

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



August 11, 2020

Lyle Artz  
Fitzsimons Redevelopment Authority  
12635 E Montview Blvd Ste 100  
AURORA CO 80045

**Re: Initial Submission Review - FITZSIMONS GDP AMENDMENT - GDP AMENDMENT NO 9**  
Application Number: **DA-1233-46**  
Case Number(s): **1998-2011-12**

Dear Mr. Artz:

Thank you for your initial submission, which we started to process on Monday, July 13, 2020. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, August 18, 2020.

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.

Your estimated Planning Commission hearing date is still set for August 26, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 505-699-8993 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Soon Choi, Civitas Inc., 1200 Bannock St, Denver CO 80204  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1233-46.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Issue (see Item 1)
- Issue (see Item 2)
- Issue (see Item 3)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Name: Nadine Caldwell

Organization: 2065 Florence Street

Address: Northwest Aurora Neighborhood Org. AURORA CO 80010

Phone: 303-364-2859

Email: [bnthdnth@comcast.net](mailto:bnthdnth@comcast.net)

Comment: Since the conditional parking is only for 7 yrs with a possible option of 3 more years, we are okay with that

#### 2. Completeness and Clarity of the Application

2A. Please include design guidelines for fencing and vehicular gates.

2B. Please include guidelines for parking lot signage (a reference to sign standards for campus is okay). You may want to address guidelines for directional signage.

2C. It has been determined that this is GDP Amendment #9. Please update drawings and letter.

2D. Please list amendment number in a delta and overview of change in the Amendment box on the cover sheet.

2E. For the streets adjacent to Bioscience 3, 4, and 5, do you want to update the street illustrations in this area now that they are designed?

2F. Please include this note on the cover sheet (which was included as part of Amendment 6).

*17. All interested parties are hereby alerted that this General Development Plan Amendment is subject to administrative changes and as shown on the original General Development Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be obtained there. Likewise, General Development Plans are required to agree with the approved site plan and subdivision plat of record at the time of a building permit, and if not, must be amended to agree with the site plan and plat as needed or vice versa.*

#### 3. Zoning and Land Use Comments

3A. Since the Mixed-Use Flex area will likely need parking garages to serve the uses, make garages a permitted use. Design quality and screening of the structures will be regulated by the DRB and the design guidelines.

3B. Please address whether phasing is allowed, and under what circumstances.

3C. If there are many users sharing a parking lot, should there be a shared parking agreement?

3D. Clearly state that interim parking lots will be maintained by whom – the user or the Metro District?

3E. In the GDP Note 11, state that the Conditional Use must meet Aurora City Code Conditional Use criteria.

#### 4. Streets and Pedestrian Issues

4A. In the Design Guidelines, it is suggested that stand alone garage structures cannot front secondary streets. If necessary, identify setback and landscaping standards to mitigate the overall impact.

#### 5. Architectural and Urban Design Issues

5A. The DRB must review and approve the proposed design guidelines prior to final approval of the GDP Amendment.

#### 6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

6A. No comment.



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

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

7A. No comment.

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

8A. No comment.

**9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

9A. No comment.

**10. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

10A. No comment.

**11. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

11A. No comment.

**12. PROS** (Doug Hintzman / 303-739-7146 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in mauve)

12A. No comment.

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

13A. No comment.

**14. Adams County** (Layla Bajelan / [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org))

14A. Thank you for including Adams County in this review. Adams County has no comments on the subject proposal.