



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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March 17, 2023

Lyle Artz
Fitzsimons Redevelopment Authority
12635 E Montview Blvd, Suite 100
Aurora, CO 80045

Re: Initial Submission Review – FIC GDP Amendment to Master Drainage Study (Administrative)
Application Number: **DA-1233-52**
Case Numbers: **1998-2011-15**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on February 23, 2023. We have reviewed your plans and attached our comments along with this cover letter.

Since this is an update to a drainage document, the review comments and review process to the MDS have been moved over to the drainage portal. Please work directly with Aurora Water to address review comments to the MDS. Once the document is ready to be finalized, please reach back out to planning to complete a minor amendment process to the GDP. This will be done as a mylar change with the approval of the updated Master Drainage Study.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
Planning and Development Services

cc: Travis Nicholson, Matrix Design Group, 707 17th Street, Denver CO 80202
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1233-52rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments were received with the initial application submittal. Therefore, a neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. All city departments have approved the proposal through the planning process. Please continue to resolve comments and finalize the changes to the MDS through the separate drainage portal with Aurora Water. Once the MDS is ready for approval by Aurora Water, please reach out to planning to finalize a minor amendment to the GDP.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

No comments from other city department review staff.

3. Mile High Flood District (Derek Clark / 303-455-6277 / submittals@mhfd.org)

- 3A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:
- Not applicable
 - We have no comments on the referenced project as it is not eligible for maintenance. The proposed project does not include any modifications to the regional pond or new outfalls to the major drainage ways listed above.
- 3B. MHFD will review future submittals and reassess this determination as the design progresses or changes.

4. Xcel Energy (Donna George / 303-571-3306 / donna.george@xcelenergy.com)

- 4A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the utility study for Fitzsimons Innovation Campus. Please be aware PSCo owns and operates existing high-pressure natural gas and electric transmission facilities with associated land rights in several areas of the campus. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, and liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:
- for Electric Transmission: email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
 - for High-Pressure Natural Gas Transmission: https://www.xcelenergy.com/encroachment_application - click on Colorado; an engineer will then be in contact to request specific plan sheets
- 4B. PSCo also has existing natural gas and electric distribution facilities throughout the GDP area. For all buried facilities, note that proper clearances must be maintained including the ground cover that should not be modified from the original depths. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.
- 4C. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 10, 2023

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

Attn: Aja Tibbs

Re: Fitzsimons Innovation Campus Drainage Study, Case # DA-1233-52

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the utility study for **Fitzsimons Innovation Campus Drainage Study**. Please be aware PSCo owns and operates existing high-pressure natural gas and electric *transmission* facilities with associated land rights in several areas of the campus. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

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For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)
MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10010587
Partner ID:	1675139
MEP Phase:	Referral

Date: March 13, 2023
To: **Aja Tibbs**
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	FITZSIMONS INNOVATION CAMPUS
Location:	Aurora
Drainageway:	Sand Creek/Tollgate Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The proposed project does not include any modifications to the regional pond or new outfalls to the major drainageways listed above.

MHFD will review future submittals and reassess this determination as the design progresses or changes.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE
Project Manager
Mile High Flood District