



Planning Division
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February 14, 2019

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

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

Dear Mr. Hinterkopf:

Thank you for your second submission, which we started to process on February 6, 2020. 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 February 28, 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 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



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a traffic letter (Public Works Traffic)
- Open a Public Works folder for the Drainage Letter (Public Works Engineering)

PLANNING DEPARTMENT COMMENTS

1. Streets and Pedestrian Issues

- A. After a meeting with Jeff Poorten of Tryba Architects, it was determined that the grades established by Martin & Martin for the hotel project will be carried over to the Central Green. That way sidewalk and bike lane improvements can be completed according to the Montview design. I am attaching a copy of that design document for your reference and use.

2. Architectural and Urban Design Issues

- A. Thank you for providing the Fitzsimons Design Review Board approval letter.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. The site plan will not be approved until the preliminary drainage letter is approved.
- B. Please contact 303-739-7335 to create a drainage folder. Review fees shall apply. A review fee shall be paid to the City prior to acceptance of the letter.
- C. Indicate the material type for the paved areas.

4. 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.
 - 1) 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. *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. On Sheet 26 (the 11th sheet of this plan set) all elements in this sight triangle shall comply with City Sight triangle criteria (see Roadway Manual **Section 4.04.2.10**). **Planter boxes shown on next page do not qualify for use in this area.**
- D. The section abutting Montview Boulevard does not appear to match what was included in the Montview design. Match Montview design (attached hereto).
- E. The planters on Sheet 27 (the 12th sheet in this plan set) are not appropriate in sight triangles.
- F. Screen & projector indicate amphitheater style accommodations.
- G. *Picea Pungens* "Globosa" is not suitable in sight triangles (3-5' tall).

5. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- A. Please change title of column in Tree mitigation table (P. 25) to state Caliper inches to be planted back on site.
- B. Please see redlines on Sheet 25 (which is the 10th sheet in this plan set).