



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

April 24, 2025

Lyle Artz  
Fitzsimmons Redevelopment Authority  
12635 E Montview Blvd  
Aurora, CO 80045

**Re: Initial Submission Review: Scranton Parkways | Fitzsimons Innovation Campus – Site Plan**  
**Application Number: DA-1233-57**  
**Case Numbers: 2025-6016-00**

Dear Lyle Artz:

Thank you for your initial submission, which we started to process on April 3, 2025. 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 May 15, 2025 in order to maintain your estimated Administrative Decision date.

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 tentatively set for June 25<sup>th</sup>, 2025. Please remember that all abutter notices and 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 your decision 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner II

cc: Jeff Killion, Matrix Design Group  
Cesarina Dancy, ODA  
Filed: K:\SDA\1200-1299\1233-57rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Existing buildings along the existing Scranton Ct and Scranton St may need to be readdressed. Please reach out to Phil Turner ([pcturner@auroragov.org](mailto:pcturner@auroragov.org)) for new addresses. [Planning]
- Tree quantities, tree spacing, and sidewalk widths do not comply with urban design guidelines. [Landscaping]
- Please match dimensions on the east side section to be the same as that shown for the west side of N. Scranton Parkway. [Civil Engineering]
- Still reviewing MTIS for this location and additional comments may come based on the review of that study. [Traffic Engineering]
- Several hydrants need to be relocated. [Fire/Life Safety]
- The master utility study is still in review and must be ready for approval prior to approval of this ISP. [Aurora Water]
- Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. [Forestry]
- Fencing or a large landscape buffer is needed in various locations to prevent balls and children from wandering into the street. [PROS]
- See the review letter from outside review agency, Xcel Energy.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. (Nadine Caldwell, Northwest Aurora Neighborhood Org / 303-884-2100 / [bnthdnth@comcast.net](mailto:bnthdnth@comcast.net)): We really like this plan to extend Scranton thru to Montview. We think the green space will be a great amenity to the area.

#### **2. Completeness and Clarity of the Application** (Erik Gates / 303-739-7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / comments in teal)

[Letter of Introduction]

- 2A. The site plan will need to be reviewed and approved by the FIC Design Review Board. A signed approval from the DRB will need to be submitted prior to approval of this application.

[Site Plan Page 1]

- 2B. Planning Commission and City Council signatures are only needed if reviewed by these entities. Currently this site plan will be approved administratively, so these signature lines should be removed.
- 2C. Existing buildings along the existing Scranton Ct and Scranton St may need to be readdressed. Please reach out to Phil Turner ([pcturner@auroragov.org](mailto:pcturner@auroragov.org)) for new addresses. Please feel free to reach out to your case manager (myself) if you would like to set up a meeting to discuss.

[Site Plan Page 2]

- 2D. Remove all the "This note is required only when..." statements.
- 2E. Note 23 does not appear to be relevant to this infrastructure site plan. Remove.

[Site Plan Page 4]

- 2F. No developable parcels exist adjacent to phase 2. Can Phase 1 and Phase 2 be constructed at the same time? If not, what will the trigger be for phase 2. This should also be addressed in the GDP amendment.

[Site Plan Pages 5 – 9]

- 2G. Demolition Plans are not relevant for site plan approval. Remove this sheet.

#### **3. Zoning and Land Use Comments**

- 3A. There were no zoning or land use comments on this review.



#### **4. Pedestrian and Connectivity Issues**

[Letter of Introduction]

- 4A. Has any consideration been given to planning for potential future bus routing along this corridor to provide a public transit option connecting light rail stations, FIC, and AMC? If so, please indicate potential bus pull off locations on the site plan.

#### **5. Parking Issues**

- 5A. There were no parking issues identified on this review.

#### **6. Architectural and Urban Design Issues**

[Site Plan Page 11]

- 6A. Advisory: While no conflicts have been identified at this time, please ensure any changes proposed to the GDP or FIC Design Guidelines are reflected in these plans as well as both applications continue through review.

[Site Plan Page 12]

- 6B. Advisory: We encourage the use of these decorative crossings in other locations along this corridor.

#### **7. Signage Issues**

- 7A. There were no signage issues on this review.

#### **8. Landscaping (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in light teal)**

[Site Plan Throughout]

- 8A. While the street tree quantities being provided may in fact meet the Fitzsimons Innovation Campus Urban Design Guidelines which require trees be provided at a ratio of 1 tree per 25'-35' linear feet, why is the intent not to comply and provide trees at a ratio of 1 per 40lf?
- 8B. The Fitzsimons Innovation Campus Urban Design Guidelines designates Scranton Parkway as a Primary Street requiring a minimum 8' but desired 16' urban sidewalk with 5'x10' tree openings and trees spaced 25'-35' on center. The proposed condition is an eight foot suburban detached sidewalk with curbside landscaping and trees spaced 40' on center. Why isn't the sidewalk design complying with the urban design guidelines? An urban condition would also accommodate on street parking better than a detached condition.
- 8C. Several streets appear to be missing street trees despite no encumbrances like underground utilities. Please provide the required street trees. Refer to sheets 40, 43, 44, and 45.

[Site Plan Page 1]

- 8D. Sheet numbering should just be consecutive, 1, 2, 3 and not 1 of X.

[Site Plan Page 2]

- 8E. Update note number five to read "upon completion of roadway infrastructure."

[Site Plan Page 25]

- 8F. Include the required city landscape notes. Refer to the Landscape Reference Manual available on line.

- 8G. Include a note regarding the mulch treatments curbside areas vs open space areas.

[Site Plan Page 47]

- 8H. Please be advised that seeded areas within the curbside landscape may not be irrigated with sprays or rotors. All irrigation in the curbside must either be subsurface or drip.

#### **9. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

- 9B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2018 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **10. Civil Engineering** (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

[Site Plan Page 3]

10A. Please match dimensions on the east side section to be the same as that shown for the west side of N. Scranton Parkway

10B. Show 2% cross slope.

[Site Plan Page 10]

10C. Add callout for curb returns.

10D. Provide centerline curve radius per section 6.B of the 2025 Roadway Design & Construction Specifications.

[Site Plan Page 14]

10E. 25' min. required per section 8.E of the 2025 COA Roadway Design & Construction Specifications.

[Site Plan Page 15]

10F. 1% min. required per section 7.B of the 2025 COA Roadway Design & Construction Specifications and note 1 of "Required Grading & utility Notes" on grading sheets. (TYP)

[Site Plan Pages 20 & 21]

10G. Do not duplicate COA standard notes in the plans. Only reference them. (TYP)

### **11. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

[Site Plan Throughout]

11A. See marked up version of the plans for all comments.

[Site Plan Page 1]

11B. Still reviewing MTIS for this location and additional comments may come based on the review of that study.

[Site Plan Page 2]

11C. Provide ADT, Design Speed, and clear zone for typical sections.

[Site Plan Page 10]

11D. Signal easement should be updated.

11E. Crosswalk markings will need to be warranted based on Boulder and CDOT guidelines.

[Site Plan Pages 10 & 11]

11F. Add some additional signs.

[Site Plan Page 12]

11G. Special crosswalk markings require a license agreement.

[Site Plan Page 25]

11H. Provide mature height for all the plants.

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

[Site Plan Page 3]

12A. See hydrant placement detail on the sheet.

[Site Plan Page 10]

12B. See note to show existing hydrant on Montview.

12C. See comment to relocate fire hydrant.

12D. See new hydrant location.

[Site Plan Pages 11 - 14]

12E. Please label existing hydrants. Typical

12F. See note to turn hydrant symbol so the main connection faces the street.

12G. See new fire hydrant locations.

12H. See comment to provide at least 5' clear space around the fire hydrant.

### **13. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

[Site Plan Page 1]

13A. This ISP cannot be approved until the Preliminary Drainage Report has been approved.



13B. Master utility study is still in review and must be ready for approval prior to approval of this ISP.

[Site Plan Page 17]

13C. Advisory: On civil plans please specify which connections are cut in and which are wet tap, if any.

[Site Plan Page 18]

13D. Replace the 90 degree bends with two 45 degree bends.

13E. Call out connection to existing main.

13F. Include existing main sizes when they are being connected to.

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

[Site Plan Page 27]

14A. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is always above and beyond the Landscape Code requirements.

**15. PROS** (Erick del Angel / [edelange@auroragov.org](mailto:edelange@auroragov.org) / Comments in dark purple)

[Site Plan Page 2]

15A. Add note: "CITY OF AURORA PARKS, RECREATION & OPEN SPACE NOTES: 1. Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public."

[Site Plan Page 23]

15B. Table does not match the GDP. Please update to match the GDP once that application is approved.

[Site Plan Page 24]

15C. Rewrite "Open Space" as "Park Space".

15D. Rename the "Scranton Parkway Open Space Amenities" table as "Scranton Parkway Park Space Amenities".

[Site Plan Page 29]

15E. If credit for lawn space is desired near where Scranton Pkwy converges, the area should be redesigned so that the sod spaces are more contiguous.

[Site Plan Pages 31 & 33]

15F. Is the area near E 24<sup>th</sup> Ave meant to be a playground? If so, explain how this meets the requirements per PROS D&DC Manual. Give explanation along with a detail in site furnishings sheets.

[Site Plan Page 40]

15G. Trees must be moved to perimeter to maximize lawn area. Also, GDP Amendment currently under review has different lawn area calculation.

[Site Plan Page 42]

15H. Trees must be at the perimeter for areas less than 10,000sf.

15I. Put shrubbery or fencing to stop basketballs from rolling into the street.

[Site Plan Page 43]

15J. Put shrubbery or fencing to stop soccer balls/volleyballs/etc from rolling into street.

15K. Why can't the trees roughly midway between E 23<sup>rd</sup> Ave and E 24<sup>th</sup> Ave be moved to the perimeter to maximize open lawn area?

15L. Put fencing or large barrier to prevent children from accessing street.

[Site Plan Page 44]

15M. Trees must be at the perimeter for areas less than 10,000sf.

[Site Plan Page 45]

15N. Put fencing or large barrier to prevent children from accessing street.

**16. Land Development** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

[Site Plan Page 2]

16A. Add the standard Site Plan Note language: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or



otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

**17. Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 17A. Advisory comments: all new easements to be dedicated by plat. Easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org). All departments requiring a license for items encroaching into row or city owned lands must be submitted.

**18.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 18A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Scranton Parkway / Fitzsimons Innovation Campus. Please be aware PSCo owns and operates existing natural gas and both overhead and underground electric distribution facilities along and/or crossing Scranton Street between Montview Boulevard and East 23rd Avenue including poles and a switch cabinet. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Additionally, bear in mind structures are not allowed over buried facilities. Contact Colorado 811 for locates 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.
- 18B. Note that placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend less than 18-inches below grade at maturity should be used.
- 18C. For any new natural gas or electric service or modification to existing facilities, the application process must be completed via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect).
- 18D. 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 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

April 16, 2025

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

Attn: Erik Gates

**Re: Scranton Parkway / Fitzsimons Innovation Campus, Case # DA-1233-57**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Scranton Parkway / Fitzsimons Innovation Campus**. Please be aware PSCo owns and operates existing natural gas and both overhead and underground electric distribution facilities along and/or crossing Scranton Street between Montview Boulevard and East 23<sup>rd</sup> Avenue including poles and a switch cabinet. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Additionally, bear in mind structures are not allowed over buried facilities. Contact Colorado 811 for locates 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.

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Donna George  
Right of Way and Permits  
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