

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



March 8, 2018

David Smith
Trammell Crow Company
1225 17th Street, Suite 3175
Denver, CO 80202

Re: Initial Submission Review - Colorado Science and Technology Park at Fitzsimons Filing No 5 - Plat
Application Number: **DA-1233-35**
Case Number: **2018-3008-00**

Dear Mr. Smith:

Thank you for your initial submission, which we started to process on Monday, February 12, 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 Friday March 30, 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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Michael McGoldrick, Matrix Design Group, 1601 Blake St, Ste 200, Denver, CO 80202
Emmet Harrison, Tryba Architects, 1620 Logan St, Denver, CO 80203
Meg Allen Neighborhood Services
Gary Sandel, ODA
Filed: K:\\$DA\1233-35rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Address question on 21st Avenue as private or public.
- ✓ Update street corner radiuses.
- ✓ Address questions from the FRA.
- ✓ Please address Xcel Energy concerns.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal.

- A. This plat proposal is related to Site Plan DA-1233-34, which is scheduled for administrative decision on March 7, 2018.

Community Comments

- A. Nadine Caldwell, Northwest Aurora Neighborhood Organization, Address: 2065 Florence Street, Aurora Colorado 80010, Phone: 3033642859, Email: bnthdnth@comcast.net
Comment: No issues with the replat

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

- A. Please confirm that 21st Avenue will now be a private road
B. Provide 15' lot corner radius

2. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331 Comments in magenta.

- A. See numerous technical corrections.

3. Life Safety

Reviewed by: Neil Wiegert / nwiegert@auroragov.org / 303-739-7613 Comments in blue.

SHEET 3

20' turning radii required at these two locations (Uvalda & 21st and Uvalda & 22nd) per City of Aurora "Urban Street Standards".

4. Revenue.

Diana Porter 303-739-7395

I have reviewed the annexation files and find no development fees due.

5. Aurora Water

James DeHerrera / jdeherre@auroragov.org / (303) 739-7490 Comments in red.

- A. Confirm a private storm manhole is proposed here? Otherwise, utility easement will be needed if the public inlet is going to be relocated.
B. Is this water meter vault going to be placed completely within ROW, or is a utility easement needed?
C. What is this utility easement for? (Page 3)

6. Xcel Energy

Reviewed by: Donna George, Right of Way & Permits / donna.l.george@xcelenergy.com / (303) 571-3524

See Attached Letter. The letter requests utility easement along streets.



7. Aurora Public Schools

Josh Hensley / jd hensley@aps.k12.co.us / (303) 365-7812

A. On January 31, 2018, Aurora Public Schools received approval from the Fitzsimons Redevelopment Authority to build a 6-12 STEM school on the Fitzsimons Innovation Campus. The district plans to begin construction of the school in 2019. APS and the FRA are currently finalizing an agreement for a five acre site on the Fitzsimons campus. Approximately 2.8 acres of the site will be dedicated to APS as part of the school site dedication required by the 850 multi-family residential units approved as part of the GDP. APS will purchase the remainder of the school site from FRA at market value. The Fitzsimons Phase 3A apartments will represent 244 of the 850 approved residential units resulting in a school land requirement of .7985 acres for the Phase 3A in accordance with Section 147-48 of the Aurora City Code. Aurora Public Schools requests the developers purchase their portion of the school land requirement from the FRA before plat approval.

8. Fitzsimons Redevelopment Authority (FRA)

Lyle Artz / lartz@Colobio.com / (303) 810-6362

1. Comments Reference the RePlat. Do not understand why the property setbacks from existing property lines of the 21 Fitzsimons Commons Plat have to be changed on the Filing 2 Plat by a replat effort? Is there not another way to deal with the setback issues without the re-Plat of filing 2, except the move of 21st street to the south?
2. The revised Plat that was filing 2 Amendment can not be labeled Filing # 5 as we have another draft plat for another area that is labeled filing 5 and this plat needs to be re-titled to something the FRA agrees with. Also I do not understand why a large part of the 21 Fitzsimons / Square at Fitzsimons subdivision plat was added to the Former Filing 2 plat and now renamed??

9. Centurylink.

Dustin Pulciani / Dustin.Pulciani@centurylink.com / (720) 520-3133

CenturyLink has no objection to this project. We reserve the right to retain any easements that we might have or may have in the future.

10. Addressing.

Cathryn Day / cday@auroragov.org / 303-739-7357

Require a preliminary digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)
- Easements

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Here is additional information regarding the City of Aurora's CAD submission requirements:

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 within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards. The link for CAD Data Submittal Standards is :

<https://www.auroragov.org/cms/one.aspx?portalId=1881221&pageId=5540447>



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 28, 2018

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

Attn: Brandon Cammarata

Re: Fitzsimons Phase 3A Apartments - Plat, Case # DA-1233-35

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed **Fitzsimons Phase 3A Apartments – Plat**. To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum ten-foot (10') wide utility easements are hereby dedicated on private property abutting all public streets in the subdivision or platted area. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

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 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** at 1-800-922-1987 for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right-of-Way and Permits
Public Service Company of Colorado