

Planning Division  
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January 4, 2021

Ryan Vande Boshe  
Washington Prime Group  
111 Monument Circle, Suite 3500  
Indianapolis, IN

**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**

Dear Mr. Vande Bosche:

Thank you for your second submission, which we started to process on November 9, 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 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 January 19, 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 Planning Commission hearing date is will be set after the third review, and will depend on your resubmittal date. 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](mailto:hlamboy@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Lamboy".

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Bryce Christiansen, Kimley Horn 4582 S Ulster St Suite 1500 Denver, CO 80237  
Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Filed: K:\SDA\1105-17rev2.rtf

*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.
- 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.
- 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.

## **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No community comments were received with this application.

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

- 2A. 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.
- 2B. 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).
- 2C. 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.
- 2D. 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.
- 2E. *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.
- 2F. East Alameda Parkway is an arterial, please correct the plan set wherever it is labeled incorrectly.
- 2G. 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.
- 2H. The Tree Mitigation Plan should be a standalone document. Contact Becky Lamphear for additional detail.
- 2I. “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.

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

- 3A. 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.
- 3B. Pedestrian Connectivity. There are additional opportunities to reduce pedestrian/vehicle conflicts.
- 3C. 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.
- 3D. 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.

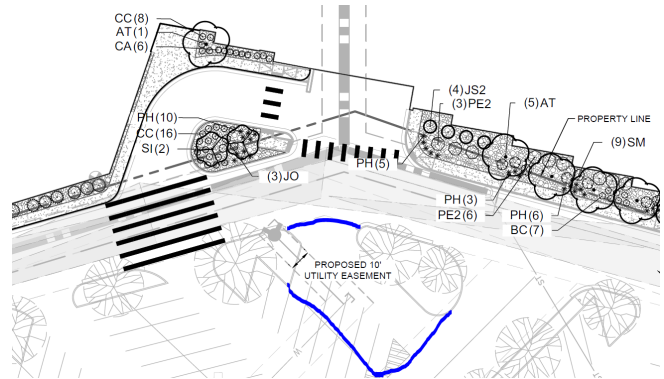
### **4. Streets and Pedestrian Issues**

- 4A. Pedestrian Connectivity. There are additional opportunities to reduce pedestrian/vehicle conflicts.
- 4B. 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 (with the exception of ADA-accessible parking) in order 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.

- 4C. *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.



## **5. Parking Issues**

- 5A. Thank you for submitting the parking study. There are no further concerns associated with parking.

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

- 6A. 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.
- 6B. 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.
- 6C. *Repeat comment:* In the MU-R zone district, parking garages must be screened through the use of 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.
- 6D. Please reorder to have elevations first and then other plans following per building. Floor plans are not required with the exception of the plan level that illustrates amenities, which includes the courtyard level of the multifamily development and the ground level of the hotel.



### *Hotel*

- 6E. 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.



- 6F. 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.

#### Multi-family

- 6G. Please remove the “not for construction” labels.
- 6H. In the sidebar, please label the building as well as \_\_\_ elevation or perspective more prominently.
- 6I. The material/color sample board has additional colors and different shades for some elements. Is the rendering consistent with the material/color exhibits?
- 6J. 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.
- 6K. The required 20% open space should be illustrated as a separate graphic. Open space includes the courtyard with amenities.

#### Bolt-On Addition

- 6L. Please provide a color exhibit and rendering for the restaurant elevation.
- 6M. Please dash in wall signage; do not include names as that may change. Wall signage is reviewed through a separate permit.
- 6N. There is no material/sample board for the restaurant addition.
- 6O. 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.
- 6P. 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.
- 6Q. More trees should be provided around the shops to shade those in the amenity area.
- 6R. 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.

**Table 4.8-8**  
**Facade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>			
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.)			
<b>Materials</b>			
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)			
<b>Human Scale</b>			
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			

#### 7. Public Art Plan (Roberta Bloom / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

- 7A. *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?
- 7B. A sample public art plan was sent to the applicant via email on 12/27/21.

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

- 8A. 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.
- 8B. 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.





*Cover Sheet*

- 8C. 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.

*Sheet 21*

- 8D. Adjust the plant call out for the Oak Trees. See plan.  
8E. Provide a cross-section through the building and Centrepoint Drive.



*Sheet 22*

- 8F. Add an additional shrub to the parking lot island where indicated.  
8G. 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.

*Sheet 23*

- 8H. Ornamental grasses can't be used to screen parking areas.  
8I. There appears to be underground stormwater detention. If so, will the parking lot island remain?

*Sheet 24*

- 8J. 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 Centrepoint Drive, Street Frontage buffers for both Sable Boulevard and Centrepoint Drive.  
8K. List the sides of the hotel individually for building perimeter landscape requirements. It is not a lump sum.  
8L. Update the Landscape Code Table per the comments provided.

*Sheet 25*

- 8M. The landscape plans indicate both hardwood mulch and rock mulch. Please update accordingly.

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

- 9A. *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.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.  
10B. All proposed easements on the site plan should be represented on the plat.

*Sheet 4*

- 10C. Please add detectable warnings.  
10D. Show connecting to existing.

*Sheet 5*

- 10E. Show/label connection to existing sidewalk.  
10F. Show/label and dimension the existing sidewalk connection to the ROW.  
10G. Label the radii of all fire lanes, typical all site plans sheets.  
10H. Show/label and dimension the existing sidewalk, typical.

*Sheet 6*

- 10I. The orientation of the cross-section line does not match this cross-section.



10J. Label curb cut.

*Sheet 9*

10K. Label all inlets in sump and add arrows showing location and direction of emergency overflows for each, typical all grading sheets.

10L. What is this line?

10M. Max 8% slope.

10N. Indicate location of the underground detention facility on this sheet as well. Please coordinate with Aurora Water about easement requirements.

*Sheet 10*

10O. Revise label. The drainage easement is for the permanent BMP. The access easement connects from the drainage easement to the public ROW.

10P. Walls over 4' require structural calcs, typical.

10Q. Add "with railing" to the wall label.

10R. Max 2% cross slope on accessible route.

10S. Minimum 1% slope on asphalt.

10T. What is this line?

10U. Show and label the railing on this detail, indicate wall material

*Sheet 11*

10V. Label existing structure.

10W. Show connecting to existing grading, typical.

10X. Label curb cut.

10Y. Show what this manhole is connecting to.

10Z. Please check slope.

*Sheet 13*

10AA. Need an easement for the water quality device, need an access easement from the drainage easement.

**11. Traffic Engineering** (KD Morris / Carl Harline / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Page 30*

11A. *Due to complications with the large file, please see redlines as comments could not be inserted.*

*Traffic Impact Study*

11B. 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 in order to facilitate a single NB left turn lane.

11C. Review turn template conflict.

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

*Sheet 1, Cover Sheet*

12A. Implementation plan not completely filled out. Fill out all sections. If an exception is being taken list the exception.

12B. List the actual number of type A and type B units required.

12C. Provide Implementation plan detail for the Colorado State House Bill 03-1221, If an exception is being taken provide an exception.

*Sheet 2, Overall Site Plan*

12D. *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

*Sheet 3*

*Repeat comments:*

12E. Show location of existing and proposed fire lanes and fire lane signs. Reference Overall Site Plan. TYP

12F. Show locations of all fire life safety signs. Including but not limited to Fire Lanes, Accessible Parking, FDC



and Sprinkler/riser room. TYP.

12G. Show location of the Knox box. Knox box symbol is a box with an X in the middle see example below

12H. Show location of the Sprinkler/Riser room.

*Repeat comment:*

12I. 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

12J. Refer to utility sheets for hydrant placement.

*Repeat comments:*

12K. Crosswalk needed in this area. TYP. please provide crosswalk in all areas where the accessible route crosses a drive aisle .TYP all sheets

12L. On this sheet or another sheet provide accessible ramp detail along the accessible route. TYP

*Sheet 4*

*Repeat comments:*

12M. Show the location of the fire sprinkler riser room.

12N. Show location of the Knox box.

12O. Reference overall Site Plans for required fire lanes.

12P. 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.

12Q. Is there a canopy in this area? If so identify it on this sheet and elevation sheets. TYP

12R. Remove PR (Propose) this is an existing fire lane.

12S. 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

12T. Provide cross walk stripping along the accessible route where it crosses a drive isle. TYP.

12U. 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

12V. 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.

12W. 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.

12X. Include note that a fire wall separation will be provided per requirements of City of Auroras adopted codes, standards and amendments. TYP

12Y. 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.

*Sheet 13*

12Z. Add Hydrant to this location

*Sheet 14*

12AA. Include this hydrant detail included in the site sheets at the overall utility plan.

*Sheet 27*

12BB. Show location of FDC, Knox Box and door the Sprinkler/riser room on elevations

12CC. Please include a fire wall note on the site plan sheets typ.

*Sheet 28*

12DD. *Repeat comment:* Show location of FDC, Riser Room door, Signs and knox box on elevations. TYP all elevation sheets.



12EE. Identify main entrance on the elevations. Include the location of the Knox box.

*Sheet 30*

12FF. 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

*Sheets 31 and 32*

12GG. *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.

12HH. Please bold the accessible route. This will help to clearly identify the accessible route.

*Plat - Aurora Mall Subdivision Filing No 60*

12II. No additional comments.

**13.Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

*Sanitary Sewer Study*

13A. Please also provide information on water demands. Also send all excel files or other modeling files to [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org).

*Site Plan*

13B. Provide COA manhole designated number where noted.

13C. Label line as SS.

13D. Note that an I&M Plan and cut sheets of system will be required at time of CP review.

13E. Callout if private hydrant.

13F. Need to show and label dimensions of all proposed utility easements- typical.

13G. Clarify labels where noted.

13H. Adjust location of these leaders hard to tell where the lines go and configuration of water services with meters. Please clean up.

13I. Need to depict drainage easement and maintenance area.

13J. It appears that this water line is crossing other waterlines. Is that correct?

13K. Where is the meter? All meters to be located in landscaped areas typical

13L. Call out sizes of existing utilities that will be used for connections.

13M. Show and label size of utility easement.

13N. Is this located inside the building as a connection port or is this a private hydrant? Please specify typical.

13O. 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

13P. Include a general description of how water metering will be conducted on this site for the different uses.

13Q. If there are no storm inlet collecting flows from ROW this area of storm pipe will remain private as well.

13R. Isn't all this storm private? Why located within an easement if COA will not maintain?

13S. Need to show and label pocket utility easement size.

13T. Sanitary line will require license agreement if crossing utility easement.

13U. It appears the entire span of the proposed water service lines (upstream of meter) are not encompassed by a easement.

13V. Agree. Would prefer straight lines for water service or fire lines.

13W. Label sizes of all existing utilities that will be used for connections.

13X. Label all fire lanes as private, typ.

13Y. Need to list all sanitary sewer on this site as private.





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

- 14A. Applicant contacted Aurora Forestry and they will be working with consulting arborist to complete tree mitigation plan.
- 14B. 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.

**15. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

*Project Characterization*

- 15A. 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.
- 15B. Based on 256 proposed units, the project would result in a projected population impact of 518 persons.

*Land Dedication*

- 15C. 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.

*Park Development Fees*

- 15D. 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.

*Plat*

- 15E. Please show and label pocket utility easements on the plat.

*Site Plan Note*

- 15F. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

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

- 16A. 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 easement that need to be released and some the need to be dedicated by separate document. Contact Andy Niquette ([releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) & [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)) to start these processes.
- 16B. 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).

*Plat*

- 16C. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- 16D. Send in the closure sheet for the description.
- 16E. Send in the State Monument Records for the aliquot corners used in the plat.
- 16F. Be sure to update signature blocks to include the year 2022.
- 16G. 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 hand writing 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.
- 16H. On the vicinity map, add public street rights-of-way within ½ mile of the site.
- 16I. 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.)
- 16J. Add what the crosshatching means on the graphic.
- 16K. On the miscellaneous notes, is that relevant to the subject site?



16L. Correct highlighted row on the Curve Table.

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

16M. Please see attached letter.

16N. 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](http://xcelenergy.com/InstallAndConnect).

16O. 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.

**17. Tri-County Health Department** (Kathy Boyer, REHS / 720-200-1575 / [kboyer@tchd.org](mailto:kboyer@tchd.org))

17A. 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.

17B. 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.

17C. For additional detail, please see attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
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donna.l.george@xcelenergy.com

November 28, 2021

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

Attn: Heather Lamboy

**Re: Town Center at Aurora Phase 2, Case # DA-1105-17**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and plans for **Town Center at Aurora Phase 2**. 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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



November 23, 2021

Heather Lamboy  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Town Center at Aurora Phase 2, DA-1105-17  
TCHD Case No. 7353

Dear Ms. Lamboy,

Thank you for the opportunity to review and comment on the resubmittal of a Site Plan Amendment for an addition to the Field House, a hotel, a four-story 246-unit multi-family building with a podium garage on the first floor, and a plat request for two lots on 26.88 acres located on the Northwest Corner of Centrepont Drive and Sable Boulevard. Tri-County Health Department (TCHD) staff previously reviewed the application and, in a letter dated September 29, 2021 responded with the comments included below. TCHD has no further comments.

### **Food Service Plan Review**

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. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the city issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

### **Pool Plan Review**

Swimming pools, interactive water fountains, splash pads, and other aquatic venues are environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. 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. This

will ensure that the facility is designed and operated to meet all applicable sections of the 5 CCR 1003-5, Swimming Pools and Mineral Baths regulation to provide bathers a safe and clean environment. If the site plans for the hotel include a pool, the applicant shall submit plans for the proposed aquatic facility to our Aurora office by phone at 303-363-3055 or in person at 15400 E. 14<sup>th</sup> Place, along with the Pool Plan Review form found at

<http://www.tchd.org/DocumentCenter/View/2348>. More information can be found at <http://www.tchd.org/727/Pools-Spas-Water-Features>. We recommend the review and approval of plans by TCHD be completed before the city issues a building permit for the construction.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.



*Connections to Transit:*

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits.

*Healthy building design standards:*

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

**Radon**

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD