revise the Site Plan with the next submittal to account for this condition.

6B. The bench and trash receptacle identified on Sheet 7 do not meet the Fitzsimons Boundary Area Public Realm Design Standards. Please revise to ensure that there are consistent site furnishings.

6C. The street light proposed along 17<sup>th</sup> Avenue and the pedestrian lights proposed along both Peoria Street and 17<sup>th</sup> Avenue do not comply with the Fitzsimons Boundary Area Public Realm Design Standards. Street lights should be a Gullwing fixture (mocha brown) and pedestrian lights should be a Louis Poulsen Kipp fixture (black). Pedestrian lights should be placed every 50-60 feet on center between the tree openings along both street frontages. Please revise the Site Plan and Photometric Plan.

6D. Provide a detail of how the ramps near the building entrances along Peoria Street and 17<sup>th</sup> Avenue function.

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

7A. Because most of the ground floor area along Peoria Street (over half) is comprised of the parking garage, staff recommends that you highlight the retail / lobby area more by using enhanced materials, different building colors, etc. The architectural design for this corner of the building will be very important because the rest of the ground floor does not contain active uses.

7B. Staff has concerns about the vertical metal garage screen that is proposed along the first three floors of the building to screen the parking. The chosen material / design does not seem to fit in well with the overall building architecture and does not enhance the ground floor design. Please see the example screening method on Sheet 10 and consider changing the design to something like this.

7C. The building elevations do not depict the building footprint change at the southwest corner of the site where the loading area is. In addition, the ramps leading up to the retail and lobby entrances are not shown on the building elevations. Please ensure that they account for this.

7D. Please provide a color / material board (mounted on an 8.5" x 11" foam board) with the next submittal. In addition, a colored rendering would be helpful to have for the neighborhood meeting and Planning Commission.

7E. It appears that rooftop equipment could be visible based on your building elevations. All such equipment must be screened per code requirements. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case, the screening should at least be as high as the equipment it hides.

7F. Please consider options for "wrapping" the transformer along 17<sup>th</sup> Avenue with artwork similar to what was done in Gateway Park near the A Line station.

7G. Please provide photographs (if available) of the "perforated metal screen" that is proposed along Peoria Street as well as the balcony materials so that staff can determine whether these are acceptable. The perforated metal screen appears similar to glass on the building elevations, but it is very different from a ground floor activation standpoint.

7H. Will the generator and bike storage at the northeast corner of the building be visible? Please clarify.

## **8. Addressing (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))**

8A. Provide a number of retail and apartment units per floor for the building.

8B. Please provide a preliminary digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Ensure that the digital file is provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Eliminate any line work outside of the target area. Contact me if you need additional information about this digital file.



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

*Sheet 5*

9A. Update the Non-Street Frontage Buffer table per redline comments.

9B. Remove the Street Frontage Buffer table as street frontage buffers are not required for urban streetscapes.

*Sheet 6*

9C. Define the property line better.

9D. Replace a few of the junipers with shrubs along the western property boundary line that have some height since this area is supposed to be a buffer. Some ground cover is fine, but the intent is to buffer between uses.

9E. While the evergreen trees specified along the western buffer are nice and appropriate for our climate, these species will get too large for the 7.5-foot space. Plant a more narrow species such as columnar Austrian Pine, compact White Spruce or Picea Pungens 'Iseli Fastigiata'.

9F. Remove the hatch designation for the shrub beds as it makes it too difficult to see the plant symbology.

9G. Label and call out the building footprint.

9H. Rather than having four different understory planting schemes along Peoria Street, please just have two or three at the most to create a more unified streetscape.

9I. Will there be a conflict with the water meter vault as proposed along Peoria Street in one of the tree openings versus the proposed plant material?

9J. Include only one tree species along Peoria Street.

**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. Indicate the pavement material of the public access / fire lane easement.

10B. Items in the furnishing zone that are in the right-of-way or an easement should be included in a license agreement. This also includes the ramps to the building that are in a sidewalk easement.

10C. Include the paver detail on Sheet 7.

10D. All new street lights will be owned and maintained by the City of Aurora. A street lighting plan will be required with the civil plan submittal.

10E. Clarify whether there will be a cross pan installed off of 17<sup>th</sup> Avenue per redline comments.

**11. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

11A. Add the sight distance triangle for eastbound rights (looking left) on 17<sup>th</sup> Avenue.

11B. Show the existing traffic signal pole and pull box along Peoria Street.

11C. Show striping on 17<sup>th</sup> Avenue. Given the width of the street, can an eastbound dedicated right turn lane be striped in? This should be evaluated in the Traffic Impact Study.

11D. Revise and update the Traffic Impact Study per redline comments.

**12. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

12A. Revise the Site Plan Notes on Sheet 1.

12B. Include additional items in the Data Block.

12C. Provide an Implementation Plan.

12D. Label the "water entry room" as a "riser room" on all sheets and clarify why the rooms change.

12E. Show and label the fire department connection and Knox boxes on all sheets.

12F. Provide a manual gate with a 16-foot clear width. See the example detail provided.

12G. The fire line cannot pass under the building. Please reroute the fire line / riser room as needed.

12H. Show the location of the exterior riser room door on Sheet 12.



**13. PROS** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in purple)*Population Designation*

13A. The pre-application submittal information designated the development in question as a multi-family infill residential development with a total of 96 dwelling units. Population calculations for the development utilize a per-unit multiplier of 2.50 persons per unit. For PROS fees assessment, population calculations would propose an overall population increase over the approved development population of 240 persons residing in 96 dwelling units.

*Explanation of Park Land Dedication Requirements*

13B. The city's park land dedication policy is set forth in Section 48(b) of Chapter 147 of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

13C. Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the Site Plan.

- Neighborhood Park Land Dedication: Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 240 for 96 dwelling units, the neighborhood park land dedication requirement will be 0.72 acres.
- Community Park Land Dedication: Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a multi-family population projection of 240 for 96 dwelling units, the community park land dedication requirement will be 0.26 acres.
- Cash-in-Lieu Payments: For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (2018) is \$45,800 per acre.

13D. The total park land dedication required is \$44,884.00 (0.98 acres x \$45,800 per acre). This cash-in-lieu payment for land dedication shall be paid prior to the approval of the first Subdivision Plat.

*Park Development Fees*

13E. Park development fees will be calculated per current code requirements. These fees are based on the park land area (land dedication acreage = 0.98 acres) required to serve proposed new residents and a cost per acre for construction of park improvements, designated annually by City of Aurora PROS staff. Park development fees, combined for neighborhood park and community park, shall be \$167,445.36 (\$1,744.22 per dwelling unit). Park development fees shall be paid per unit at the time of building permit issuance.

*PROS Requirements Caveat*

13F. The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2018). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

**14. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

14A. Show the proposed sanitary sewer main extension on Sheet 3 that will serve 1702 Paris Street.

14B. The existing lot to the west will be served by a new sanitary sewer main. You will need to provide a utility easement and service stubs during the construction of the new main to the adjacent property owner to provide access to the public sanitary sewer main for future service.

14C. Provide more clearance between the private inlet and the sanitary sewer main.

14D. No portion of the building or overhangs are allowed to encroach in utility easements.

14E. See comments on Sheet 3 regarding the water meter pit location and requirements.

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

15A. Three ash trees will be impacted by development on this site. However, the ash tree closest to Peoria Street is dead and will not require mitigation. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Community Tree Planting Fund. Please update the Tree Mitigation Chart to include inches to be replaced on site, or if payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

15B. The caliper inches that will be lost are 36", but only 4" would be required for planting back onto the site. The mitigation value is \$547.90. Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	11	\$345.26		2
2	Green Ash	8	\$202.65		2
3	Green Ash	17		Dead – no mitigation required	0
<b>Total</b>		<b>36</b>	<b>\$547.90</b>		<b>4</b>

**16. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

16A. Update the legal description on the Cover Sheet.

16B. Begin the easement vacation process with Maurice Brooks (303-729-7294 or [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)). This will need to be complete before the Site Plan can be recorded.

16C. Overhangs of the building cannot encroach into easements or rights-of-way. See redline comments.

16D. Add the lot, block and subdivision name for adjacent parcels.

16E. If ramps, stairs or rails are encroaching into the right-of-way or easements, they will need to be covered by a license agreement.

16F. See additional redline comments throughout the Site Plan and Subdivision Plat.

**17. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jd hensley@aps.k12.co.us](mailto:jd hensley@aps.k12.co.us))

17A. The school land dedication obligation for the proposed 96 residential units is .3142 acres in accordance with Section 147-48 of the City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value of zoned land with infrastructure in place for this obligation. Cash-in-lieu of school land dedication is due before platting. See attached document.

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

18A. See attached comment letter.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**2/20/2018**

**17th and Peoria - February 2018**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	96	0.145	14
<b>TOTAL</b>	<b>96</b>		<b>14</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
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	7	0.04	4	11	0.03	3	14
<b>TOTAL</b>		<b>7</b>		<b>4</b>	<b>11</b>		<b>3</b>	<b>14</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	7	0.0175	0.1260
MIDDLE	4	0.025	0.0960
HIGH	3	0.032	0.0922
<b>TOTAL</b>	<b>14</b>		<b>0.3142</b>





**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

February 13, 2018

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

Attn: Sarah Wieder

**RE: 1725 Peoria, Case # DA-1279-42**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are conflicts** with the above captioned project. Space consideration must be given to locate one or more pad mount transformers on this property with ground to sky clearance. The minimum space requirement per transformer is 12.5-feet by 12.5-feet, including a minimum clearance of 30-inches from non-combustible structures. Additional considerations are necessary if window, doors, or air vents are in close proximity to the proposed transformer location. Depending on the electric system that will serve this project, there may also be a requirement to provide a location with ground to sky clearance for an electric switch cabinet. (minimum dimensions: 11-feet by 16-feet) including a minimum of 5-10 feet from any obstructions. For details, please consult Xcel Energy's Electric Standards "blue book" located at: <https://www.xcelenergy.com/staticfiles/xcel-energy/Shared%20Documents/2018%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

PSCo requests an 8-foot wide utility easement along the easterly property line to accommodate the underground electric distribution facilities that are proposed to be relocated here. PSCo's standard is 10-foot wide perimeter utility easements.

There are hatched areas on the site plan sheets that are not identified on the legend.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements will need to be acquired by separate document.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

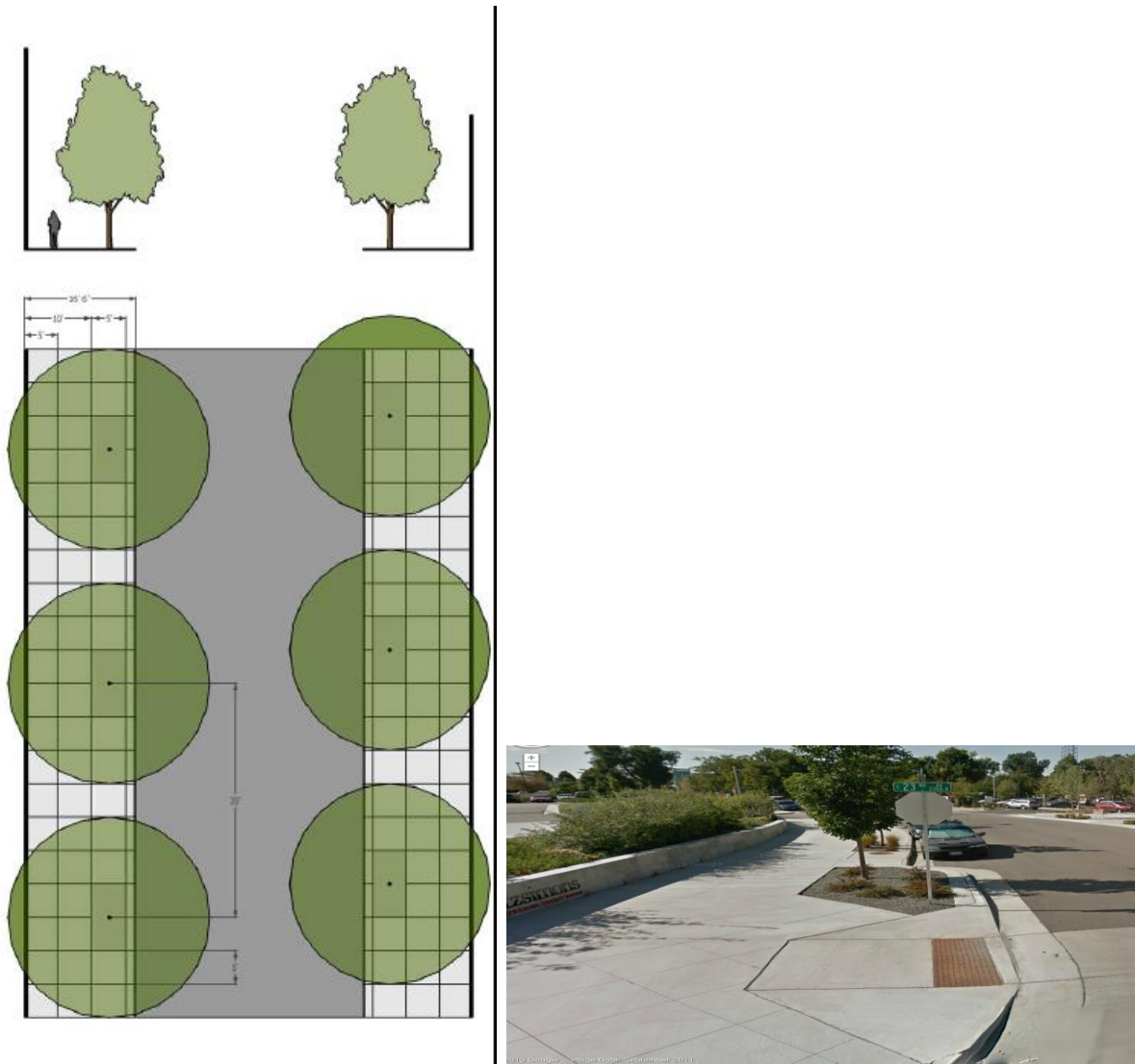
Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

# Uniform Fitzsimons Boundary Area Public Realm Design Standards

These standards are referred to within the Zoning Code Chapter 146; Article 7 Mixed Use-Use and Special Districts; Division 2. Fitzsimons Boundary Area; Section 146-712 Development and Design Standards. The purpose of these standards are to define the district as distinct place comprised of all properties that border the Fitzsimons Campus along Peoria, Colfax and Potomac/Fitzsimons Parkway. The standards include requirements along the district's street frontages and include the following:

- Sidewalks
- Street Trees
- Wall Treatments
- Lighting
- Site Furnishings
- Small Urban Parks

## Urban Street Cross Section:



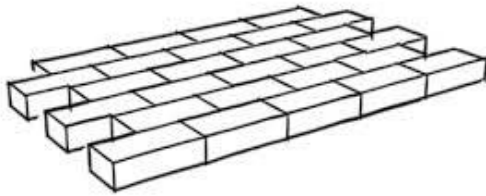
### Layout:

- All attached urban street sidewalks with tree openings (ranging from 8' to 10' to 16' in width)
- 5' x 5' score lines; if standard concrete is utilized
- Directional curb ramps required

### Materials and Color:

- Standard Concrete with gridded score lines
- Colored Concrete
- Applied textured finish

- Pavers set in sand
- Pavers on concrete
- Size: 4" x 8" (typical)
- Running Bond Brick Pattern ; accents and borders are permitted



- Primary Color: Light Terra Cotta

Accent Colors: Limestone, Cream, Beige



### Street Trees:

- Trees planted 30 feet should be planted on center
- 5' x 10' maximum tree openings along local street frontages
- 5' x 10' minimum up to 5' x 30' tree opening lengths on major arterial street frontages
- A single tree species should be utilized on the entire single block frontage
- Shredded tree mulches are encouraged

Upright Deciduous Street Trees Permitted:



- Emerald Sunshine Elm



- Hackberry



- English Oak



- Norwegian Sunset Maple

- Understory planting should consist of ornamental grasses
- No rock is permitted in the tree opening

## Wall Treatments within the Public Realm:



Sample of wall, color and treatment for all public realm treatments

- For walls higher than 18" the treatment should be brick with limestone or limestone colored cap
- Walls along sidewalk edges 15"-18" in height should have a wide cap that can double serve as a seating wall
- Simple rail on top of walls; only utilize a railing when there is a drop in grade of 30" or more.
- Brick veneer is permitted, but not encouraged
- Color: Coffee Bean





## Street and Pedestrian Lighting Standards

### Pedestrian - Louis Poulsen Kipp (Black)



Spaced 50' to 60' on center

### Street and Parking Lot Lighting -Gullwing (Mocha Brown)



Spaced as per City Standards

## Street Furnishings:

- All utility boxes in public rights of ways or internal streets shall be painted Mocha Brown; unfinished metal surfaces are discouraged with the exception of canopies and rooftop screens
- Black metal bench / Scarborough – Landscapeforms supplier



- Bus stops painted black

- Black trash receptacles / Scarborough – Landscapeforms supplier



- Black newsrack condos; all newsboxes must be grouped together



- Architectural metal building canopies and roof top screening along street frontages are encouraged



## Fitzsimons Boundary Area Streetscape Examples

