

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



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April 9, 2018

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

**Re: Second Submission Review** - Colorado Science and Technology Park at Fitzsimons Filing No 7 - Plat  
Application Number: **DA-1233-35**  
Case Number: **2018-3008-00**

Dear Mr. Smith:

Thank you for your submission, which we started to process on Tuesday, March 20, 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 Monday, April 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](mailto: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\1233-35rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Clarify utility easements.
- ✓ Make technical corrections per Real Property comments.
- ✓ Address DWG drawing issues.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251.

This plat proposal is related to Site Plan DA-1233-34, which was administratively approved on March 7, 2018. Technical revisions are still required for the site plan.

#### 1. Community Comments

No community comments received on 2<sup>nd</sup> review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 2. Real Property

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

2A. Address technical corrections from Real Property in redlines.

#### 3. Aurora Water

James DeHerrera / [jdeherre@auroragov.org](mailto:jdeherre@auroragov.org) / (303) 739-7490 Comments in **red**.

3A. See redline comment. There is a question as to what the utility easements on the southwest corner of site are for. The civil plans are calling for the removal/relocation of the water and sewer mains in this area, so the utility easement may be able to be released.

#### 4. Aurora Public Schools

Josh Hensley / [jdhensley@aps.k12.co.us](mailto:jdhensley@aps.k12.co.us) / (303) 365-7812

4A. 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. (Placeholder comment from previous review)

#### 5. Addressing

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

5A. Please see regarding dwg file issues forward to Mike McGoldrick 4/9/2018.

5B. 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>