

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



September 12, 2023

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

Re: Fourth Submission Review: Town Center at Aurora Phase 2 – Site Plan Amendment and Plat
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 by September 26, 2023 to remain on schedule.

Note that all our comments are numbered. When you resubmit, include a comment response 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 *tentatively* set for October 25, 2023. 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,

A handwritten signature in blue ink that reads "Stephen Rodriguez".

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\1105-17rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning – Parking, Adjustments, Pedestrian Connectivity, Building Materials and redlines
- Public Art – See comments regarding construction cost estimate
- Landscape – Update the landscape table to reflect the correct buffer width
- Engineering – Update the PIP
- Traffic Engineering – Update Traffic Impact Study and remove the roundabout and change to an all-way stop
- Life Safety – Provide justification for numerous items that are proposed
- Aurora Water – Address all comments on the PIP
- Forestry – Tree Mitigation
- Land Development Services – Comments pending

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional community comments were received.

2. Completeness and Clarity of the Application

- 2A. Please see the additional corrections to “Arterial” street for sheets 17,19, 21, and 22.
- 2B. 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.
- 2C. The Site Plan set pagination needs to be corrected. The sheets do not correspond to the Index on the cover sheet.
- 2D. Delete the *Parking adjustment* on the cover sheet and any references to the adjustment in the Letter of Introduction.
- 2E. Sheet 35 (Photometric Plan) needs correcting. See comment redline.

3. Zoning and Land Use Comments

- 3A. Identify the loading zone on the Site Plan. Clearly delineate this location so staff can assess potential conflicts or similar.
- 3B. **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?

Parking

3C. 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.

Adjustments

- 3D. 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.
- 3E. Add “WITH ADJUSTMENTS” to the title of the Site Plan.

4. Streets and Pedestrian Issues

4A. 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.

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

- 5A. 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.

6. Architectural and Urban Design Issues*Hotel*

- 6A. Provide a North and South elevation meeting all architectural and material requirements.
6B. EIFS is not permitted. Staff will not support this adjustment request.

Multi-family

- 6C. Provide a Legend that corresponds to the building materials and colors proposed for the multi-family building..
6D. **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.
6E. 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.
6F. Provide a material/sample board for the restaurant addition. *This is required to be submitted prior to the Planning Commission hearing.
6G. 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.

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

- 7A. Update the landscape table to reflect the correct buffer depth being provided along Sable Boulevard.

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

- 8A. No additional comments were provided with this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**9. Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)*PIP*

- 9A. The underground water quality system is required for the retail as well per the drainage report.
9B. The exhibit indicates that offsite utility improvements are also required for the hotel and retail/restaurant.
9C. 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.

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

- 10A. 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.
10B. Dual ramps are needed to relocated the crosswalk back from the roadway cornering radius.



- 10C. The proposed double yellow is shown as existing and is not called out. It also needs to taper and tie into the median.
- 10D. Provide a pedestrian crossing sign for exiting traffic.
- 10E. Address inconsistencies in Site Plan vs. TIS per redline comments.

Traffic Impact Study

- 10F. 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.

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

Site Plan

- 11A. Justify the COA Cyclone fire apparatus can maneuver all portions of the traffic circle.
- 11B. 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.
- 11C. 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.
- 11D. Show and label the fire line into the building.

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

PIP

- 12A. No encroachments are permitted over the utility easement for the 12" ductile iron pipe. Show easement and water line.
- 12B. Weld on the tap connection to the existing 36" DIP water main.
- 12C. 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'.
- 12D. Avoid having the curb and sidewalk over the water line.
- 12E. A drainage easement is required for the underground detention facility. The drainage easement must extend to an access easement or ROW for access.
- 12F. Sanitary sewer manholes should not be under curb and gutters.
- 12G. Commercial kitchens require grease interceptors.
- 12H. No retaining walls are permitted over the water main.
- 12I. 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.
- 12J. The proposed water meter should be in a landscape island closest to the main.
- 12K. Maintenance vehicle access is required along the water line easement.

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

- 13A. 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.

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

- 14A. Comments from Land Development Review Services were not received before the required deadline and will be sent directly to the applicant and consultant.