



December 2, 2022

Brandon Cammarata
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Second Submission Review – Town Center at Aurora Phase 2 – Site Plan Amdt and Plat
Application Number: DA-1105-17
Case Numbers: 1985-6028-27
Kimley-Horn Project # 096820009

Dear Mr. Cammarata,

We appreciate the City working with us on this proposed project. The latest round of comments that we were provided were dated January 4th, 2022, for the above-mentioned project. To address the comments concisely and simplify your review, we have summarized those comments and our responses below.

COMMENT RESPONSE LETTER: SECOND SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please separate the existing site plan from the PDF set. This will make it easier for reviewers and provide a more manageable file size.
 - *Response: No problem. We prefer this. Thank you.*
- The restaurant plaza should be enlarged to control traffic circulation and reduce vehicle/pedestrian conflicts. The gathering areas outside the restaurants should be enlarged. Please provide information regarding amenities and design in this area.
 - *Response: We have coordinated with City staff to settle on the proper size of the plaza area and preferred/ADA head-in parking. We have also coordinated with Mike Dean (Fire) to allow the fire lane to be located where it is.*
- Additional discussion is required regarding the design of the landscape buffer and sidewalk adjacent to Sable Boulevard. The driveway sidewalk adjacent to the south side of the multifamily building should be widened to 12 feet and shall include tree cutouts to supplement the landscape buffer.
 - *Response: We have coordinated with City staff to add in tree planters along Sable and Centerpoint Drive. Due to the limited area we area and since the pedestrian traffic will be most heavy on the east side of Sable, we are proposing 10.6-foot wide sidewalks with 5'x15' tree planter areas.*

PLANNING DEPARTMENT COMMENTS

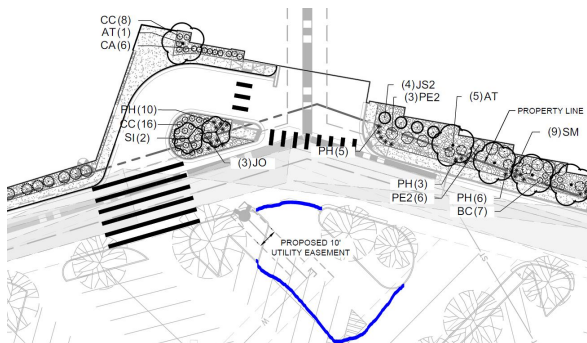
1. Community Questions, Comments and Concerns

- A. No community comments were received with this application.
 - *Response: Acknowledged, thank you.*
- 2. Completeness and Clarity of the Application
 - A. Please split out the existing Site Plan pages (which includes the Field House pages) into a separate PDF for the next submission. This will aid in the ease of reference and use in future submissions for the proposed buildings. Furthermore, file sizes will be more manageable for all reviewers.
 - *Response: Addressed. We have split these in two separate files. Please reference the original Master Site Plan Amendment for the Fieldhouse entitled TCA PH2 - Master Site Plan Amendment Plans (For Reference).pdf.*
 - B. The expectation for each area (hotel, restaurants, multi-family) is that there will be a site plan-level of detail provided. For instance, detail drawings of amenity areas should be included (the public space in front of the restaurant, patio and pool areas for the hotel, amenity deck for the multifamily).
 - *Response: Site Plan-level of detail provided on site plan for public space. For bolt-on area, see aerial site plan for details re: features of the plaza/amenity area.*
 - C. No updated letter of introduction has been provided. Adjustment requests as well as justification as to how adjustment criteria are being met should be part of the introduction letter.
 - *Response: An updated letter of intro is included in this submission.*
 - D. Adjustment requests should be added to the cover sheet listing the adjustment, applicable code section, and the justification for the adjustment. It is suggested that the City of Aurora Site Plan notes be moved to a second sheet to accommodate for the adjustment table, as well as the Multifamily Implementation Plan.
 - *Response: Adjustments have been added to the Cover Sheet.*
 - E. Repeat comment: On the Public Improvement Plan, please indicate timing of public improvements. If timing is uncertain, please include a narrative of which improvements are going to be provided with each building or phase.
 - *Response: Precise timing for all proposed improvements is still TBD. What is known is that the Multifamily development will encompass all sidewalk connectivity and landscaping along Sable, Centrepont, and along the ring road leading up toward Chick-Fil-A (as well as the proposed pedestrian respite across from the lobby entrance to the multifamily development). And the multifamily development will not necessarily be linked to the hotel or bolt-on developments as far as timing is concerned.*

Because the multifamily development is essentially self-parked and near Sable Blvd/Centrepont Dr access, the proposed roundabout and traffic signal improvements would more appropriately be linked to the hotel and/or bolt-on developments, whichever may come first. As discussed with staff, the possibility does exist that the hotel development may start prior to the proposed bolt-on development (which is subject to adequate lease-up based on WPG's internal standards). In that case, there will be an interim plan created for the bolt-on area that will allow for sufficient outdoor plaza area to be used between the proposed hotel and the existing Fieldhouse USA building.
 - F. East Alameda Parkway is an arterial, please correct the plan set wherever it is labeled incorrectly.
 - *Response: This has been updated.*

- G. As the landscape plans are included in the Site Plan set, there is no need to include it as part of the Tree Mitigation Plan. Please label this as the Tree Mitigation Plan, include a signature block for PROS, and Tree Mitigation notes.
 - *Response: Per email correspondence with Rebecca Lamphear on 2/22/22, the tree mitigation plans are to remain part of the site plan set and no signature block is required.*
- H. The Tree Mitigation Plan should be a standalone document. Contact Becky Lamphear for additional detail.
 - *Response: The Tree Mitigation Plans have been pulled out of the Site Plan set and will stand alone.*
- I. “Not for Construction” only applies to landscape plans. All other plans should not include this label. Please review all submissions to ensure that the labeling is correct.
 - *Response: We’d like to ensure the Site Plans are not used for Construction. Please refer to the Construction Documents for the set that should be used for construction. This is how we processed the Fieldhouse. Per request we have removed them for now.*
- 3. Zoning and Land Use Comments
 - A. Please provide a letter listing all proposed adjustments (which includes landscaping adjustments) and justifications. Furthermore, adjustments should be listed on the cover sheet of the Site Plan set.
 - *Response: A formal letter listing all proposed adjustments is included with this submittal. We’ve also listed these on the Cover Sheet.*
 - B. Pedestrian Connectivity. There are additional opportunities to reduce pedestrian/vehicle conflicts.
 - *Response: We have discussed the pedestrian connectivity with staff and have included updates to the proposed sidewalks for the overall site. As discussed, we have been very deliberate and thoughtful about trying to minimize pedestrian/vehicle conflicts.*
 - C. The sidewalk along Sable Boulevard should match the width of the sidewalk adjacent to the Metro Center. Since there is a lot of pedestrian activity along this corridor wider sidewalks are necessary.
 - *Response: As discussed with City staff we are proposing a 10.6’ wide sidewalk along the east side of Sable Boulevard. Tree planters have also been included in the plan.*
 - D. The sidewalk along the driveway to the mall (across Sable Blvd from Centrepont Drive) shall be at least 12’ feet wide and contain street tree cutouts. Since the landscape buffer between the building and the sidewalk is small, the street trees will provide for additional buffering as well as a visual break between pedestrian and vehicular circulation.
 - *Response: In coordinating with City staff, we have widened the sidewalks as much as possible to provide a comfortable walking experience for pedestrians and adding in tree planters as well.*
- 4. Streets and Pedestrian Issues
 - A. Pedestrian Connectivity. There are additional opportunities to reduce pedestrian/vehicle conflicts.
 - *Response: In coordinating with City staff, we have added in additional sidewalk and clearing identified crosswalk striping to provide clear/safe pedestrian connectivity. As discussed, we have been very deliberate and thoughtful about trying to minimize pedestrian/vehicle conflicts.*

- B. As stated in the previous review letter, it was suggested that the parking area to the north of the bolt-on restaurants should be eliminated to limit the amount of vehicular circulation adjacent to this activated area. As a compromise, please eliminate the parking immediately adjacent to the restaurants (except for ADA-accessible parking) to create a larger gathering space. Especially when there are tournaments at the Field House, there will be a lot of activity and people in this area.
- *Response: We have reduced the amount of head-in parking in front of the bolt-on restaurants. We have left some key parking spaces there that will likely be used for on-line pick-up and short parking needs. The ADA parking has also been grouped into this area. We have worked w/ staff to address this area and came up with an appropriate compromise solution resulting in larger plaza area and a mix of ADA/standard parking stalls in the convenience row.*
- C. Repeat comment: Where practicable, sidewalks should be provided on both sides of the ring road for safe pedestrian circulation near the multifamily building. There will be a lot of pedestrian activity between the multifamily development and the mall. Because of the size of the building, there are no outdoor public spaces outside of the building for resident use. Furthermore, there is no dog park available to residents. As has been suggested previously, eliminate 6 parking spaces adjacent to landscape islands across the ring road as a pedestrian/bike respite area as well as an amenity to the public.



- *Response: In discussing with City staff, we have added sidewalks on the outside of the ring road only. This provides excellent pedestrian circulation. Having sidewalks on the inside of the ring road creates too many pedestrian/vehicle conflict points and crossings. This layout was discussed with staff and seemed logical. There is a building amenity space for residents on the terrace for use, but we have also added the additional green space as requested.*

Proposed sidewalk connection has been deliberate and thoughtfully considered throughout the various proposed improvement areas. Furthermore, since our last submission we have added sidewalk connectivity between the multifamily development and Chick-Fil-A sites as well as a respite area/guest parking area for the multifamily development as recommended by staff. As discussed, the multifamily development itself plans to incorporate a small dog park.

5. Parking Issues

- A. Thank you for submitting the parking study. There are no further concerns associated with parking.
- *Response: Thank you.*

6. Architectural and Urban Design Issues

- A. Thank you for providing a section drawing of the multifamily building's relationship to Sable Boulevard. The section drawing illustrates a 39'6" difference between the grade of the sidewalk and the top of the building platform. While you have submitted a public art plan that illustrates murals, there is a lack of information on how the height will be mitigated. While consideration should be given to the 20' stormwater easement in the center of the building, trees must be provided between the sidewalk and the building to buffer the impact of the building.



- *Response: The building steps back from Sable Boulevard from the upper levels to the amenity deck at level 2. Trees will also mitigate the appearance of height. Since trees cannot be placed in the utility easement, therefore cut-outs in the sidewalk for trees will be installed along Sable Boulevard.*
- B. Please provide a N/S section drawing to illustrate the relationship of the mall entrance drive and sidewalk with the building. It will be important to provide landscape buffering along this corridor.
- *Response: A N/S section has been provided at the mall entrance drive.*
- C. Repeat comment: In the MU-R zone district, parking garages must be screened with public art, landscape, or a combination of both. As stated in the Public Art Coordinator's notes, additional detail is required regarding the proposed murals. Please see below.
- *Response: A public art plan intent has been provided for both the multifamily and hotel projects.*
- D. Please reorder to have elevations first and then other plans following per building. Floor plans are not required except for the plan level that illustrates amenities, which includes the courtyard level of the multifamily development and the ground level of the hotel.
- *Response: Elevations have been reordered and updated.*

Hotel

- E. Architectural Design Standards call for a clear base, middle, and cap. The proposed design, while providing vertical and horizontal articulation, does not have a distinct base as required by Code.
- *Response: The hotel elevations have been updated to illustrate a clear base, middle, and cap. The base will be of a cementitious/masonry/stone material, the middle will consist of a mixture of metal panel and EIFS, and the cap will undulate along the perimeter of the roof creating depth and alternating shadow lines. There will also be a break in the cap at the entry for a metal canopy to designate the entrance of the hotel.*

- F. The north elevation blank facade is not acceptable. Architectural ornamentation and/or articulation, material variation, and other elements should be used to break up the facade. Please see Section 146-4.8.5, Table 4.8-4 for additional detail.

- *Response: The elevations have been updated to include alternating joint patterns, inset window frames, solar shading elevations, and opportunities for public art.*

Table 4.8-8 Façade Character Elements for Four-Sided Building Design			
Mixed-Use and Multifamily Residential Districts			
BUILDING FACE	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)			
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)			
Materials			
General	2	2	1
Change in material			
Change in color			
Change in texture			
Use of masonry (min. 40% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing			
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)			
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

Multi-family

- G. Please remove the “not for construction” labels.

- *Response: Label has been removed.*

- H. In the sidebar, please label the building as well as ____ elevation or perspective more prominently.

- *Response: Label for building has been updated.*

- I. The material/color sample board has additional colors and different shades for some elements. Is the rendering consistent with the material/color exhibits?

- *Response: Digital lighting and shadow affects the color and shading of each material. The material board is consistent with the renderings.*

- J. Please provide a perspective drawing of the northeast and southeast corners. It is important to illustrate the relationship with the drive and S Sable Blvd.

- *Response: These additional perspectives have been provided.*

- K. The required 20% open space should be illustrated as a separate graphic. Open space includes the courtyard with amenities.

- *Response: The 20% open space graphic has been provided on the level 2 plan to show calculations and location of the open space.*

Bolt-On Addition

- L. Please provide a color exhibit and rendering for the restaurant elevation.

- *Response: Was provided in original submission. Revised version incorporating changes to plaza area / convenience parking and Macy's parcel has been included in this submission.*

- M. Please dash in wall signage; do not include names as that may change. Wall signage is reviewed through a separate permit.

- *Response: See elevations provided which include dashed-in wall signage.*

- N. There is no material/sample board for the restaurant addition.

- *Response: Was provided in original submission. Revised version has been included in this submission.*

- O. Please provide a plan of the bolt-on building as well as a plan of the amenity area which includes street furniture, gathering spaces, and other amenities.

- *Response: See aerial site plan included as part of color rendering package*

- P. Please refer to Table 4.8-8 as a reference to assist with compliance with the UDO. Both the hotel and multi-family buildings should utilize four-sided design and all facades are considered as primary.

- *Response: Buildings are designed with a variety of materials that creates a distinct base, mid-section, and crown. There is a change of material and texture in each of those three sections and there are continuous step backs along each façade to provide shadow lines and avoid flat elevations. Additionally, windows and other apertures have shading devices and profiles to increase detail and depth*

Q. More trees should be provided around the shops to shade those in the amenity area.

- *Response: Additional trees have been provided as requested.*

R. Common spaces should include pedestrian-scaled lighting, decorative pavement treatments, site furniture, shade features, landscape borders and amenities including tree cutouts, raised planters, and seat walls.

- *Response: See details within the colored rendering package.*

7. Public Art Plan (Roberta Bloom / rbloom@auroragov.org)

A. Repeat comment: The PAP is incomplete. It seems you are showing murals. There is no description, budget, timeline, goals, and it addresses only the new housing/ multi-family. It does not address the hotel development or restaurants. Is this what it will look like?

- *Response: A more detailed PAP has been created for each of the proposed uses within the revised site plan (i.e., multifamily, hotel, and bolt-on) and is included as part of this submission. Please note that while we have submitted separate PAPs submitted for the hotel and bolt-on areas, WPG and Concord Eastridge are jointly exploring opportunities to partner in these areas with a more coordinated art plan given their proximity to each other. At a minimum though, we have included our current art plans to confirm our general intent.*

The public art component of the multi-family project is admittedly incomplete currently. The rendering of murals at portions of the retaining/garage walls is our indication that this is the area and general application of our proposed art plan, although not as painted murals, but rather electronically projected images. It meets the criteria of addressing passersby on Sable whether they are in trains, cars, or walking. It also creates a dramatic gateway element to the mall property in general and in that regard can be considered a shared element by all mall tenants.

Our approach to this part of the project is to retain a consultant, from among current city approved providers who have relevant experience of this type. We are especially interested in exploring projected images that will periodically, or even constantly change. This allows a single application of art to address diverse interests and allow different artists to participate over time. There are current examples around the country of such light and image displays. The consultant will become an integral part of the team during the design process to assure continuity between design and construction phases of the work.

These elements will all be in place at the time the multi-family component of the project is completed, presumably in 3Q 2023. They are an integral part of that construction. The extent of coverage on our walls will be a function of the budget. Our budget has not been assigned although we have been involved in other municipal art that represented about 1% of the building construction cost, which for the multi-family component is about \$560,000 initially. The hotel is not positioned nor focused to address gatherings of people except at the common area of the restaurants where the art program is addressed by Washington Prime Group and Nelson Architects

B. A sample public art plan was sent to the applicant via email on 12/27/21.

- *Response: Received. Thank you.*

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
 - A. The sidewalk along Sable Blvd should match the width of the sidewalk adjacent to Metro Center. You can create a series of retaining walls to provide opportunities for terraced green space along Sable.
 - *Response: We have coordinated with City staff to add in tree planters along Sable and Centerpoint Drive. Due to the limited area we area and since the pedestrian traffic will be most heavy on the east side of Sable, we are proposing 10.6-foot wide sidewalks with 5'x15' tree planter areas.*
 - B. The rendering provided in the Public Art Plan is not accurate. The trees do not reflect the required setback from the stormwater line easement. Trees will be required along Sable, but the design should be updated to reflect the correct design.
 - *Response: The rendering for the public art plan has been updated.*

Cover Sheet

- C. All adjustment requests should be included on the Cover Sheet and in the letter of introduction. The letter of introduction should also include the hardship and what is being done to offset the adjustment request.
 - *Response: The adjustment requests have been included on the Cover Sheet. Please refer to the letter for a more detailed narrative.*

Sheet 21

- D. Adjust the plant call out for the Oak Trees. See plan.



- *Response: Plant call-out has been updated.*
- E. Provide a cross-section through the building and Centrepoint Drive.
 - *Response: Gensler has provided a cross section through the building to both Sable Boulevard and Centerpoint Drive.*

Sheet 22

- F. Add an additional shrub to the parking lot island where indicated.
 - *Response: Added.*
- G. No more than 20% of the parking lot island can be ornamental grasses. Check all parking lot islands. For smaller islands that means only 1 maybe 2 at most.
 - *Response: Acknowledged. Plan updated and grasses reduced.*

Sheet 23

- H. Ornamental grasses can't be used to screen parking areas.

- *Response: Acknowledged*
- I. There appears to be underground stormwater detention. If so, will the parking lot island remain?
 - *Response: Yes, we just can't plant a tree in this area. Plantings limited to shrubs only and low-lying materials with shallow root systems.*

Sheet 24

- J. All landscape adjustments shall be listed here and on the Cover Sheet. Please indicate in the letter of introduction the hardship that is necessitating the adjustment requests and how those are being mitigated. There should be adjustments being requested for the following: Standard Right of Way Landscaping impacting both Sable Boulevard and Centrepont Drive, Street Frontage buffers for both Sable Boulevard and Centrepont Drive.
 - *Response: Landscape adjustments have been added to the cover sheet.*
- K. List the sides of the hotel individually for building perimeter landscape requirements. It is not a lump sum.
 - *Response: The sides of the hotel have been individually listed.*
- L. Update the Landscape Code Table per the comments provided.
 - *Response: Landscape Code Table has been updated.*

Sheet 25

- M. The landscape plans indicate both hardwood mulch and rock mulch. Please update accordingly.
 - *Response: Updated.*
- 9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)
 - A. Repeat comment: Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
 - *Response: A digital .dwg file for addressing has been provided.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
 - A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
 - *Response: Understood. We are working with Caroline Ogg and Rifka Wine on the Preliminary Drainage Letter and a variance request for Stormwater Detention (because of net increase in pervious area) and Storm Sewer conveyance under the proposed multi-family building.*
 - B. All proposed easements on the site plan should be represented on the plat.
 - *Response: The plat is showing all proposed easements.*

Sheet 4

- C. Please add detectable warnings.
 - *Response: Detectable warnings have been added.*
- D. Show connecting to existing.
 - *Response: Done.*

Sheet 5

- E. Show/label connection to existing sidewalk.
■ *Response: Addressed*
- F. Show/label and dimension the existing sidewalk connection to the ROW.
■ *Response: Addressed*
- G. Label the radii of all fire lanes, typical all site plans sheets.
■ *Response: Addressed*
- H. Show/label and dimension the existing sidewalk, typical.
■ *Response: Addressed*

Sheet 6

- I. The orientation of the cross-section line does not match this cross-section.
■ *Response: Cross-section line has been updated.*
- J. Label curb cut.
■ *Response: Addressed*

Sheet 9

- K. Label all inlets in sump and add arrows showing location and direction of emergency overflows for each, typical all grading sheets.
■ *Response: Addressed*
- L. What is this line?
■ *Response: This line has been frozen off this sheet.*
- M. Max 8% slope.
■ *Response: The grading has been updated in this area and now shows 4.21%.*
- N. Indicate location of the underground detention facility on this sheet as well. Please coordinate with Aurora Water about easement requirements.
■ *Response: Underground facility on has been labeled. Easements will be provided.*

Sheet 10

- O. Revise label. The drainage easement is for the permanent BMP. The access easement connects from the drainage easement to the public ROW.
■ *Response: Addressed*
- P. Walls over 4' require structural calcs, typical.
■ *Response: Noted, thank you.*
- Q. Add "with railing" to the wall label.
■ *Response: Addressed*
- R. Max 2% cross slope on accessible route.
■ *Response: Addressed*
- S. Minimum 1% slope on asphalt.
■ *Response: Addressed*
- T. What is this line?
■ *Response: This is an underground compunctions service line and has been frozen off of the grading sheet.*
- U. Show and label the railing on this detail, indicate wall material
■ *Response: Addressed*

Sheet 11

- V. Label existing structure.
 - *Response: Addressed*
- W. Show connecting to existing grading, typical.
 - *Response: Existing contours have been added to the grading plan in this area.*
- X. Label curb cut.
 - *Response: Labeled.*
- Y. Show what this manhole is connecting to.
 - *Response: The existing storm sewer has been turned on the grading plan (North) and it is clear where the proposed manhole ties into the existing storm sewer line.*
- Z. Please check slope.
 - *Response: Verified.*

Sheet 13

- AA. Need an easement for the water quality device, need an access easement from the drainage easement.
 - *Response: A proposed easement is shown in the plans and will be dedicated.*

11. Traffic Engineering (KD Morris / Carl Harline / charline@auroragov.org / Comments in amber)

Page 30

- A. Due to complications with the large file, please see redlines as comments could not be inserted.
 - *Response: Addressed*

Traffic Impact Study

- B. Intersection #2, Alameda & Crystal - Analysis shows concurrent phasing for northbound and southbound lefts. Proposed dual NBL may conflict with SBL turn templates. Existing site constraints may prevent this conflict from being resolved. Provide additional discussion, additional analysis may be necessary. Ring Road & Crystal St roundabout may need to be pushed further south to facilitate a single NB left turn lane.
 - *Response: We agree that there is a conflict point with the vehicle paths of the northbound and southbound dual left turn lane movements of this intersection. This can easily be mitigated with lead/lag left turn phasing or split phasing in the northbound and southbound approaches of this intersection. If lead/lag left turn phasing is implemented, the through phase on the northbound and southbound approaches will need to be longer than the left turn phases on both approaches.*
- C. Review turn template conflict.
 - *Response: This has been updated in the revised intersection plan sheet. It should be noted that the approach of this intersection was identified with dual left turn lanes and evaluated as in the traffic impact study.*

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

Sheet 1, Cover Sheet

- A. Implementation plan not completely filled out. Fill out all sections. If an exception is being taken list the exception.

- *Response: Implementation plan provided on Cover Sheet*
- B.** List the actual number of type A and type B units required.
 - *Response: Quantities provided on Cover Sheet*
- C.** Provide Implementation plan detail for the Colorado State House Bill 03-1221, If an exception is being taken provide an exception.
 - *Response: Implementation plan provided on Cover Sheet*

Sheet 2, Overall Site Plan

- D.** Repeat comment: Show existing and propose fire lanes throughout the site. Reference 1st site review. There are fire lanes throughout the site that are labeled and public access easements on this site. Include fire lanes. Change the labeling to clearly identify the fire lanes. in the 1st site review all fire lanes were highlighted in blue. TYP All Sheets
 - *Response: Existing and proposed fire lanes have been added throughout the site. Labels have been added to clearly identify the existing and proposed fire lanes.*

Sheet 3

Repeat comments:

- E.** Show location of existing and proposed fire lanes and fire lane signs. Reference Overall Site Plan. TYP
 - *Response: All existing and proposed fire lanes and fire lane signs are being shown.*
- F.** Show locations of all fire life safety signs. Including but not limited to Fire Lanes, Accessible Parking, FDC and Sprinkler/riser room. TYP.
 - *Response: Fire Life Safety signs for buildings located on elevations and plans.*
- G.** Show location of the Knox box. Knox box symbol is a box with an X in the middle see example below
 - *Response: See elevations provided which include noted Knock box.*
- H.** Show location of the Sprinkler/Riser room.
 - *Response: See plan provided which include Sprinkler/Room location.*

Repeat comment:

- I.** Multifamily Product Data block on cover sheet identifies 7 accessible parking spots including 2 van spaces show these parking spaces, signage, and parking blocks. If the accessible parking is below the building provide the open parking lot detail including locations of the accessible parking. TYP
 - *Response: Accessible parking spots illustrated on level 1 plan.*
- J.** Refer to utility sheets for hydrant placement.
 - *Response:*

Repeat comments:

- K.** Crosswalk needed in this area. TYP. please provide crosswalk in all areas where the accessible route crosses a drive aisle. TYP all sheets
 - *Response: Crosswalks have been added.*
- L.** On this sheet or another sheet provide accessible ramp detail along the accessible route. TYP
 - *Response: Accessible ramps are provided along all accessible routes.*

Sheet 4

Repeat comments:

- M. Show the location of the fire sprinkler riser room.
 - Response: Fire Sprinkler Riser room signage and notes provided on elevations and plans.
- N. Show location of the Knox box.
 - Response: Knox box has been added to the plans.
- O. Reference overall Site Plans for required fire lanes.
 - Response: Fire lanes have been provided and labeled.
- P. Identify the main front entrance and on the elevation sheets. If this is the main front entrance move accessible parking to provide shortest accessible route from parking to accessible entrances per 2015 IBC 1106.6 Note this may change FDC, Hydrant and fire lane locations also.
 - Response: The main front entrance of the hotel building has been called-out on the site plan. The site parking to the north of the hotel building is all accessible parking and is closest to the front entrance.
- Q. Is there a canopy in this area? If so, identify it on this sheet and elevation sheets. TYP
 - Response: Canopies identified on the elevations.
- R. Remove PR (Propose) this is an existing fire lane.
 - Response: PR has been removed.
- S. Remove this section of fire lane. Reference overall site showing fire lanes in the 1st review This fire lane is not required and by removing it the turning radii requirements for fire lanes would not have to be met. If they fire lane stays in place the turning radii of 26' Inside and 49' outside would have to be met.
 - Response: The fire lane has been removed from the area indicated. See new site plan sheets for revisions.
- T. Provide cross walk stripping along the accessible route where it crosses a drive isle. TYP.
 - Response: Crosswalks have been added.
- U. Since the actual building height that was verified on the cover sheet as requested in the first review is greater than 30' (33' 8") the 26' fire lane shall be located within 15' to 30' of the building per 2015 IFC Section D105.3. Reference area highlighted in blue
 - Response: In coordinating with Mike Dean, the City has allowed us to maintain the proposed pedestrian plaza as presented with the Fire Lane shown. Addressed w/ staff to accommodate more plaza area.
- V. Add 26' fire lane in this area to provide aerial access 15' to 30' from the building per 2015 IFC Requirements. Reference overall site plans for fire lanes.
 - Response: In coordinating with Mike Dean, the City has allowed us to maintain the proposed pedestrian plaza as presented with the Fire Lane shown. Addressed w/ staff to accommodate more plaza area.
- W. To clarify the request made on the 1st review. Move all accessible parking serving this amenity to this location to provide the shortest accessible route from parking to accessible entrances to the bolt on restaurant amenity. Reference 2015 IBC 1106.6. Show location of accessible parking signs, parking blocks and accessible ramps. See area in dark blue. This parking cannot encroach into the fire lane.

- *Response: Per coordination w/ staff we have included 4 ADA stalls in the convenience row of parking along w/ 5 non-ADA stalls*
- X. Include note that a fire wall separation will be provided per requirements of City of Auroras adopted codes, standards, and amendments. TYP
- *Response: Building partitions for the bolt-on restaurants have been added to the site plan. The note describing the wall separation requirements, per City of Aurora adopted codes, standards, and amendments has also been added.*
- Y. Our records show existing fire lanes throughout this site. It appears that existing fire lanes have been relabeled to public access easements throughout this site. Are the fire lanes being removed and these roads being changed to a private street built to a public standard? I am not seeing any street detail. If this is the case existing fire lanes will have to be vacated. This will assist in determining if this is a labeling issue or if licensing agreements, vacation of existing easements and dedication of new fire lanes move forward.
- *Response: The proposed fire lanes are being realigned to accommodate the proposed development.*

Sheet 13

- Z. Add Hydrant to this location
- *Response: Hydrant has been added.*

Sheet 14

- AA. Include this hydrant detail included in the site sheets at the overall utility plan.
- *Response:*

Sheet 27

- BB. Show location of FDC, Knox Box and door the Sprinkler/riser room on elevations
- *Response: Location of FDC, Knox Box, and Sprinkler/Riser room doors noted on elevations and plans.*
- CC. Please include a fire wall note on the site plan sheets typ.
- *Response: Fire wall note has been added.*

Sheet 28

- DD. Repeat comment: Show location of FDC, Riser Room door, Signs and knox box on elevations. TYP all elevation sheets.
- *Response: Location of FDC, Knox Box, and Sprinkler/Riser room doors noted on elevations and plans.*
- EE. Identify main entrance on the elevations. Include the location of the Knox box.
- *Response: Knox Box locations have been noted on elevations and plans.*

Sheet 30

- FF. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar), accessible parking and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. Note this accessible route conflicts with what appears to be an accessible route show on the Site Plans Reference Sheet 3 or 34. TYP
- *Response: Accessible routes have been illustrated on architectural site plan, keynote 10.*

Sheets 31 and 32

- GG. Repeat comment: Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar),

accessible parking and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. TYP.

- *Response:* An accessible route line type has been added to the photometric plans. proposed sidewalks will be shown to be ADA compliant to every door on the hotel and residential buildings. All sidewalks will be ADA compliant up to all doors, except one, on the multi-family residential building.

HH. Please bold the accessible route. This will help to clearly identify the accessible route.

- *Response:* The accessible route is now bold, and a callout has been added to the plans which helps point out the accessible route on the photometric plans.

Plat - Aurora Mall Subdivision Filing No 60

II. No additional comments.

- *Response:* Thank you.

13. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red) Sanitary Sewer Study

A. Please also provide information on water demands. Also send all excel files or other modeling files to nkhanzad@auroragov.org.

- *Response:* Noted.

Site Plan

B. Provide COA manhole designated number where noted.

- *Response:* Manholes have been labeled. Any COA manholes that require a designation number will coordinated with COA to add.

C. Label line as SS.

- *Response:* This has been updated in the plan.

D. Note that an I&M Plan and cut sheets of system will be required at time of CP review.

- *Response:* Understood.

E. Callout if private hydrant.

- *Response:* Hydrants have been called out and labeled appropriately.

F. Need to show and label dimensions of all proposed utility easements- typical.

- *Response:* All easements have been shown and labeled.

G. Clarify labels where noted.

- *Response:* Addressed.

H. Adjust location of these leaders hard to tell where the lines go and configuration of water services with meters. Please clean up.

- *Response:* Addressed.

I. Need to depict drainage easement and maintenance area.

- *Response:* Drainage easement has been labeled.

J. It appears that this water line is crossing other waterlines. Is that correct?

- *Response:* Proposed water lines on this site do not cross or cross any existing water lines.

K. Where is the meter? All meters to be in landscaped areas typical

- *Response:* Water meter vaults have been proposed for all water services.

L. Call out sizes of existing utilities that will be used for connections.

- *Response:* All connecting utility lines have been labeled.

- M. Show and label size of utility easement.
 - *Response: Addressed.*
- N. Is this located inside the building as a connection port or is this a private hydrant? Please specify typical.
 - *Response: All proposed fire hydrants and proposed fire department building connections (FDC) have been labeled as such.*
- O. Include these general notes:
 1. All proposed sanitary main and services on this site are private.
 2. Piping downstream of water meters are private.
 3. All fire suppression lines, water lines, and irrigation lines require backflow preventers
 4. Include general note that all proposed storm on site is private and to be maintained by XXXX
 - *Response: Notes have been added.*
- P. Include a general description of how water metering will be conducted on this site for the different uses.
 - *Response: Water metering will take place in water meter vaults – one for each water service line.*
- Q. If there are no storm inlet collecting flows from ROW this area of storm pipe will remain private as well.
 - *Response: All storm has been labeled as private onsite. The only proposed storm sewer easement onsite is for the underground detention system.*
- R. Isn't all this storm private? Why located within an easement if COA will not maintain?
 - *Response: All storm has been labeled as private onsite. The only proposed storm sewer easement onsite is for the underground detention system.*
- S. Need to show and label pocket utility easement size.
 - *Response: All proposed utility easements have been shown and labeled.*
- T. Sanitary line will require license agreement if crossing utility easement.
 - *Response: Acknowledged.*
- U. It appears the entire span of the proposed water service lines (upstream of meter) are not encompassed by an easement.
 - *Response:*
- V. Agree. Would prefer straight lines for water service or fire lines.
 - *Response: The proposed FH service has been adjusted.*
- W. Label sizes of all existing utilities that will be used for connections.
 - *Response: All sizes and labels for existing utilities have been added.*
- X. Label all fire lanes as private, typ.
 - *Response: All fire lanes have been labeled as private.*
- Y. Need to list all sanitary sewer on this site as private.
 - *Response: Addressed.*

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- A. Applicant contacted Aurora Forestry and they will be working with consulting arborist to complete tree mitigation plan.
 - *Response: We have worked with a local arborist to complete the Tree Mitigation Plan. That is included in this resubmittal.*
- B. Please edit the Tree Protection Plan to eliminate the landscape pages (which are in the Site Plan) and reformat to meet PROS standards. Reach out to Becky for additional details.
 - *Response: Based on email correspondence from Rebecca Lamphear on 2/22/2022 we were instructed to keep the tree mitigation plan as part of the Site Plan set. She also indicated that Forestry does not require a signature block for this project.*

15. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Project Characterization

- A. Given the proximity to the light rail line, this project qualifies as Transit Station Area (TSA) development. Because of this designation, it benefits in several ways: 1) a lower average household size for purposes of calculating the projected population impact, 2) exempt from open space land dedication, and 3) a reduced per-acre value for calculating the cash-in-lieu of land dedication payment.
 - *Response: Noted. Thank you.*
- B. Based on 256 proposed units, the project would result in a projected population impact of 518 persons.
 - *Response: Noted.*

Land Dedication

- C. Required land dedication for neighborhood park and community park purposes is 1.55 acres and 0.57 acre, respectively. If no portion of the total land dedication requirement is satisfied on-site, the entirety 2.12 acres shall be satisfied by a cash-in-lieu payment. Based on the current per-acre value for TSA developments, the payment amount due prior to plat approval/recordation would be \$127,624.
 - *Response: Comment noted. Thank you.*

Park Development Fees

- D. A per-unit Park Development Fee in the amount of \$1,746.44 will be due at time of building permit issuance if permits are pulled this year. If permits for your project are pulled next year, the per-unit fee will be slightly higher to account for 2022 adjustments to park construction costs.
 - *Response: Comment noted. Thanks.*

Plat

- E. Please show and label pocket utility easements on the plat.
 - *Response: Utility easements are shown and labeled on the plat.*

Site Plan Note

- F. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.
 - *Response: Site Plan notes added.*

16. Real Property (Maurice Brooks / 303-739-7294 / mbrook@auroragov.org / Comments in magenta)
- A. See the red line comments in the plat and site plan. Send in the supporting documents list on the first page of the plat. There are some of the existing easements that need to be released and some the need to be dedicated by separate document. Contact Andy Niquette (releaseeasement@auroragov.org & dedicationproperty@auroragov.org) to start these processes.
 - *Response: Supporting documents have been provided.*
 - B. There are some existing and proposed easements in/under the proposed residential building. These easements are not allowed and will prohibit the construction of the building. (See Note #3 on the plat).
 - *Response: These existing easements will be vacated. One easement for the proposed storm line will go under the center of the multi-family residential building to Sable Boulevard. This has been discussed with the City and is acceptable. Adequate width and clear height from the ground floor to the bottom of the second floor will be provided for access to the storm line.*

Plat

- C. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
 - *Response: An updated Title Commitment will be provided.*
- D. Send in the closure sheet for the description.
 - *Response: Closure sheet provided.*
- E. Send in the State Monument Records for the aliquot corners used in the plat.
 - *Response: State Monument Records for the aliquot corners are included.*
- F. Be sure to update signature blocks to include the year 2022.
 - *Response: Signature blocks have been updated.*
- G. Update formatting of the plat to reflect the updated Arapahoe County standards for recording information. As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be handwriting the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for sticker. Per county attorney, this certificate can be removed.
 - *Response: A clear rectangle area has been provided in the upper right-hand corner.*
- H. On the vicinity map, add public street rights-of-way within ½ mile of the site.
 - *Response: Sufficient street info shown.*
- I. Add this note as part of the Surveyor's Certificate: "I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information and belief. This certification is not a guaranty or warranty, either expressed or implied." (See AES Board Rule1. 6.B.2.)
 - *Response: Note has been added.*
- J. Add what the crosshatching means on the graphic.
 - *Response: This has been added to the legend.*
- K. On the miscellaneous notes, is that relevant to the subject site?
 - *Response: This note has been removed.*

- L. Correct highlighted row on the Curve Table.
 - *Response: Curve table has been updated.*
- Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)
- M. Please see attached letter.
 - *Response: Letter noted. Thank you.*
- N. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.
 - *Response: Comment noted.*
- O. Additional easements will need to be acquired by separate document for new facilities, be sure to have the Designer contact a Right-of-Way and Permits Agent.
 - *Response: Comment noted.*
- 17. Tri-County Health Department (Kathy Boyer, REHS / 720-200-1575 / kboyer@tchd.org)
 - A. TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction.
 - *Response: Acknowledged.*
 - B. Plans and specifications for all new public pools, semi-public pools, spray pads, or other aquatic venues are required by the Colorado Revised Statutes (C.R.S. 25-5-802) to be reviewed and approved by TCHD at least 30 days prior to construction, remodeling, or modification of an aquatic venue.
 - *Response: Acknowledged.*
 - C. For additional detail, please see attached letter.
 - *Response: Thank you.*

We appreciate your review and approval of these plans. Please contact me at 303-228-2339 or bryce.christensen@kimley-horn.com should you have any questions.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bryce Christensen, PE
Project Manager