



December 14, 2023

Erik Gates
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Initial Submission Review – Fitzsimons Gateway Affordable Multi-Family – Site Plan Amd. 1
Case Number: 2022-4047-01

Dear Mr. Gates:

Thank you for the comments on the Fitzsimons Gateway Apartments Site Plan which we received on September 7, 2023. We have reviewed all the comments and have addressed them in the following pages. In addition to revisions requested in comments, the following items have been updated, as a result of Building Plan and Construction Document Review:

- Portion of Mesh screening on eastern garage elevation has been removed to provide increased garage ventilation and reduced mesh material area.
- The transformers have been relocated to the north and the parking has been relocated to the south.
 - The quantity of standard and ADA parking stalls has not changed with this modification.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design

Elyse Appelgate
Associate



PLANNING DEPARTMENT COMMENTS

1. **Planning** (Erik Gates / 303-739-7132 / egates@auroragov.org /
[Site Plan Page 1]
1A. MA number is "2022-4047-01".
Response: Noted, thank you.

2. **Landscaping Issues** (Ariana Muca / 303-739-7259 / amuca@auroragov.org /
[Site Plan Page 5]
2A. Per code these transformers need to be screened.
Response: Transformers will be screened from public view from the north by an existing tree that is to remain, and ornamental grasses and deciduous shrubs, which have always been planned for the landscape strip between the parking lot and Colfax Avenue.

3. **Civil Engineering** (Farhad Sarwari / fsarwari@auroragov.org /
3A. There were no comments from Civil Engineering on this review.
Response: Noted, thank you.

4. **Fire / Life Safety** (Gail Pough / 303-618-4077 / gpough@auroragov.org /
[Site Plan Page 2]
4A. Please show the slopes for the curb ramps and the accessible transition areas from the ADA parking spaces to the sidewalk.
Response: Slopes have been added at the curb ramps

[Site Plan Page 3]
4B. Please show the slopes for the curb ramps and the accessible transition areas from the ADA parking spaces to the sidewalk.
Response: Slopes have been added at the curb ramps

5. **Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)
[Site Plan Page 3]
5A. This is showing the storm under the proposed Xcel transformers. Is Excel okay with having an 18-inch RCP under their cabinet? This storm is private.
Response: The transformers have been relocated to the north, there are no wet utilities located under the proposed equipment.

5B. Advisory: Items such as the Xcel easement or transformer are to be a minimum of 8-feet from the public sanitary main.
Response: The proposed transformers are located more than 10 feet from the sanitary main, but the easement has to be connected to the existing utility easement in order for Xcel to access (can't create an island easement for Xcel)

6. **Land Development Review** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org /
6A. Comments from Land Development Review are still forthcoming. Please reach out to the reviewer directly for comments.
Response: No comments were ever received.