

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



July 19, 2021

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

Re: Second Submission Review – E 23rd Ave Peoria to Scranton Parkway – ISP
Application Number: **DA-1233-50**
Case Numbers: **2021-6027-00**

Dear Mr. Artz:

Thank you for your second submission, which we started to process on Wednesday, June 30, 2021. 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 some issues remain, you will need to make another submission. Please revise your previous work and send us a technical submission on or before Monday, August 9, 2021.

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 Administrative Decision date is still set for Wednesday, August 4, 2021. 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 (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Skip Cromley, Martin/Martin, Inc. 12499 W Colfax Ave, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1233-50rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please start, or continue, the process for the license agreements for the CIP Concrete wall with Monoline Bench Topper. (Maurice Brooks)
- Update notes accordingly for the Landscape sheets. (Kelly Bish)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

2. Completeness and Clarity of the Application

2A. No additional comments.

3. Architectural and Urban Design Issues

3A. No additional comments.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 1

4A. In speaking with Lyle Artz of the FRA, he indicated that the FRA would be responsible for the installation, irrigation and maintenance of the streetscape. Installation would occur as the adjoining parcels develop. Please update the note accordingly.

Sheet 5

4B. Add "Not for Construction" to all Landscape Sheets.

Sheet 6

4C. Add an asterisk and a note at the bottom of the table indicating why the discrepancy in quantities.

Sheets 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16

4D. In speaking with Lyle Artz of the FRA, he indicated that the FRA would be responsible for the installation, irrigation and maintenance of the streetscape. Installation would occur as the adjoining parcels develop. Please update the note accordingly.

Sheet 12

4E. Label and add typ.

4F. Label or add to the legend.

4G. Are there not sight distance triangles required for any of the intersecting streets?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

6. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

6A. Comments have not been provided as of the date of this letter. They will be sent under separate cover.

7. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

7A. No additional comments.



8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 3

- 8A. Please label size of WL stub.
- 8B. Sanitary main must be within 23rd as shown in the approved GDP.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 9A. No additional comments.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 10A. There are several objects located in the proposed R.O.W. These will have to be covered by a License Agreement. Contact Grace Gray at (ggray@auroragov.org) to start the processes. If the R.O.W. is to be dedicated by separate document, then contact Andy Niquette at (dedicationproperty@auroragov.org). However, if by plat, then follow the Subdivision Plat Checklist.

Sheets 7-12, 14-16

- 10B. These CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.
- 10C. This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.