



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

Worth Discovering • auroragov.org

December 1, 2023

John Werkman
Washington Prime Group
180 E Broad Street
Columbus OH 43215

Re: Fifth Submission Review: Town Center at Aurora Phase 2 – Site Plan Amendment and Plat (Amended)
Application Number: DA-1105-17
Case Numbers: 1985-6028-27

Dear Mr. Werkman:

Thank you for your recent submission, which we started to process recently. 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 as soon as feasible. Pay specific attention to the repeat comments from Civil Engineering in the Public Improvement Plan and Aurora Water comments.

Note that all our comments are numbered. When you resubmit, include a comment response cover letter specifically responding to each item and all redlines. 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 will likely be determined after the next resubmittal. Please remember that all abutter notices for public hearings must be sent and the signs 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) 739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez - Planning Supervisor

cc: maddy.kish@kimley-horn.com - Kimley Horn, 4582 S Ulster St Suite 1500, Denver, CO 80237
Brit Vigil, ODA
Filed: K:\\$DA\1105-17rev5.rtf



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning – Adjustments and Hotel elevations
- Public Art – Coordinate with Roberta Bloom regarding the public art proposed along Sable Boulevard
- Engineering – See the numerous ‘repeat comments’ in the PIP
- Traffic Engineering – See numerous TIS comments and Site Plan comment redlines
- Life Safety – See numerous comments in the Site Plan set
- Aurora Water – Address all comments on the Site Plan and PIP
- Forestry – Tree Mitigation payment due
- Land Development Services – See numerous comments for the Site Plan and Plat

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional community comments were received.

2. Completeness and Clarity of the Application

- 2A. Adjustments regarding setbacks for the west and south side of the multi-family building will be required. Please add these adjustments to the cover sheet and reference the applicable code sections.

3. Zoning and Land Use Comments

- 3A. ***Repeat comment*** - Identify the loading zone on the Site Plan. Clearly delineate this location so staff can assess potential conflicts or similar. Please reference the corresponding keynote number as staff could not locate the loading zone.

4. Streets and Pedestrian Issues

- 4A. No further issues.

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

- 5A. A credible construction cost estimate has been agreed to by Public Art (Roberta Bloom) and the preliminary Public Art Plan has been approved.

6. Architectural and Urban Design Issues

Hotel

- 6A. Provide a *complete* set of elevations for the hotel elevation meeting all architectural and material requirements. Currently, only north and south elevations have been provided.

Multi-family

- 6B. Garage Façade (Sable) – Staff has not received approval from Public Art regarding the proposed digital art along Sable Boulevard. *Continue to work with Roberta Bloom to **verify** that this concept is acceptable.* If you are not able to do so before you resubmit, please utilize the required screening methods referenced in the code to address the parking garage façade along Sable Boulevard. Table 4.6-5 – For example: Incorporating green landscaping into the façade of a parking structure on the ground floor also provides interest. This can be done with vines, vertical gardens, or other living plant material. Incorporate into the plan set if needed.

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

- 7A. No further comments.



8. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

8A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

9A. See the repeat comments. *See the “redlined” PIP comments.*

1. **Repeat** comments on the Public Improvement Plan. Please carefully review the comments on the PIP *redlined documents* specifically with respect to the provided narrative/“public improvements phasing summary” to understand the comments in full. Please *reach out to me directly* if there are any questions about these comments prior to resubmittal: jbingham@auroragov.org
2. **Repeat:** To clarify the previous comments, PIPs are not specifically phasing - they specify which improvements are required as each development comes in. There are improvements that would be required regardless of whichever phase comes in first. Please provide notes specifying what SPECIFIC improvements (roundabout improvements, utility improvements, drainage improvements etc.) are required prior to each part of the development coming in (i.e. the hotel, the restaurants, multi-family).
3. **Repeat:** The exhibit indicates that offsite utility improvements are also required for the hotel and retail/restaurant.
4. **Repeat:** The underground water quality system is required for the retail as well per the drainage report.
5. **Repeat:** The exhibits don't clarify which improvements are required for which portion of the plan. The blue line indicating "phase 1" encompasses everything for both the hotel and the restaurant as well as offsite utility improvements. If the two projects are going to come in at separate times, then it should be clarified in the exhibits and the narrative which improvements are required with each application. If the requirements are the same, the narrative can be modified to combine them.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Site Plan

- 10A. Sheet 4 – Provide van-accessible parking dimensions, including parking gore dimensions.
- 10B. Sheet 6 – Place pedestrian crossing signs (W11-2 & W16-7PL) here.
- 10C. Sheet 6 – Illustrate R-6-4 sign.
- 10D. Sheet 6 – Remove duplicate signage and remove sign not needed.
- 10E. Sheet 7 – Add note to remove the right-most Left Turn Only sign.

Traffic Impact Study

- 10F. Reviewed, several comments to recommendations summary and what is specifically being recommended. Note that this is the first review of the report with updated traffic counts. See the numerous comments throughout the report and respond to every comment.

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan

1. Sheet 3 & 4 of 35 / Site Plan East
 - See stamp regarding fire hydrant locations.

12. Aurora Water (Steve Dekoskie / 303-739-7490 / skekoskie@auroragov.org / Comments in red)

Site Plan

- 12A. Sheet 12 - No encroachments are permitted in the utility and drainage easements. Are the existing 54” storm main and underground detention proposed to be under the building footprint.
- 12B. Sheet 13 – A 10’ easement is required. Show the water quality easement.
- 12C. Sheet 13 – The utility easement cannot be located under the building footprint. The storm line will require a new alignment of the proposed multi-family building which is intended to occupy the entire site over the existing storm sewer main.
- 12D. Sheet 13 – The existing storm sewer and proposed underground detention facilities cannot be located under the proposed building footprint. Please clarify how this facility works with the proposed building.



- 12E. Sheet 13 – If the water meter will be 3” or larger, then an 18” water utility easement is required for large-diameter water meters.
- 12F. Sheet 13 – The fire hydrant needs to be behind a curb.
- 12G. Sheet 13 – Make the hydrant connection to the main in the parking lot.
- 12H. Sheet 13 – Keep the light pole outside of the water easement.
- 12I. Sheet 13 – A 12” gate valve is required at POC.
- 12J. Sheet 14 – The curb island needs to be removed from the drainage easement.
- 12K. Sheet 14 – Use these islands for the water meter location to shorten the service line run from the main to the water meter.
- 12L. Sheet 14 – The grease interceptor can’t be located in the utility easements.
- 12M. Sheet 14 – Previous comments about not having the water meters in the water main utility easements were not addressed.
- 12N. Sheet 14 – Show the water main in the utility easement. No encroachments are permitted in the utility easements.

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

- 13A. Coordinate your payment regarding tree mitigation prior to the recordation of the Site Plan. At that time, they will sign off on the project.

14. Land Development Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan and Plat:

- 14A. The easements that need to be released/vacated should be complete prior of the building permits. The easement dedications by separate documents should be done in conjunction with the site plan and Civil plan approvals. Make sure the names of the easement are the same on all documents, so there is no confusion as to the being dedicated. There are some “private easements” listed on the site plan that cannot be attached or connected to the public easements (*easements granted to the City of Aurora*), those will need to be segregated from the public easements and dedicated to the owner for their needs. There is no stipulation as to the size and configuration of the private easements and they can overlap the “public easements” and the easements will be autonomous in needs and services. Send the documents to dedicationproperty@auroragov.org and the release documents to releaseeasements@auroragov.org to start the processes.
- 14B. See all comment redlines for both the Site Plan and the Plat. See the Advisory Comments on the first page of the Plat. Move the text out of the space for the County Recorder's info in the upper right corner of the plat. There are some blanks shown on the plat and site plan that should be filled in. On the Site Plan: there is an easement under the building that needs to be released before the construction of the building. The easement documents may be sent to releaseeasements@auroragov.org and the easements that need to be dedicated by separate document, submit the documents to dedicationproperty@auroragov.org to continue the processes.