



September 14, 2023

Stephen Rodriguez
Planning Supervisor
City of Aurora
srodrigu@auroragov.org
(303) 739-7186

RE: DA-1105-17 Fourth Submission Review: Town Center at Aurora Phase 2 – Site Plan Amendment and Plat
1985-6028-27

Dear Stephen Rodriguez,

Thank you for the comments on September 12, 2023, for the above-mentioned project. In an effort to address your comments concisely and simplify your review, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: TOWN CENTER AT AURORA PHASE 2 – SITE PLAN AMENDMENT AND PLAT

STAFF COMMENTS

PLANNING DEPARTMENT

1. Community questions, comments and concerns
 - a) No additional community comments were received.
 - *Response: Acknowledged, thank you.*

2. Completeness and Clarity of the Application
 - a) Please see the additional corrections to “Arterial” street for sheets 17,19, 21, and 22.
 - *Response: Adjustments were made based on the additional corrections provided.*
 - b) Label the building setback for the hotel to the Ring Road and setbacks on all sides of the multifamily building to the property lines. If required setbacks are not adhered to, then this will be an additional adjustment.
 - *Response: Labels are now provided for required setbacks.*
 - c) The Site Plan set pagination needs to be corrected. The sheets do not correspond to the Index on the cover sheet.
 - *Response: Site Plan set pagination is now corrected.*
 - d) Delete the Parking adjustment on the cover sheet and any references to the adjustment in the Letter of Introduction.
 - *Response: The Parking adjustment is now deleted.*
 - e) Sheet 35 (Photometric Plan) needs correcting. See comment redline.
 - *Response: Sheet 35 is corrected based on redline.*

3. Zoning and Land Use Comments
 - a) Identify the loading zone on the Site Plan. Clearly delineate this location so staff can assess potential conflicts or similar.

- *Response: The loading zone on Site Plan is now clearly delineated.*
- b) Repeat Comment: Staff have concerns with the proposed access for the Hobby Lobby loading zone and area shown on the north side of the multi-family. How will semi-trucks load and unload? How will those trucks address conflicts with the 5 proposed multi-family parking spaces?
 - *Response: We have identified alternative ways to get hobby lobby access. Per their access easement, the mall is not obligated to provide additional access to them in any way. The client has been coordinating with Mark Donahue who oversees the Hobby Lobby. Hobby Lobby has agreed to work within the boundaries of the easement that they are being given. The old easement will be vacated, and the new easement will be coordinated and recorded*
 - *Response: There is now a sidewalk access provided from the multifamily parking stalls and a cross-walk to minimize pedestrian conflicts.*

Parking

- c) Staff examined the supplemental information provided by the applicant. Understanding the common ownership of the surrounding parking fields owned by the Town Center at Aurora LLC and the overall parking provided, all required parking is provided for the proposed hotel, bolt-on restaurants and multi-family guest parking spaces.
 - *Response: A parking study was completed on this project. The mall is a shared parking environment. There will be peak hours for each different use and there will be minimal conflict between the shared parking uses. The parking study*

Adjustments

- d) Bolt-On-Restaurants – Under the Restaurants/Retail Adjustments section on the cover sheet, please add the applicable section of code and the request to use EIFS if it is to be proposed.
 - *Response: On Sheet A2001 and Page 7 of the Color Package Synthetic Stucco (EIFS) has been deleted. Three coat stucco as per Table 4.8-5 will be used as noted on the drawings.*
- e) Add “WITH ADJUSTMENTS” to the title of the Site Plan.
 - *Response: Added to the title of the Site Plan.*

4. Streets and Pedestrian Issues

- a) Staff reiterate the need to provide a segment of attached sidewalk on the east side of Crystal Street from Alameda Parkway to the existing sidewalk. This property is owned by the Town Center at Aurora LLC and provides an important and required connectivity piece to the overall pedestrian network proposed as part of this application. Update the PIP to reflect this infrastructure improvement. See comment redline.
 - *Response: Please note the client does not own Lot 2 Block 1 where the Chick-Fila is located. A sidewalk will be implemented along this road per the request of COA and it be included with the improvements of the roundabout road.*

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

- a) As previously requested, provide a credible construction cost estimate. Staff requests documentation signed by the general contractor or other relevant authority. This is required to properly assess the recent Public Art Plan submittal.
 - *Response: The client understands there is a cost associated this and has coordinated with Roberta bloom. Roberta Bloom has received the cost estimate and approved it. This cost will be adjusted as the project progresses. The public art plan has been included in this submittal.*

6. Architectural and Urban Design Issues Hotel
 - a) Provide a North and South elevation meeting all architectural and material requirements.
 - *Response: Updated elevations have been provided for this project.*
 - b) EIFS is not permitted. Staff will not support this adjustment request.
 - *Response: EIFS is not being used and this adjustment will not be needed. The plans have been updated to reflect this.*

Multi-family

- c) Provide a Legend that corresponds to the building materials and colors proposed for the multi-family building.
 - *Response: A material schedule and legend has been provided in tis submittal.*
 - d) Repeat Comment: Provide a sample and warranty for the composite panels that are proposed, to allow staff to determine if this material is permitted. *This is required to be submitted prior to the Planning Commission hearing.
 - *Response: A sample and warranty for composite panels has been provided. Please see the material schedule on the construction plans. Per coordination with Stephen Rodriguez, a physical hard copy of this composite will not be provided.*
 - e) Garage Façade (Sable) – The Digital Art proposal is not acceptable. Please utilize the required screening methods referenced in code to address the parking garage façade along Sable Blvd. Table 4.6-5 – For example: Incorporating green landscaping into the façade of a parking structure at the ground floor also provides interest. This can be done with vines, vertical gardens, or other living plant material. Revise and incorporate into the plan set.
 - *Response: The public art plan has been updated and coordinated with Roberta Bloom.*
 - f) Provide a material/sample board for the restaurant addition. *This is required to be submitted prior to the Planning Commission hearing.
 - *Response: A soft copy of a material/sample board has been provided.*
 - g) On sheet A2001, add a Legend that corresponds to the building materials and colors proposed for the bolt-on restaurants. On page 7 of the Bolt-On Restaurant Color Package, EIFS is referenced and is not a permitted material. If requested, this adjustment will NOT be supported by staff.
 - *Response: On Sheet A2001 and Page 7 of the Color Package Synthetic Stucco has been deleted. Three coat stucco as per Table 4.8-5 will be used as noted on the drawings.*
7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

 - a) Update the landscape table to reflect the correct buffer depth being provided along Sable Boulevard.
 - *Response: The landscape table has been updated to reflect correct buffer depth.*
 8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)
 - a) No additional comments were provided with this review.
 - *Response: Acknowledged, thank you.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

PIP

- a) The underground water quality system is required for the retail as well per the drainage report.
 - *Response: The underground water quality system is provided for the retail and drainage report.*
- b) The exhibit indicates that offsite utility improvements are also required for the hotel and retail/restaurant.
 - *Response: The exhibits are now clarified.*
- c) The exhibits don't clarify which improvements are required for which portion of the plan and don't match up with this narrative. 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.
 - *Response: The exhibits have been clarified to show which improvements are required.*

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

Site Plan

- a) The TIS and prior reviews/correspondence indicated roundabout will not operate efficiently at this proposed location. Projected site traffic queues from Alameda are proposed to back up to roundabout. Revise and resubmit an all-way stop controlled intersection alignment.
 - *Response: An all-way stop controlled intersection alignment is now provided.*
- b) Dual ramps are needed to relocated the crosswalk back from the roadway cornering radius.
 - *Response: Dual ramps are now provided.*
- c) The proposed double yellow is shown as existing and is not called out. It also needs to taper and tie into the median.
 - *Response: The proposed double yellow is now shown as proposed, is called out, and tapers and ties into the median.*
- d) Provide a pedestrian crossing sign for exiting traffic.
 - *Response: A pedestrian crossing sign for exiting traffic is provided.*
- e) Address inconsistencies in Site Plan vs. TIS per redline comments.
 - *Response: Addresses are now consistent in Site Plan and TIS.*

Traffic Impact Study

- f) Numerous comments need to be addressed regarding existing turn lane lengths, old traffic counts, trip generation values and size of sites, Covid comparison intersections, and dual left turn lanes. Please address all redline comments in the study and resubmit with the next submittal.
 - *Response: All redline comments in study are addressed.*

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

Site Plan

- a) Justify the COA Cyclone fire apparatus can maneuver all portions of the traffic circle.
 - *Response: Comment acknowledged and justified.*

- b) Justify this proposed dead end fire hydrant is approved by Aurora Water. The hydrant is over 200-feet away from the domestic water line into the building and even farther away from a looped water supply.
 - *Response: Comment acknowledged and justified.*
 - c) Justify if Sable Blvd. is considered for the deficient 150-foot hose reach to all portions of the building and part of the fire apparatus access road for the building.
 - *Response: Comment acknowledged and justified.*
 - d) Show and label the fire line into the building.
 - *Response: The fire line is shown and labeled.*
12. Aurora Water (Steve Dekoskie / 303-739-7490 / skekoskie@auroragov.org / Comments in red) **PIP**
- a) No encroachments are permitted over the utility easement for the 12" ductile iron pipe. Show easement and water line.
 - *Response: Easement and water line shown.*
 - b) Weld on the tap connection to the existing 36" DIP water main.
 - *Response: Weld on the tap connection is provided.*
 - c) Residual pressure calculations are required on civil plans to show a minimum of 20 psi residential pressure during a fire low scenario for the hydrant laterals > 125'.
 - *Response: Residual pressure calculations are provided on civil plans.*
 - d) Avoid having the curb and sidewalk over the water line.
 - *Response: The curb and sidewalk conflict with the water line is avoided.*
 - e) A drainage easement is required for the underground detention facility. The drainage easement must extend to an access easement or ROW for access.
 - *Response: A drainage easement is provided for the underground detention facility.*
 - f) Sanitary sewer manholes should not be under curb and gutters.
 - *Response: Sanitary sewer manholes are not under curb and gutters.*
 - g) Commercial kitchens require grease interceptors.
 - *Response: Grease interceptors are provided for commercial kitchens.*
 - h) No retaining walls are permitted over the water main.
 - *Response: Retaining walls are not over the water main.*
 - i) Water meters must be outside of the 16' water easement and the water meters need to be in a 10' utility easement adjacent to the water line easement.
 - *Response: Water meters are outside the 16' water easement and are in the 10' utility easement.*
 - j) The proposed water meter should be in a landscape island closest to the main.
 - *Response: The proposed water meter is in landscape island closest to the main.*
 - k) Maintenance vehicle access is required along the water line easement.
 - *Response: Maintenance vehicle access is provided along the water line easement.*
13. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)
- a) Please identify how tree mitigation will be achieved. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be

- made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- *Response: A fee in lieu will be paid by the client.*
14. Land Development Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
- a) Comments from Land Development Review Services were not received before the required deadline and will be sent directly to the applicant and consultant.
 - *Response: Comment acknowledged, thank you.*

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or at danielle.prescott@kimley-horn.com should you have any questions.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.