

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



July 24, 2018

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

**Re: Third 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, July 3, 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 issues still remains, you will need to make another submission. Please revise your previous work and send us a new submission.

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  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1233-35rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

✓ Begin easement releases and license agreements with Real Property and address reline comments.

### 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 3<sup>rd</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. See red line comments on the plat. (No site plan was reviewed) Begin the easement releases shown on the plat. The private easements will need to release prior to any building permits.

#### 3. 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. *(comment from previous review)*

#### 4. Addressing.

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

5A. Please see correspondence 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>

*(comment from previous review)*