



October 11, 2019

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Staybridge Colfax
Response to Pre-Application Notes

To Whom it may concern:

Please find our responses to comments provided by City of Aurora dated October 11, 2019 regarding the proposed development. Our responses to comments can be in **Bold**.

Planning Department

1. Zoning and Land Use Issues

a. *Fitzsimons Boundary Area District*

The Fitzsimons Boundary Area District is intended to include the important redevelopment area surrounding the former Fitzsimons Army Medical Center. It shall include land uses that will support and enhance redevelopment at Fitzsimons and improvements to surrounding neighborhoods. It is intended to be a mixed-use zone that will link the University of Colorado Health Sciences Center and the area being developed by the Fitzsimons Redevelopment Authority with the surrounding neighborhoods. It shall promote needed services for both the university and the neighborhoods. In addition, it shall provide for activities that will develop a unique identity for the area and enhance the city's tax base.

It is intended to include special design approaches that are coordinated with redevelopment at Fitzsimons and surrounding neighborhoods. The boundary area will constitute a primary entrance to the city for visitors from around the world. It is the intention of this district to discourage or remove blighted conditions and to create a unique and special identity.

RESPONSE: The design of the building has been prepared in consideration of The Fitzsimons Boundary Area District.

b. *Master Plan Conformance*

The subject Site Plan must conform to the Colfax Quentin Master Plan, which is currently under review but has not been approved yet. The Master Plan includes high-level design standards, pedestrian and vehicular circulation requirements, and phasing.

RESPONSE: The design, pedestrian and vehicular circulation requirements and phasing of this site are all intended to conform with those of the Colfax Quentin Master Plan, Building materials, forms and siting have been selected in consideration of the Master Plan and to be complimentary to the neighboring site to the east.

2. Traffic and Street Layout Issues

a. *Streetscape Improvements*

City design standards call for an urban streetscape along both Colfax Avenue. This should include a 16-foot urban sidewalk with tree openings. The existing sidewalks should be widened / improved to comply with this requirement. Colored pavers shall be installed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Site furnishings, such as trash receptacles, bicycle racks, and benches, shall also be provided in this area per the Fitzsimons Boundary Area Public Realm Design Standards.

RESPONSE: The Proposed streetscape has been designed as noted above.

b. *Public Access, Fire Lane and Utility Easement*

As discussed in the pre-application meeting, the easement that surrounds the site must function like a street to be consistent with the proposed Colfax Quentin Master Plan and the Plaza Fitzsimons Site Plan. The curb cuts should be minimized and there should be a sidewalk on one side of the easement.

RESPONSE: Acknowledged. Sidewalk has been added on one side of the access as requested.

c. *Internal Street*

Based on the potential vehicular and pedestrian traffic across the "street" just south of the proposed building, please include thermoplastic applications near the porte-cochere to improve pedestrian safety and reduce traffic speeds in this area. Provide a unique and colorful design, such as the example below, as opposed to a standard painted crosswalk design.



RESPONSE: Acknowledged.

d. *CDOT*

Colfax Avenue right-of-way is owned by (CDOT) Colorado Department of Transportation. Any construction proposed within this right-of-way will require a letter of authorization/agreement from CDOT to proceed (i.e. service connections, sidewalks, plantings, etc.). Access permits will also be required. A referral will be sent to CDOT for their review at the time of your application.

RESPONSE: Noted. CDOT has been contacted regarding the project.

3. *Site Design Issues*

a. *Building Orientation and Setbacks*

Buildings should be oriented towards the street to create an urban street edge and at least one primary entrance shall be provided for any use with significant street frontage along Colfax Avenue. The setbacks along Colfax Avenue shall not exceed 10 feet.

RESPONSE: The building has been oriented towards Colfax to create an urban edge, with one of its primary entrances on this façade. The setback at this location is 0', except where the traffic light easement exists.

b. *Parking Requirements*

On-site parking is required by [Section 146-1504](#) of the Zoning Code. The Zoning Code currently requires 1 parking space per accommodation for the hotel use, 1 parking space per 250 gross floor area for the commercial use, and 1 parking space per 300 gross floor area for the office use. Because shared parking is proposed between the different uses, [Table 15.2](#) can be considered when calculating the required parking. The conceptual plan shows less parking than is required by code, so

a parking reduction waiver will need to be requested. Please provide a parking analysis of at least three similar developments in the Denver Metro Area to determine the required parking count and provide justification for the number of parking spaces you are providing. The contents of the parking analysis should follow the requirements in [Section 146-1505](#).

In addition, staff would like more information about how the parking will be managed given that the Anschutz Medical Campus is across the street and the surrounding residential streets require a parking permit. You should also include information about any shared parking arrangements that are proposed (if applicable) and provide documentation from property owners.

RESPONSE: A Parking analysis has been provided.

c. Parking Lot Layout

Based on the required changes to the "street" surrounding the site, the parking lot needs to be reconfigured to remove the head-in parking spaces and tuck-in parking spaces that back out into the easement. The parking should be designed in a block configuration and should include screening and sidewalks on the outside.

RESPONSE: The parking area has been reconfigured as requested above.

d. Screening

Please provide a landscape buffer with a tall screen wall along the southern property boundary to match the proposed treatment for the Plaza Fitzsimons Site Plan. This will help reduce impacts to the single-family homes to the south.

RESPONSE: A screen wall has been added along the southern property line.

e. Vehicular and Pedestrian Circulation and Connectivity

With your Site Plan submittal, please clearly label vehicular and pedestrian circulation, as well as all access points on the site. Please ensure that the two phases are well-integrated and function as one complete site.

RESPONSE: The site plan has been labeled to include circulation.

f. Height

Per [Section 146-712](#), Table 7.6, there shall be no maximum building height except that there shall be a maximum height of 35 feet for any structure within 75 feet of a lot line of any adjacent property that is outside of the Fitzsimons Boundary Area Zoning district and is residentially zoned. Based on the location of the building in the conceptual plan, it does not appear that the height limitation will apply to this site.

RESPONSE: As stated above, the proposed building will not conflict with aurora building height standards.

g. Site Lighting

In conformance with FBAD standards, all street / parking lot lights and pedestrian lights shall comply with the fixtures shown below. [Section 146-1509\(H\)](#) outlines all other lighting requirements.

Pedestrian - Louis Poulsen Kipp (Black)



Spaced 50' to 60' on center

Street and Parking Lot Lighting -Gullwing (Mocha Brown)



Spaced as per City Standards

RESPONSE: The site lighting design is compliant with the fixtures shown and Section 14.6-1509 of the Aurora Planning and Zoning code.

4. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments are listed below:

a. General Landscape Plan Comments

Prepare your landscape plans in accordance with the [Landscape Reference Manual, Article 14](#) and [Fitzsimons Boundary Area District](#) requirements. Landscape plans shall be labeled "Not For Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes. Landscape plans must be drawn on 24" x 36" sheets and have plant symbols and plant labels with a plant schedule upon first submission. A complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section and that all PDF sheets are flattened to reduce the select-ability of items. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply with this requirement.

Please be advised the city is in the process of adopting the [Unified Development Ordinance](#), which includes updated landscape standards. The adoption process is tentatively scheduled to be completed in mid-to-late 2019. Should the Site Plan be submitted after the adoption process, the proposed application would be subject to the new standards.

If a formal submittal is made prior to the adoption of the Unified Development Ordinance, the applicant shall comply with the landscape standards found within Article 14 and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables).

RESPONSE: Landscape plans have been prepared in accordance with Aurora Standards as noted above.

b. Uniform Fitzsimons Boundary Area Public Realm Design Standards

The following bullet points are not necessarily an all-inclusive list of the public realm requirements found within the Uniform Fitzsimons Boundary Area Public Realm Design Standards. The applicant is responsible for reviewing this document and determining all applicable conditions.

Sidewalks shall be attached with tree openings that are 5'x15' along major arterial street frontages. This would be applicable to Colfax Avenue and the access drive abutting the western boundary of the site.

- Provide a single tree species along all street frontages.
- Trees shall be planted 30' on center.
- Several tree species have been identified within the design guidelines that have been chosen for their ability to survive urban conditions and should be used in connection with this application.
- Rock shall not be used as the mulch treatment within the tree openings.
- Pavers may be used around tree openings to provide for greater soil volume. Given the adjacency of the developments to the east and west of this application that are currently under review, the applicant should attempt to match the landscape aesthetic along Colfax Avenue in order to have a uniform streetscape.
- Understory plantings are permitted and should consist of ornamental grasses, perennials and/or shrubs.
- Sidewalks shall have 5'x5' score lines.

RESPONSE: Streetscape has been designed based on the Fitzsimons Boundary Standards as noted above.

c. Fitzsimons Boundary Area District Standards

- Provide a 10' wide sidewalk in the existing right-of-way adjacent to the property line with the remaining right-of-way from the sidewalk to the curb line to be hardscape area consisting of patterned pavement and street trees in tree openings at the rate of 1 tree per 30 linear feet of frontage along Colfax Avenue. All tree openings should be 5' x 15' minimum. The total cross section should be 16' in accordance with our urban street cross section standards.
- Should the current layout change such that parking is proposed adjacent to Colfax Avenue, all parking areas and service drives located within 80' of property lines running along a public street shall be screened by a 2.5'-3' tall masonry wall, a 2.5'-3' tall continuous landscaped hedge or an open wrought iron or tubular steel fence not less than 3' nor more than 6' high.
- Landscape buffer depths behind sidewalks to screen parking lot frontages shall be a minimum 10' in depth.
- No minimum buffer depths if the building setback is 0'.

RESPONSE: Noted, streetscape has been designed based on the Fitzsimons Boundary Standards as noted above.

d. Article 14 Landscape Ordinance Requirements

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing this document in its entirety and determining all applicable conditions.

- Non-Street Frontage Landscape Buffers.

A 25' wide non-street frontage landscape buffer is required along the southern property line adjacent to the single-family detached residential homes per Table 14.5. Buffer widths may be incrementally reduced from 25' to 14' with the use of specific landscape incentive features as described in the table. Landscaping shall consist of 1 tree and 5 shrubs for each 25' of buffer. 50% of the trees shall be evergreen species. Refer to Table 14.2. Landscaping shall be located along the exterior of any proposed fencing or walls.

The property owner to the east has provided an 8' tall concrete fence with a vegetative screen the entire length of the southern boundary. The same screen should be provided along the southern boundary of this development to be consistent and to appease the adjoining residential neighbors.

- Building Perimeter Landscaping. Building perimeter landscaping is required in accordance with [Section 146-1451\(F\)](#). The northern building face would be excluded from this requirement due to the urban streetscape proposed along this frontage. The remaining building faces shall include landscaping for all building elevations that have an entrance door, face a public right-of-way, residential neighborhood or public open space. Each of these elevations shall be landscaped with one tree equivalent per each 40' of elevation length. One tree equivalent is equal to one tree or 10 5-gallon shrubs or 30 1-gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents. Refer to [Section 146-1451\(D\)](#).

Landscaping provided within parking lots or parking lot islands if within 20' of the building face, may count toward the required building perimeter landscaping. When overlapping landscape standards occur such as when building perimeter landscaping, buffers, detention/water quality landscaping and parking lot landscape requirements overlap one another, they may be counted towards meeting all requirements, however the most restrictive requirements shall be met and will be reviewed on a case by case basis.

- Parking Lot Landscaping and Screening. Interior and exterior parking lot landscaping is required. In accordance with the landscape code, the perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in [Section 146-1440](#). The landscape buffers above may be combined with the parking lot screening requirements to satisfy both. However, the most restrictive requirement shall be met.

Provide and landscape each parking lot island with one tree and six 5-gallon shrubs per 9' x 19' island. No more than an average of 10 parking spaces are permitted in a row without a landscape island. Islands or areas within parking lots should be landscaped with one tree and a sufficient number of shrubs to provide 50% cover at installation. A table of plant coverage values may be found in [Section 146-1431](#).

RESPONSE: The non-street frontage buffer on the south property line has been designed to match the parcel to the east in width and plant materials. All building perimeter landscape has been addressed on the north side as a part of the urban streetscape. Parking lot perimeters have been screened and internal landscaping has been provided.

- e. Detention Pond and Water Quality Measures. In order to meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best

management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.



Porous Pavement



Vegetative Swale



Rain Garden

Applicants may propose their own BMPs or work with Aurora Water / Public Works. Aurora Water recently completed a study and produced a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora." Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques.

RESPONSE: Noted, the required water quality measures will be accomplished on the neighboring property to the east.

- f. Service Areas and Trash Enclosures. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Refer to [Section 146-1433](#).

RESPONSE: Service areas have been screened.

- g. Irrigation. Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

RESPONSE: Noted, Irrigation design and tables will be provided to Aurora Water after addressing the initial submittal comments that will impact the landscape design.

5. Architectural and Urban Design

a. *General Design Standards*

[Section 146-405\(F\)8](#) of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.

RESPONSE: A pdf of the material sample board has been included with the submittal as indicated on the Aurora Site Plan Manual published on the City of Aurora's website. The building elevations included with the submittal indicate dimensions, exterior finishes and color schemes.

b. *FBAD Architectural Standards*

In addition to the other Fitzsimons Boundary Area District design requirements in [Section 146-712](#), please note that additional architectural standards apply to this project based on the hotel use:

- At minimum, an area of a building's façade equal to at least the total area of the building's first story walls shall be surfaced in brick. The balance of the façade may be surfaced with traditional stucco, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.

RESPONSE: A table including the area of the first story walls and the area of masonry provided has been included on the building elevation sheets. The façade design satisfies this requirement.

- All structures shall incorporate "accent" materials into all façades visible from a public right-of-way. Such accent materials shall constitute at least five percent, but not more than ten percent of a building's total visible façade area. "Primary" materials may also be used as accents when placed in such a way as to provide a strong contrast in color or texture against the surrounding wall.

RESPONSE: A table including the area of the accent materials provided has been included on the building elevation sheets. The façade design satisfies this requirement.

- Allowable roofing materials include: architectural standing seam metal, concrete and clay tile for sloped roofs visible to the public. All pitched roofs will have a minimum slope of

6/12. Flat roofs are allowed but shall incorporate variable parapet heights or sloped roof sections for visual interest.

RESPONSE: The main/high roof is flat and creates a strong visual form overhanging the inset 7th level. This form serves to create a horizontal continuation of the dark vertical mass anchoring the east side of the building. The goal of the design is to taper the roof form, so it appears to float above the level 7 roof and amenity deck that serves the upper floor hotel and restaurant use. The roof deck which serves as the “cap” to the white stucco and red masonry forms is activated with glass railings and brick/wood detailing to bring visual interest to the area below the “floating” roof. The Plaza development to the east, part of the same Master Plan, uses a similar roof form, and we feel the design of our roof form is complimentary to that development’s design.

- Glass "curtain walls" covering more than 50 percent of a building are not allowed.

RESPONSE: Glass windowwall is used to create transparency and interaction with Colfax and the Fitzsimons development to the north at Retail/Level 1, Office/Level 2 and the Hotel amenity and Restaurant portion/Level 7. This glazing does not make up 50 percent or more of the building’s total façade area.

- Wall projections, articulation, arcades, etc., shall be required when exterior wall length exceeds 50 feet.

RESPONSE: Wall projections, articulations, material changes, and accent detailing have been used to provide visual interest and prevent monotonous building forms and create scale.

- All corridors and stairwells shall be fully enclosed within the building envelope.

RESPONSE: Corridors and stairwells are all fully enclosed.

c. *Screening of Roof Top Mechanicals*

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans: (click [here](#) for the specific note).

RESPONSE: The mechanical equipment on the roof will be located within a depressed roof well and will not be visible above the roof line. Therefore, the equipment will not require screening.

6. Signage

Signage in the Fitzsimons Boundary Area District shall comply with [Section 146-1613](#), Table 16.7. If a monument sign is proposed, the location must be shown on the Site Plan. Any projecting signs or sidewalk signs that are encroaching into easements or public right-of-way should also be shown on the Site Plan as a license agreement will be required.

RESPONSE: The proposed signage is shown on the Building Elevations, along with approximate sizes.

7. Waivers

You must clearly list them in your Letter of Introduction and justify them according to the criteria listed in [Section 146-405](#) of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

RESPONSE: All waivers have been listed in the letter of introduction

8. Mineral Rights Notification Requirements

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager at the time of site plan submittal.

RESPONSE: Understood

9. CAD Standards

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 the mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

RESPONSE: It is Acknowledged that the CAD per Aurora CAD standards will need to be submitted prior to final Site Plan Mylars.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ Water: The site to the west (Fitz Promenade) has civil plans currently under review to install a waterline off of Colfax and through their site. The site to the east (The Plaza) has a conceptual design currently. A waterline must be looped through your site south of the structure. Coordination and timing will determine how the waterline is looped and what you are connecting to.

RESPONSE: A water line connecting the developments to the east and west has been added to the site plan.

- ▶ Sanitary: There are currently VCP services stubbed onto your property. You may connect to these services with your structure. However, if these services are not used, they must be disconnected at the main.

RESPONSE: Per coordination with the City of Aurora, two of the subs are already cut at the main and the third is stubbed into the property. We are proposing to use the existing stub that is stubbed into the property.

- ▶ A [domestic allocation agreement](#) will be required starting in 2019 for connections 2" and larger.

RESPONSE: Understood.

Utility Services Available:

- Water service may be provided from: 8 INCH CIP within Colfax or potentially waterlines to be installed adjacent to your site. Again, coordination and timing is critical to the design.

RESPONSE: Acknowledged

- Sanitary sewer service may be provided from: 8" VCP in Colfax or at Factory taps

RESPONSE: Acknowledged

- The Project is located on the following Map Page: 05E

RESPONSE: Acknowledged

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development
 - Grease Interceptors are required for commercial kitchens
 - All utility connections in the arterial roadway are required to be bores.

RESPONSE: All of the applicable utilities listed above have been included in the site plan.

- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).

RESPONSE: Acknowledged

Utility Development Fees:

- The Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required.

RESPONSE: Acknowledged

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

RESPONSE: Acknowledged

- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

RESPONSE: Acknowledged

Public Works Department

Key Issues:

- ▶ Detailed Traffic Impact Study is required. A Traffic Impact Study was completed for the Master Plan area, but did not include trips for this site. See below for additional information.

RESPONSE: A traffic Impact Study has been prepared.

- ▶ Northbound through lane geometry at the intersection of Colfax Ave & Quentin St may not meet the City's roadway geometry, which may require shifting the east curb and gutter to align with the receiving lane. This may or may not impact the Traffic Signal pole/mast arm on the corner.

RESPONSE: the site access at Colfax Avenue and Quentin Street has been designed to align with the through lanes and the design of the curb ramps have been modified to satisfy COA standards without interfering with the existing signal pole.

- ▶ Colfax Ave is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact *Marilyn Cross* at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval. This letter must be received 10 days prior to the Planning Commission hearing.

RESPONSE: Understood

- ▶ Anticipate a request from CDOT to review auxiliary lanes on Colfax Ave per the State Highway Access Code. It may be helpful to review the Traffic Impact Study that was completed for the development to the east and west.

RESPONSE: Acknowledged

- ▶ Traffic is concerned with potential conflicts from stacking vehicles and recommends a minimum offset of 100-feet from the adjacent street to the first internal access drive. Ensure no head-in parking is proposed where there is parallel parking on the other side of the private roadway (both east and western accesses).
- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan. Access movement shall be specified by CDOT.
- Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).

RESPONSE: Understood.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

RESPONSE: Note has been included on the landscape plans as requested.

Engineering Division

Key Issues:

- ▶ Public improvements required with this development include an urban street improvement on Colfax Avenue. The urban section requires a 16' hardscape with tree openings and pedestrian lights.

RESPONSE: Acknowledged

- ▶ A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required. The Plaza at Fitzsimons Drainage Report included this lot in the analysis for detention and water quality.

RESPONSE: A Preliminary Drainage Report has been prepared for the proposed development.

Real Property Division

Key Issues:

- ▶ 8' Private Utility Easement exists through the proposed building and will have to be moved.

RESPONSE: The vacation of these utility easement is currently being coordinated.

- ▶ Easements are currently being dedicated per The Plaza Fitzsimons Subdivision Plat. Please consult with the developer if any changes are needed. The 30' wide easement on the south of the lot was suggested as possibly needing adjustment.

RESPONSE: Acknowledged

- ▶ Any structures that encroach on a Right of Way or an easement will require a License Agreement. The sound wall that was brought to attention may be one such encroachment.

RESPONSE: Acknowledged

Should you have any questions regarding this letter, please feel free to contact me at 303.325.5709.

Sincerely,

PROOF CIVIL CO.

A handwritten signature in blue ink, appearing to read 'J. DeYoung', with a stylized flourish at the end.

Jason DeYoung, P.E.
Principal