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July 16, 2020

Amy Spatz  
Aurora Public Schools  
1369 Airport Blvd  
Aurora, CO 80011

**Re: Fourth Technical Corrections Review – APS 6-12 at Fitzsimons – Advisory Site Plan**  
Application Number: **DA-1233-39**  
Case Number: **2019-6008-00**

Dear Ms. Spatz:

Thank you for your technical submission, which we started to process on June 25, 2020. 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.

Important issues remain, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Jessica Blanford, MOA Architects, 414 14th St Suite 300, Denver CO 80202  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA



## Fourth Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please ensure easements are dedicated and the license agreement is approved. The Site Plan cannot be finalized until these items are approved and recorded.
- ✓ Please continue to work with the FRA Design Review Board and the City to find a solution to the design of the required public improvements along Ursula Street. This is an important gateway to the campus and serves as an arrival point for those using public transit.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

- A. No community comments were received as the date of this letter.

#### 2. Planning Comments

- A. The Site Plan set is dated June 24, 2019. Are these drawings up to date? On the previous submittal the date is July 15, 2019. If so, please update the date.
- B. There has been substantive dialogue regarding the Fitzsimons Design Review Board-approved Site Plan and what was reflected in the civil drawing set. There were changes made to DRB-approved plan that should have been reviewed and approved by the DRB prior to being reflected in the City's Site Plan and Civil Plan set. For the purposes of Planning, the site plan set has not yet been completed due to this issue as well as outstanding comments from Real Property and other agencies.
- C. The Fitzsimons GDP sets forth the City's and the Fitzsimons Design Review Board responsibilities:

#### *1.6 DESIGN REVIEW PROCESS: SITE PLAN REVIEW AND PUBLIC IMPROVEMENT PLAN REVIEW*

*The Fitzsimons Redevelopment Authority (FRA) will appoint seven (7) Board Members to the Design Review Board (DRB). Three (3) members shall constitute a quorum. All DRB members shall be real estate or design professionals. One of the FRA's appointments shall be a representative from the City of Aurora recommended by the City Manager and one shall be a representative of the University of Colorado recommended by the Chancellor. The DRB will have the responsibility of reviewing, approving, approving with conditions, or denying all site plans, architecture, landscape plans, lighting plans, signage plans and signs, for all physical improvements within the FIC. The DRB shall seek to achieve compliance with the GDP and these Design Guidelines. The DRB will meet with applicants in a timely manner and will provide written comments, conditions and approvals in writing to the Applicant and the City of Aurora. The City's review of Site Plans, Architectural and Landscape Architecture will be based on the GDP criteria. Fitzsimons Innovation Campus will be under the jurisdiction of the Fitzsimons Design Review Board (DRB). The FIC Design Guidelines will be administered by the DRB. The DRB will review Site Plans, Architecture and Landscape Architecture Plans based upon GDP criteria and FIC Design Guidelines. Architectural plans may be submitted concurrently to the DRB with a Site Plan submittal to the DRB and City of Aurora. In addition, architectural building plans may be submitted to the Building Department concurrently with DRB review. Upon FRA approval, the DRB will provide an approval letter to the City of Aurora. Upon receipt of the approval letter, the City of Aurora will approve the plans using the City of Aurora's shortest development review process provided that the requirements of the GDP have been met. DRB approval and FRA authorization is required prior to final City Site Plan approval and issuance of building permits.*

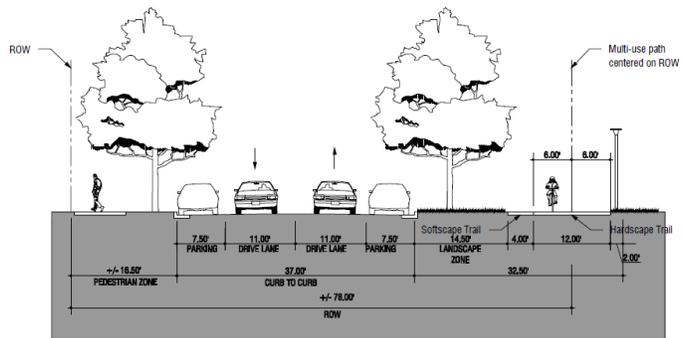


Site Plans are intended to create a more detailed plan for the implementation of the GDP. The Public Improvement Plans (PIP) shall be submitted concurrently with the Site Plan and shall include information regarding streets, sewer, water, storm drainage and traffic. Generally, the PIP areas are outlined graphically on Sheet 17 of the GDP. Supplemental engineering reports may be provided to support the PIP, if necessary. These PIP's are based upon the Infrastructure Master Plan (IMP) submitted and approved with this GDP. The IMP outlines the general Infrastructure for the project, including collector and arterial streets and the major water, sewer and storm drainage improvements to be completed.

Simply put, the Fitzsimons Design Review Board (DRB) is the ultimate authority on design and development on the campus. The City is obligated to follow the design direction of the DRB. In the case that the site plan or civil drawings are not compliant with the DRB-approved site plan, proposed changes must be reviewed and approved by the DRB prior to final site plan approval.

D. The Fitzsimons Innovation Campus design guidelines state, "The street network [which include right-of-way improvements such as sidewalks and landscaping] is intended to function as part of the open space system with an emphasis on bringing people through the site, connecting FIC, AMC and residential neighborhoods to the Light Rail Station and Sand Creek Park." This aligns with the "Connected Campus" vision as set forth by the guidelines. The guidelines aim to create a comfortable and safe pedestrian experience in a well-design urban realm. The campus is expected to grow to have approximately 45,000 employees and students. Due to such a high number of people on the campus, the pedestrian network will be important.

E. In addition to design guidelines, the GDP provides typical street sections for primary streets on the campus. The Ursula Street and Scranton Parkway sections are provided here as they abut the eastern and western edges of the APS site. The expectation of the DRB, and correspondingly the City, is that these street sections would be constructed to be consistent with the design guidelines as well as the GDP. Street sections were considered as part of the Master Traffic Impact Study and designed to accommodate the unique needs of an urban campus. As currently constructed, the Ursula Street section abutting the APS school site does not comply with the required pedestrian and landscape zones as set forth in the GDP and the design guidelines.



B. URSULA STREET / TYPICAL MID-BLOCK SECTION ::

Two travel lanes / On-street parking both sides  
\*see notes 1, 2, and 3 on this sheet.

F. The addition of the site plan note, "This site plan is for advisory review only (as defined by CRS 22-32-124). City of Aurora planning requirements will be included when feasible and not in conflict with Aurora Public School standards. Items shown on the landscape plan and building elevations are conceptual in nature and my change as needed as the project is constructed" is problematic. Please remember that the Fitzsimons Design Review Board is an additional review and approval authority and the City is obligated to comply with the direction of the Board as well as ensure that applicable City Code is being met.

**3. Landscaping Comments** Kelly Bish / (303) 739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org)

**A. Sheet L-102 Overall Site Plan**

Based upon meetings between the city, applicant and DRB, please provide a phasing plan for the landscape installation. It was decided that landscaping along 25th Avenue could be deferred to coincide with the Phase 2 building construction. In addition, these plans should reflect the re-located Excel power line at the intersection of Ursula and 25th that impact the installation of two street trees. The white cobble that was installed in lieu of the





approved required landscaping along Ursula should be removed and replaced with the approved plant material as noted on these plans.

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

A. Advisory comment also provided on previous submittal: Since the final drainage report and civil plans were already approved, Public Works is not holding up the Site Plan submittal. Please note that this was only granted for this project and will not be considered on future projects.

**5. Real Property** Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

- A. The fire lane easements noted on Sheet C1 need to be dedicated. The Site Plan cannot be approved without the dedication of this easement. *(Repeat comment)* Work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to dedicate these easements.
- B. Continue working with Grace Gray on this raised concrete encroaching into the Fire Lane and Access easement. License Agreement needed. Please confirm that the license agreement has been completed.