



January 17, 2020

Heather L. Lamboy
Planning Supervisor
Planning & Development Services
City of Aurora
15151 E. Alameda Parkway, Ste. 5200
Aurora, CO 80012

RE: Initial Submission Review **RESPONSE** – The Square at Fitzsimons Minor Amendment #8
Case Number: 2005-4033-06

Dear Heather:

We are pleased to present our revised submittal of the Site Plan Amendment #8 for The Square at Fitzsimons. We believe we have addressed all the comments received on December 26th, 2019. We have addressed these comments in the submittal and provided responses to each below.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a traffic letter (Public Works Traffic) – **See response to 7A below.**
- Please provide a drainage letter (Public Works Engineering) – **Drainage letter provided.**
- Please provide a copy of the Fitzsimons Design Review Committee approval letter. (Planning) – **DRB letter provided**
- Please provide a separate elevation drawing of the trellis which calls out materials and colors. (Planning) – **Provided - See Sheet 26.**

PLANNING DEPARTMENT COMMENTS

1. Zoning & Land Use Issues

- A. Please provide a material/sample board. Call out finishes and colors on drawings. – **The material and finishes board was presented at the DRB review and can be made available to City staff. Materials and finishes are noted in the Site Plan Amendment.**
- 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. – **The water meter for the existing irrigation line is anticipated to be shifted to be located within the proposed landscaping area. The existing irrigation service line tap connecting to the existing water main is anticipated to remain.**

1645 Grant Street
Denver, CO 80203
303.825.2010

1715 18th Street
Santa Monica, CA 90404
310.829.4707

8 Hughes, Suite 150
Irvine, CA 92618
949.238.4900

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. – Please refer to sheet 27 for a pedestrian circulation diagram that was included in the DRB review. Note that the crossings at the center of the open space, aligned with 21st Avenue, are a “full drop” curb with detectable warning strip and a change in paving material in the intersection to create a high visibility pedestrian crossing point. Directional ramps at the north end of the open space connect to the 21 Fitzsimons buildings. Pedestrian crossing at Montview will be at the intersections which are planned to have traffic lights.

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. – The DRB has reviewed the project and provided a letter which accompanies this submittal.
- 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. – The site furniture was reviewed with the DRB and the Board did not take exception to any of the elements. The comment was made that it is appropriate that the furnishings in the Central Green be different. Aimco’s on-site maintenance team and third party contractors will maintain the landscape, fixtures, and finishes in accordance with Aimco’s high standards already upheld at the neighboring 21 Fitzsimons Apartments and retail spaces.
- 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. Provided - See Sheet 26.

4. Signage Issues

- A. Please provide information on any proposed signs, including monument and wayfinding signage. – The signage and monumentation for this area is being submitted to the DRB and the City in a separate application.

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. - The drainage letter is included in this submittal.

- 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 on the plans. - The grading plan has been updated accordingly.
- C. Please include proposed contours. Minimum 2% slope in landscape areas. - The contours and slopes have been updated accordingly.

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 -The modifications to the site are in keeping with it being a publicly-accessible open space. There are no uses planned that would generate vehicle trips.
 - b. Site Circulation Plan - Please see the response to comment 2A.
 - c. Events planning operations management plan with consideration for parking management, wayfinding, and multimodal access. - Aimco's intent for the Central Green is to create a park-like setting that is open to the general public, but also serves as a space to host events for Aimco's residents. The marketing of these events will be geared towards Aimco's residents and future prospects, which is not anticipated to generate any material traffic to the area. A typical event would be a movie night with food trucks: Aimco hosted similar events in this space over the course of 2019 and attendance ranged from 35 - 50 attendees.
- B. The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. - The applicant requests that the requirement of traffic letter be withdrawn based on the information provided above.
 - a. Submitting the Traffic Letter:
 - The Traffic Letter shall be sent directly to Brianna Medema at bmedema@aurora.gov 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? - See Sheet 26 for Site Circulation Diagram and response to 2A.

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. – See Sheet 25 for the tree removal and mitigation plan.
9. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)
 - A. No Comment

We look forward to receiving your comments on this submittal. If there is anything else we can provide at this point in the process, please let me know. I can be reached at 303-640-5211 or eliot.hoyt@brightview.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eliot Hoyt'.

Eliot Hoyt
Principal / Contact Person

Cc: Stephen Hinterkopf, Director of Development, Aimco