



Planning Division  
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October 13, 2021

Chris Ciminielle  
Kimco East Bank 689 Inc  
3500 N Broadway Ste 201  
Jericho, NY 11753

**Re: Third Submission Review:** East Bank Shopping Center Residential Phased Site Plan W/Adjustment and Plat  
**Application Number:** DA-1207-11  
**Case Numbers:** 1992-6001-24; 2021-3018-00

Dear Mr. Ciminielle:

Thank you for your third submission, which we started to process on Tuesday, September 28, 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 regarding the Traffic Impact Report and Drainage, you will need to make another submission. Please revise your previous work and send us a new submission on or before **5pm** Wednesday, November 3, 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 estimated Planning and Zoning Commission public hearing date is *tentatively* set for Tuesday, November 23, 2021. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Daniel Jennings - Norris Design 1101 Bannock St Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1207-11rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There has been an overwhelming amount of concerned citizen response for this development. Citizens will have time to speak at the Planning and Zoning Commissioner Hearing. Continuing to do neighborhood outreach and consideration is highly recommended (Planning).
- There are questions regarding turn access and fire lanes (Real Property)
- Please continue to work with Public Works on the drainage study. The study must be approved to prior to final approval of the project. (Public Works).
- Many important Traffic Impact Report comments remain. Please go through and bring methodology and trip generation calculations to city standards (Traffic).
- Xcel comments are attached. There are conflicts that will need to be worked through and submitted with Xcel.

### PLANNING DEPARTMENT COMMENTS

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

1A. There have been 272 citizen and community responses to this development application as well as a 530-person petition against the East Bank Development. All the comments are attached at the end of this letter. There have been two neighborhood meetings held and as the application goes through the next round of review it is recommend that community outreach continues. Please included an overview of extended community outreach into the next introduction letter submission. The Planning and Zoning Commission Hearing is a public forum and citizens will have time to speak during the hearing. In the introduction letter you mention there have been five meetings with citizens. Two of these five were with the city in a neighborhood meeting. Please be ready to provide documentation of other meetings if necessary, at the Hearing.

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

- 2A. There are AutoCAD SHX Text files in the site plan pdf. The pdf needs to be completely flattened.
- 2B. Thank you for submitting an updated letter of introduction. If changes are made to the project prior to the next submission, please update the letter of introduction to highlight any substantive changes to the plan.

#### *Cover Sheet*

*Sheet 1 of 28*

- 2C. Match both the cover sheet and site plan with notes titles.
- 2D. You are required to have 8 ADA parking spaces. Please update data table and site plans. In your response to comment you said you had the 8 ADA spaces but I did not see a change in the data table

<b>Table 4.6-2 Accessible Parking Spaces Required</b>	
<b>Total Parking Spaces Required</b>	<b>Minimum Number of Accessible Parking Spaces</b>
1 through 25	1
26 through 50	2
51 through 75	3
76 through 100	4
101 through 150	5
151 through 200	6
201 through 300	7
301 through 400	8
401 through 500	9
501 through 1,000	2 percent of total
More than 1,000	20 plus 1 for each 100 spaces more than 1,000

### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)



3A. No further comments.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

4A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select ability of these items.

4B. *Repeat Comment:* The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

4C. Signature set documents were requested 9/3/21 and no subsequent submittal has been made.

*Grading Plan*

7 of 29

4D. *Repeat Comment:* Label slopes in landscape areas. 3:1 max slope, 2% min slope. This is different than the slope requirement adjacent to the building.

4E. Min. slope away from the building at 5% for 10' for landscape area, min is 2% for impervious surface.

4F. Label the access easement

*Landscape Plan*

12 of 29

4G. Verify with Aurora Water that trees can be planted this close to an underground facility.

*Site Photometrics*

26 of 29

4H. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted in the street lighting plan in the civil plan submittal

*Plat*

7 of 7

4I. This is not a private utility easement. The underground detention is required to have a drainage easement dedicated, with an access easement from the drainage easement out to public right of way.

**5. Traffic Engineering** (Carlie Campuzano/ 303-739-7309 / [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org) / Comments in amber)

*Site Plan*

5A. No further comments on site plans.

*Traffic Impact Report*

5B. The Traffic Impact Report has not been approved.

5C. *Repeat Comment:* Need to revisit background traffic growth assumptions and application. Existing site traffic should not be grown to include higher level of occupancy than what was there. The comparison table that shows background compared to site generated should not show a decrease in overall trips. Per City's TIS guidelines, Study needs to include comparison of site generated traffic to existing + site generated traffic.

5D. Include language about a potential traffic signal. If a Traffic Signal is identified and agree to by the City, then Traffic Signal Escrow for 25% of this signal will be required with this development's building permit. 2021 Traffic Signal Escrow is \$450,000. If applied in 2022, then current year Traffic Signal Escrow amount will be required.

5E. Include information that this signal will be reconstructed as part of the City project and the City will review the lane configuration to see if modifications are needed. Include this info in conclusions section also.

5F. Include the following information: Even though the intersection does not meet volume warrants or spacing criteria for signalization, the City of Aurora is still evaluating this intersection for potential signalization. That effort is being done separate from this development project. If the City determines that a signal can be installed, the East Bank development will contribute 25% funding to the new signal. Include this in conclusions as well.

5G. Per previous comment, existing site traffic should not be grown to include higher level of occupancy than what was there. If you want to include this section, it should be after the other section and should state that the analysis was requested by CDOT.



- 5H. An additional table needs to be provided that shows 2024 background (without existing uses at full occupancy) compared to 2024 "build". This table can be provided as well, but the analysis per City standards needs to compare the actual existing use to the proposed future use and will likely show an increase in trips.
- 5I. F. Multimodal /TDM Considerations need space and to put on next page.

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

- 6A. *Repeat Comment:* Minor comments- need clarification on proposed easements.

*Utility Plan*

6 of 29

- 6B. Is this water line supposed to still be in an easement?
- 6C. If this is a public water main- need to show easement around it- seems like line type of easement comes on and off.
- 6D. If this is a private storm why is it in a utility easement? Should the water main near the private storm be in an easement?

**7. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

*Parking and Signage*

5 of 28

- 7A. Change this sign to "1B".
- 7B. Separate the Knox Box from the FDC with approved Knox hardware. Show the Knox Box location, legend & symbol with an X within a box.
- 7C. Provide symbol, legend, detail & locations for wheel stops in these three locations.

*Parking Garage*

24 of 29

- 7D. Provide symbol, legend, detail & locations for wall accessible signage in these three locations.

*Parking Garage*

25 of 29

- 7E. Provide symbol, legend, detail & locations for wall accessible signage in these three locations.

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

- 8A. There are some easement issues. See the comments on the document(s). Contact Andy Niquette [releaseasements@auroragov.org](mailto:releaseasements@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. Send in the updated Title Commitment to confirm the review information.
- 8B. *Repeat Comment:* There is a proposed Fire Lane and Utility easement that is about 300' long. Check with Fire/Life Safety Department to see if there needs to be a truck turn around added.

*Site Plan*

4 of 29

- 8C. Delete old lot line.
- 8D. Please add "By separate document" to areas indicated on site plan.
- 8E. Any easement that needs to be released/vacated by separate document, contact Andy Niquette at ([releaseasement@auroragov.org](mailto:releaseasement@auroragov.org)) to start the processes.
- 8F. Match the plat name for the easement.

*Parking and Signage Plan*

5 of 29

- 8G. Delete this old lot line – several instances.
- 8H. Confirm the configuration for the easement - does it need a turn around? ask Fire/Life Safety Dept.

*Plat*

3 of 7

- 8I. Add and label existing easements.



- Plat*  
6 of 7
- 8J. Confirm the configuration for the easement - does it need a turn around? ask Fire/Life Safety Dept.
  - 8K. This is a long distance to back up an emergency vehicle.
- Plat*  
7 of 7
- 8L. A private easement cannot be dedicated on this plat. Only the existing easements may be shown and noted with the recording information. delete the easement.

**9. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

9A. Phil Turner [pturner@auroragov.org](mailto:pturner@auroragov.org)  
Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**10. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

10A. No further comment.

**11. Arapahoe County Planning (720-8746500 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

11A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

**Xcel (Donna George / 3035713306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

11B. See below for comment:



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

August 30, 2021

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

Attn: Ariana Muca

**Re: East Bank Shopping Center Residential, Case # DA-1207-11**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are conflicts** with the above captioned project. It is unclear where the proposed transformer(s) will be located to serve this project on this property with ground to sky clearance. Please note that the utility box labeled as "transformer" at the intersection of South Atchison Way and East Oxford Place is a switching cabinet and not a transformer.

Where will the natural gas and electric distribution facilities be located? Typically they are located abutting the perimeter of lots within 10-foot wide utility easements. However, given the proposed retaining walls, landscaping, etc. as shown on the plans, this does not seem possible within this redevelopment area.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal 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 (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits (ROWP) Agent in this event. The ROWP Agent must also be contacted to vacate any PSCo easements by separate document (quitclaim deed).

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

Please note PSCo appreciates this second review as somehow the first review was missed and we apologize.

***Comment response required.***

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

**12.STATE OF COLORADO CDOT (Steve Loeffler / steven.loeffler@state.co.us)**

**12A.** See below for comment.



# STATE OF COLORADO

## Traffic & Safety

Region 1  
2829 W. Howard Place  
Denver, Colorado 80204



COLORADO  
Department of Transportation

Project Name: **East Bank Shopping Center Residential**

Print Date:

Highway:

Mile Marker:

### Traffic Comments:

Scherner 4-28-21

To echo Permits Comments; The TIS submitted with this proposal and recommendations contained therein are not acceptable. The Access Management Plan for SH 83 (outcome of the corridor study 2009) identifies both existing access points into the East Bank Center as: "Access to be closed with implementation of Recommended Corridor Improvements"

The City of Aurora currently has no plan to grade separate the Parker and Quincy intersection. There are however, plans to geometrically improve this intersection and is currently in preliminary design. CDOT recommends coordination with the City on a timeline and scope of the improvements.

Scherner 8-24-21

The City and Developer are currently in dialog with the neighborhood regarding the currently proposed development. A traffic signal will not be allowed on Parker Rd at Atchison Wy, nor any location on Parker Rd. Traffic generated from the development may result in queue spillback on EB Quincy at the shopping Center EB to NB left turn lane. The City has clearly stated that the current intersection design at Parker Rd and Quincy Ave will not change from its current design and it will be up to the developer to mitigate any queue spillback.

Scherner 9-30-21

After review of the revised TIS, I'll assume that the neighborhood traffic can now access the traffic signal at the East Bank Shopping Centre?

Also, it is not clear how the trips were reduced based on the razed buildings being replaced by the proposed apartment development. What was the assumed trip generation of the existing land use that was razed and the subsequent trip reduction? This needs to be clearly quantified.

### Resident Engineer Comments:

10/5/21, PDF - There are no planned improvements within CDOT ROW, so we have no comment.

8/24/21, PDF - No Comments

5/5/21, PDF - There seems to be no planned improvements within CDOT ROW, so we have no comments at this time.

### Permits Comments:

We are reviewing this proposal for the 3<sup>rd</sup> time.

The "response to comments" provided is dated 9/23 and reflect our original 1<sup>st</sup> review comments sent in on April



21. We commented again on August 31. This response to comments is outdated and fails to address our most recent remarks. Revisions of the TIS also indicate an oversight of our most recent instructions. To reiterate those comments from August:

1. As per Access Code, the change of land use = requirement for new access permits for all accesses directly onto SH 83.
2. Table 11 in the TIS has a column that list the "responsible party" and the table of recommendations and action items in itself is incomplete. In particular: who will be submitting the access permits for the public roadway connection (Atchison) to SH 83, and who will submit the access permits for the existing private drives at shopping center? Some permits may be "no build" but are necessary to establish new baseline counts of DHV traffic at each respective access on SH 83. Total (AM/PM) traffic counts should match those illustrated in figure 16 of the TIS. The permits for the Quincy & Atchison's intersection on SH 83 (a public right of way) should come from the City.
3. Table 11 (recommendations) has repeated sentences about TDM strategies to be implemented. A TDM strategy generally is a traffic-reducer or diet to lower the reliance on vehicles. The five bullet "considerations" listed on page 31 of the TIS only are "*....options being explored....*" and are rather shallow to "*.....encourage and promote non-vehicle travel options.*" It is recommended that the TIS offer a better explanation of pass-by trips or methods of internal capture to lower the actual vehicular traffic to be generated. Unclear what is implied that the Developer is committed to explore options and be encouraging.

The revised TIS recommendations also includes the following paragraph and statements which CDOT is not in full agreement with and warrants a response:

*In addition to the geometric, operational, and TDM mitigation measures committed to by the developer, other potential mitigation strategies, which would be outside the responsibilities of the proposed East Bank Apartments development to be considered could include:*

- *S. Parker Rd. (SH 83)/S. Atchison Way Intersection – Eliminating the southbound left turn and restricting the intersection to RIRO operation and/or adding a northbound right turn deceleration lane and westbound right turn acceleration lane.*
- *S. Parker Rd. (SH 83)/NW Site Access Driveway - Eliminating the westbound and southbound left turn movements and restricting the intersection to RIRO operation.*
- *S. Parker Rd. (SH 83)/NW & SW Site Access Driveways - Constructing a continuous northbound auxiliary lane on S. Parker Rd. (SH 83) along the frontage of the East Bank Centre development to improve the operational characteristics of the inbound and outbound right turn movements.*

CDOT would disagree that it is fully outside of the developer's responsibility to help pay for mitigation improvements on SH 83 warranted by this development. We would support the City to hold the developer responsible of a pro-rata share in the public improvement costs. Any additional RoW that is necessary along the SH 83 frontage possibly needed to accommodate a new lane of traffic, utilities, sidewalks, bus stops and other public improvements should be provided (dedicated) by the developer and property owners.

- *E. Quincy Ave./South Site Access Driveway – Modification of the southbound intersection approach to have one left turn lane, one shared left turn/through lane and one right turn lane*

Not a direct issue to CDOT – not on our system.

RS 10-05-21

The Revised TIS (8-11-21) appears to set forth "No build" recommendations for the accesses along SH 83. The TIS



omits to acknowledge access Code §2.6 (5) which states that a change in use (i.e. rezoning) that will introduce residential and a different pulse of DHV traffic pattern qualifies and warrants a new permit. Below is the section of code referenced:

(5) A change in use which results in a change in the type or nature of access operation is presumptively established when, following the change in use, any of the events enumerated occur or reasonably are expected to occur by proper application of the ITE Trip Generation manual or by actual counts and reasonable predictions.

Table 11 in the TIS has a column that list the "responsible party" needs to be changed from "N/A" to the appropriate responsible party. Similarly, the column of "recommendation" should add new permits for establishing new baseline counts of DHV traffic at each respective access on SH 83. In essence: it is incumbent upon both the Developer and City to submit new access permits for each location on SH 83 to establish a new DHV traffic count. Total (AM/PM) traffic counts should match those illustrated in figure 16 of the TIS. The permits for the Quincy & Atchison's intersection on SH 83 (a public right of way) should come from the City.

This TIS indicates that ".....the developer is collaborating with the City, other stakeholders and adjacent property owners to develop a comprehensive multimodal and TDM strategy that will be incorporated into the final development plans including both onsite and offsite amenities and enhancements."

It is not clear at this time what TDM strategies will be engaged to both increase the capture of pass-by through traffic and other elements to reduce peak hour traffic generated from within the development. We would anticipate that the 2040 DMV peak-hour traffic projections may be somewhat modified if those yet to be defined TDM elements are committed to and implemented.

- RS 08-27-21

~~The TIS submitted with this proposal and recommendations contained therein are not acceptable. The Access Management Plan for SH 83 (outcome of the corridor study 2009) identifies both existing access points into the East Bank Center as: "Access to be closed with implementation of Recommended Corridor Improvements". The proposal to keep both and signal the northern access is incongruent. It would be recommended to reverse the predominance of residential access to Atchison Way which is already functioning as a residential collector.~~

~~We believe that the City is now investigating a grade separated solution at Quincy. More than 320 new residential units will generate additional local peak hour traffic at the shopping center access points, currently experiencing (and projected to remain as) poor LOS (level F) in peak hours. That premise is not prudent considering short term needs of accommodating through traffic movement that is anticipated to increase with continued growth along the corridor. To propose signaling one of the access points is completely opposite of the plan for managing the corridor's traffic. It would be strongly recommended that a TDM strategy be devised and implemented for the conversion of this Commercial Hub into a "Placetype" Neighborhood center.~~

~~The introduction of additional residential in this area, and proximity to the State Park, will bring greater bicycle and foot traffic towards the Quincy intersection—signalized crossing. The City should identify what multi-modal improvements may be warranted in CDOT RoW, that could necessitate a permit at those locations.~~

~~RS 04-27-21~~

Other Comments:

This proposed project is near the 23283 Parker/Quincy/Smokey Hill Local Agency project. We have not had the 23283 FIR meeting yet, so I have not been able to view any plans for 23283 to see if this proposed project conflicts with anything being done. I see that David Herzog is on your list of reviewers since SH83 is within the vicinity, great. I have been working with Steve Gardner with the City of Aurora for 23283. I would hope that he has been



included on COA's review process, but you can reach out to your referral to find out.

I did look at the plans and noticed that the parking garage does appear to be outside of the 23283 project limits, but without seeing the FIR plans, I cannot be sure. I have only been able to view aerial conceptual information to date.  
---Tracy Vance, April 28, 2021

8-25-2021, Due to the proximity of this development to Highway 83, we will want to review the drainage report to insure there will be no negative impact.  
--Steve Loeffler - 8-25-2021

### **13. Citizens Comments and Concerns Attachments**

- 13A. Citizen comments and concerns are attached. Below is supplemental material attached by citizens on the development website. Please review.
- 13B. Exhibit Q: citizen Maureen Scott 4043 S Abilene Circle Unit A Aurora, CO 80014 comments on concern regarding traffic. It is listed as Exhibit Q.
- 13C. Exhibit R: citizen Beth Zwinak Pier Point Village 3 resident for 28 years, 4036 S Atchinson Way. Comments on concern regarding traffic, planning, UDO and safety. It is listed as Exhibit R.
- 13D. Exhibit S: citizen Ann MacDonald Pier Point Village 4, 4072 South Atchison Way,. Comments on concern regarding traffic, marketing, site development, impact and ideas. It is listed as Exhibit S.
- 13E. Exhibit T: citizen Cindy Case Pier Point Village 3, 4042 S ATCHISON WAY,. Comments on concern on a variety issues. It is listed as Exhibit T.
- 13F. Exhibit U: Cynthia Koenck of 13963 E. Oxford Place posted “Concerned Pier Point Residents Presentation”. Please review Exhibit U.
- 13G. Exhibit V: a 100-person petition. If added to the 430 person petition from the second review letter would be a total of 530 persons opposing the development. Exhibit V will show case the added 100 person petition.
- 13H. Exhibit W: Kenna Norton, Pier Point Village 4. Please see attached for comments and accompanying photos. These photos are statement are highlighting traffic concerns. Please see Exhibit W.
- 13I. Exhibit X: William VANSICKLE 3984 S ATCHISON WAY AURORA CO 80014. Recommended Easement from Atchison Way to East Bank Shopping Center. line up with the exit/entrance at McDonalds to Parker Road. This would allow traffic from Pier Point to go directly to Parker Road where at this point you can turn north or south. At times this may be a better way to access Parker Road going north since traffic from Quincy has not been able to achieve the speeds it has by the time it reaches Atchison Way. Please see Exhibit X.
- 13J. Please see below for all 82 comments on the Development Application Website. (This does not include the 100 person petition or any exhibit comments from above)

Name: Gina Graves

Organization: 13901 E Oxford Pl

Address: Aurora CO 80014

Phone: 3039158072

Email: zeph317@comcast.net

Comment: I'm greatly concerned with the height of the building. I recently drove north on Piccadilly to Quincy and as I topped the hill was shocked at the monstrous building on the other side of the hill. A 4-story multi-family building. To



say that it looked out of place would be an understatement. I can't imagine how disappointed the community is with that structure. Please don't burden us with another monstrous eyesore. We deserve something that enhances and compliments our community.

-----  
Name: Cheryl pomeroy  
Organization: 13950 E Oxford Pl, Aurora, CO 80014  
Address: B102 aurora co 80014  
Phone: 5099428198  
Email: cpoms2004@gmail.com  
User FileID: 4232334

Comment: Please help our community stand against this and their attempts to build without any traffic improvements. They will ruin the homes and our lives that many of us have had here for years. We will be nearly land locked on S. Atchison Way.

Our area of Quincy and Parker Road is already beyond busy at nearly all hours day and night. It has actually become extremely dangerous since all the covid bans have been lifted. It is no longer normal traffic. Traffic appears to be nearly 5-6 times more than it was before covid arrived.

We were already in need of many traffic revisions, traffic retiming and more lights. We have extreme difficulty getting out onto Quincy from S. Atchison Way now. Even right turns are difficult now with the traffic flow and a left turn is normally impossible. The intersection at Quincy and Parker Road is also extremely dangerous for left hand turns. The traffic is a constant flow of cars in every direction. This increase of traffic for our tight little area will make this a hotbed of accidents and I fear numerous pedestrian fatalities. 2 large existing "DO NOT BLOCK INTERSECTION" signs at S. Atchison Way and Quincy have NO effect on traffic control.

I will not even try to get into S. Atchison Way from Parker Rd or visa versa. It is so fast and dangerous and heavy traffic all day long.

If the parking facility is not a totally enclosed and locked structure it will bring an influx of homeless and gangs to live in the parking garage. We already have extremely high rates of crime in this area, higher than most. Our safety will suffer drastically.

Many people have moved to this area to retire. This is not what any such community wants to move into the neighborhood.

Our government is supposed to protect us, not inflict this type of thing on us.  
Please help our community stand against this and their attempts to build without any traffic improvements. They will ruin the homes and our lives that many of us have had here for years. We will be nearly land locked on S. Atchison Way.

Our area of Quincy and Parker Road is already beyond busy at nearly all hours day and night. It has actually become extremely dangerous since all the covid bans have been lifted. It is no longer normal traffic. Traffic appears to be nearly 5-6 times more than it was before covid arrived.

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Our government is supposed to protect us, not inflict this type of thing on us.

-----  
Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 13035885070  
Email: carolvansickle@comcast.net

Comment: We request that Kimco allow for space for a small business office, community services organization, and/or a restaurant, starting with Pet Palace and continuing south on the first floor of their apartment complex. With over 1,000 residents in Pier Point and 500-600 tenants in their apartment complex, there should be a demand for these services. We are requesting this as their neighbors who has supported them through doing business with their tenants for over 30 years.

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Name: jJanis Skinner  
Organization: 3990 S Atchison Way  
Address: Aurora Colorado 80014  
Phone: 13038095730  
Email: janis.skinner@comcast.net

Comment: please do not allow a variance on the length of the apartment complex. it is already too big

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Name: jJanis Skinner  
Organization: 3990 S Atchison Way  
Address: Aurora Colorado 80014  
Phone: 13038095730  
Email: janis.skinner@comcast.net

Comment: in the 3rd proposal i did not see anything relating to the schools and the impact this complex will have on the schools

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Name: jJanis Skinner  
Organization: 3990 S Atchison Way  
Address: Aurora Colorado 80014  
Phone: 13038095730  
Email: janis.skinner@comcast.net

Comment: I would request that Kemco all for space starting with Pet Palace and to the south ( on the first floor) for services to benefit the community:small businesses, restaurants, etc. With the number or residents there would be a demand for these types of services.



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Name: jJanis Skinner  
Organization: 3990 S Atchison Way  
Address: Aurora Colorado 80014  
Phone: 13038095730  
Email: janis.skinner@comcast.net

Comment: I know that some form of this project will go thru. I know that Kemco is asking for a variance on the length of the apartment complex and i would like to see this denied for the benefit of the existing neighborhood

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Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3035885070  
Email: carolvansickle@comcast.net

Comment: Have Kimco acquire the tennis courts north of their project currently owned by the swim club and turn them into open space, green belt or a dog park.

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Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3035885070  
Email: carolvansickle@comcast.net

Comment: Require Kimco to upgrade existing retail and restaurants to match the facade of the apartment complex.

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Name: Gina Graves  
Organization: 13901 E Oxford Pl  
Address: Aurora CO 80014  
Phone: 3039158072  
Email: Zeph317@comcast.net

Comment: Please deny this proposal for the development of multi-family with 311 units. There is no math that supports their idea that adding 311 units will decrease traffic.

Presently with empty buildings the current traffic patterns are dangerous and exceed the infrastructure available. Smoky Hill and Quincy funnel an incredible amount of traffic to Parker Road. The Pier Point subdivision and the Cherry Creek Racquet club subdivision are left with no sight lines to make safe entry into traffic. The exit from Aitchison to Parker has terrible sight lines.

The traffic light at Parker and Quincy, under current configuration, have practically non-stop NB traffic making it extremely difficult to enter Parker Rd safely during all daytime and evening hours.

311 units will equate to at least double the number of vehicles. Let's face it, in our current economy, with outrageous rental costs there will be more than one family living in each unit further increasing the amount of vehicles. Where will the excess autos park? Atchison? Drive through the neighborhood in the evening and see how few parking spots are available.

There is just no way to make this bad idea fit into our neighborhood. A good design should enhance the neighborhood to improve our current environment a d present culture.



Thank you for your consideration.

Gina B. Graves, PE

Name: Edna Diament

Organization: 3992 S. Atchison Way

Address: AURORA CO 80014

Phone: 17202984933

Email: ediament@hotmail.com

Comment: What Do residents surrounding the East Bank shopping Center:

1. A smaller apartment complex which does not dominate the shopping center. Would a High rise apartment complex would use less surface space allowing more services and retail for the neighborhood.
2. Save Pet Palace! This would be part of the existing retail to remain.
3. Retail is NOT DEAD! I have to leave Aurora to shop in Denver & Centennial because the VERY limited resources in my area. It is closer for me to spend my retails dollars in the other cities.
4. Fast Food & convenience store DO NOT mitigate living in a food desert.
5. Access to the North East East Bank Shopping center is crucial for the remaining retail to survive (with the current proposed project).
6. We want the City of Aurora to take into consideration "their" principals and goals of the Comprehensive plan.

Name: Edna Diament

Organization: 3992 S. Atchison Way

Address: AURORA CO 80014

Phone: 17202984933

Email: ediament@hotmail.com

Comment: Asking for a zoning variance that is almost 3 times the allowed length of a building appears to be unreasonable. Zoning ordinances are established based on many variables. I believe it is unreasonable for the planning board or zoning to approve the proposed variance.

Name: Maureen Scott

Organization: 4043 S Abilene Cir

Address: Apt A Aurora CO 80014

Phone: 3036182639

Email: maureenlscott@comcast.net

User FileID: 4231157

Comment: I am a resident of Pier Point 8, the neighborhood directly adjacent to the proposed redevelopment of the East Bank Shopping Center by Kimco. I am reaching out to you with my concerns about this new Apartment complex proposed near my home.

It is dangerous to access Parker Road from our neighborhood. Most of the residents of Pier Point drive through the shopping center to be able to access the traffic light at Quincy. It is the only way to safely access eastbound Quincy, and either direction on Parker Road. I work as an RN at Parker Hospital and must travel southbound on Parker Rd daily. The amount of traffic I deal with exiting my neighborhood at 6:15 am each day is extraordinary. This traffic volume increases throughout the morning. The proposed apartment complex will ADD SIGNIFICANTLY TO THIS TRAFFIC VOLUME, AND REDUCE OUR ABILITY TO ACCESS THE TRAFFIC SIGNAL. There is not an acceptable plan in this proposal to address the increased volume of cars needing to access Quincy and Parker. As the volume increases with the 300+ apartments ( easily adding 500 vehicles), there will be more traffic on S. Atchison Way, as well as at Quincy/Parker. Already there are many westbound Quincy vehicles which dodge the intersection at Parker, by turning



off Quincy onto Atchison, and speeding through our neighborhood to get to Parker Road northbound. The traffic that is westbound on Quincy lines up well past Atchison, and ALWAYS blocks the intersection of Atchison/ Quincy. Please note the City of Aurora has been aware of the dangerous increase in traffic at Smoky Hill/Quincy/Parker for several years. The City of Aurora Parker Quincy Road Study was conducted in 2015-2016, and included many public meetings, projections for increased traffic, and recommendations to improve the safety of this intersection. NONE OF THE RECOMMENDATIONS WERE COMPLETED. The intersection was ranked as the #1 worst intersection in Aurora for collisions in the Aurora 2019 Annual Police report, page 10, section 3.3. Way back in 2008 it was the #2 worst intersection for fatalities in Aurora, ( 2008 annual public safety report). THE CITY OF AURORA MUST NOT APPROVE THIS REDEVELOPMENT UNTIL THE INCREASED VOLUMES, COLLISIONS, AND FATALITIES AT QUINCY AND PARKER ROAD ARE ADDRESSED.

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Name: anonymous

Comment: We request that Kimco allow for space for a small business office, community organization, and/or a restaurant, starting with Pet Palace and continuing south on the first floor of their apartment complex. With over 1,000 residents in Pier Point and 500-600 tenants in their apartment complex, there should be a demand for these services. We are requesting this as their neighbors who has supported them through doing business with their tenants for over 30 years.

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Name: Karen Reich

Organization: 3942 S Atchison Way, Aurora, CO

Address: Unit D Aurora Colorado 80014

Phone: 3036998724

Email: 1karenreich@gmail.com

Comment: I repeat, yes, they have a right to build, but they do not have a right to build whatever they want while ignoring the spirit of the zoning, the city's guidelines, and the desires of their neighbors.

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Name: Karen Reich

Organization: 3942 S Atchison Way, Aurora, CO

Address: Unit D Aurora Colorado 80014

Phone: 3036998724

Email: 1karenreich@gmail.com

Comment: Someone commented that Kimco "has a right to build this complex." Yes, they have a right to build, but not necessarily this complex. They have given no consideration to the neighborhood and its residents, yet ask for consideration from the city to construct something outside of the city's own guidelines. Please ask them to come up with a new, more compliant design.

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Name: BILL VANSICKLE

Organization: 3984 S ATCHISON WAY

Address: PIER POINT RESIDENT AURORA CO 80014

Phone: 303475044

Email: billvansickle@comcast.net

Comment: We request that Kimco allow for space for a small business office, community organizations, and/or a restaurant, starting with Pet Palace and continuing south on the first floor of their apartment complex. With over 1,000 residents in Pier Point and 500-600 tenants in their apartment complex there should be a demand for these services. We are requesting this as their neighbors who has supported them through doing business with their tenants for over 30 years.

---



Name: BILL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA CO 80014  
Phone: 303475044  
Email: billvansickle@comcast.net

Comment: This project should not be approved due to the increase in traffic using the stoplight at Quincy. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait sometimes up to two or more light cycles to make that turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane - right turn only, straight lane, and left turn only.

Name: Mark Sebastian  
Organization:  
Address: Unit E Aurora CO 80014  
Phone:  
Email: mss1234@gmail.com

Comment: The number of apartments constructed near a busy intersection in a very populous neighborhood should be far fewer. 100 at the max. Neighborhood businesses should be incorporated in the new structure. Pet Palace is the primary business that should be given a spot in the new building. And neighborhood traffic needs safe passage to the traffic light before, during and after any approved construction.

Name: Karen Reich  
Organization: 3942 S Atchison Way, Aurora, CO  
Address: Unit D Aurora Colorado 80014  
Phone: 3036998724  
Email: 1karenreich@gmail.com

Comment: OMG. I just read their cover letter. States the Aurora UDO limits the maximum building length to 200 feet, and they are asking for an adjustment for 610 feet! Why oh why would that be granted? If so, why bother to have the UDO? This proposed development is a monstrosity and in no way does it fit in with the neighborhood. They need to go back to the drawing board and come up with an entirely new proposal with retail on the ground floor, 3 stories maximum. PLEASE do not approve it. NO ONE wants it! I hope you will consider what's best for the community, not the developer.

Name: Grace Cooke  
Organization: 13901 E Oxford Pl  
Address: Aurora Colorado 80014  
Phone:  
Email: gdcooke@comcast.net

Comment: I am strongly opposed to the addition of 311 apartments at the East Bank shopping area. I am asking that you deny this proposal. There is no math that supports their idea that adding 311 units will decrease traffic.

Presently with empty buildings the current traffic patterns are dangerous and exceed the infrastructure available. Smoky Hill and Quincy funnel an incredible amount of traffic to Parker Road. The Pier Point subdivision and the Cherry Creek Racquet club subdivision are left with no sight lines to make safe entry into traffic. The exit from Aitchison to Parker has terrible sight lines.

The traffic light at Parker and Quincy, under current configuration, have practically non-stop NB traffic making it



extremely difficult to enter Parker Rd safely during all daytime and evening hours.

311 units will equate to at least double the number of vehicles. Let's face it, in our current economy, with outrageous rental costs there will be more than one family living in each unit further increasing the amount of vehicles. Where will the excess autos park? Atchison? Drive through the neighborhood in the evening and see how few parking spots are available.

There is just no way to make this bad idea fit into our neighborhood. A good design should enhance the neighborhood to improve our current environment.

Sincerely,

Grace Cooke, Pier Point 5 owner

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Name: Mary Sebastian  
Organization: 3932 S Atchison Way  
Address: Unit E Aurora CO 80014  
Phone: 5174026386  
Email: marykathrynsebastian@gmail.com

Comment: It is not too late to turn back and I think the owners and developers should rethink this whole proposed development. This site could be the flagship for this entire company. The site is inspiring, right across from Cherry Creek State Park, with views of the mountains. The proposed building is not inspiring. What would be? A plan that incorporates the existing business of Pet Palace within its walls. A veterinarian and pet supplies on site would be a huge plus. No more than 100 new units. Keep it small. Don't overpower the neighboring existing structures. 2 or 3 stories is adequate. Include features that encourage integration into the neighborhood. Include pathways and green spaces for everyone. Build a fitness center that has private hours for the residents and public hours that neighborhood residents could buy into. Maybe include a pool or racket courts in the fitness area. Include a community garden where people can rent plots. Build these features in from the beginning.

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Name: Tori Vel  
Organization:  
Address:  
Phone:  
Email: tori\_velasquez@live.com  
Comment: Too much traffic in heavy populated area. Noise concerns for nearby residents.

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Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com

Comment: The proposed removal of the North East entrances of East Bank Shopping center will create a burden on the residents of Pier Point Community. The proposal says it will have another entrance closer to E. Quincy. This will block residents from walking or bike riding to the remaining retail shops located on the North end of the shopping center. It will add an additional approximately 1/2 mile to reach the remaining retail on the North End of East Bank Shopping center. The 1/2 mile will include completely walking/riding around the apartment complex to reach retail/services. This will greatly impact those remaining retail/service shops and reduce their revenue and eliminate reasonable access. The proposed east access will require vehicles to stop once entering the shopping center with the apartment complex



having no stop sign and have the right away which will impact everyone trying to get to the traffic light at E. Quincy. This will create back up on S. Atchison entering the proposed access. The access will require vehicles to navigate around the shopping center to reach S. Parker Road & remaining retail. With the 3rd proposal there will be NO direct straight access from S. Atchison to Parker Road creating more traffic jams, accidents and anxiety. The best possible access or vehicles from S. Atchison way would be a direct straight road going to S. Parker and a pedestrian & bicycle access at the current North east entrance.

Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com

Comment: This proposal if approved will be a MISSED opportunity for the City of Aurora to increase sales tax, promote independent businesses and create a unique placetype to serve the 2 million people who visit the Cherry Creek State Park annually. Aurora features the Cherry Creek State park reservoir in advertising and lists it as one of the assets of the City of Aurora. East Bank Shopping center revitalize to provide services & retail for residents and non residents who visit the Cherry Creek Park could bring the City of Aurora increase in tax revenue. In order for a unique service and retail center across the street from the Cherry Creek State Park pedestrian entrance the City planners need to hire a planner/architect who can visualize the type of center that can use the location's attraction to keep visitors of the Cherry Creek Park in Aurora instead of seeking food & services in Denver.

Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com

Comment: Comprehensive plan aka City of Aurora says it supports local & independent businesses. However, Pet Palace a pet supply retail store has been in business in the same location for 28 years with no opportunity to stay or relocate within East Bank shopping center because their space will be demolished. How can the City say it supports small local independent businesses when East Bank Shopping Center redevelopment proposal eliminates long standing Pet Palace- pet supply store. **SAVE INDEPENDENT BUSINESSES IN AURORA ! SAVE PET PALACE!**

Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com

Comment: Comprehensive Plan recommends commercial hub/mixed use playtypes to be on a similar scale (height) and design. The proposed 311 multifamily apartment complex will be 4 stories high with the remaining retail 1 story with 40 year old façade next to a massive brick apartment complex.

Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com

Comment: The major community (Pier Point) adjacent to the north & east sides of East Bank shopping center has 454



units on 45 acres. The proposal of 311 apartments units will be on 7.2 acres. The math suggests that there is a higher density of units in the proposal compared to the surrounding Pier Point community. The estimated 68% increase in population for the surrounding community with NO additional services and increase usage of Carson Park and neighborhood green space. Proposed project need to be significantly smaller.

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Name: Edna Diament  
Organization: 3992 S. Atchison Way  
Address: AURORA CO 80014  
Phone: 17202984933  
Email: ediament@hotmail.com  
Comment: Mixed use:

How does mixed use work? This proposal demolishing 70 % of the East Bank shopping center retail space & replaced with 2-football size multifamily apartment complex. How is 70% apartments & 30 % retail equal mixed use. The City's comprehensive plan describes commercial hubs "mix use" to provide services, retail, pedestrian & bicycle access and housing. How can 70 % be housing in mixed use? This proposal is TOO big of a percentage of the commercial hub East Bank Shopping Center. With NO guarantee the remaining 30 % will remain retail especially since there is NO guarantee the remaining retail 40 year old facades will ever be upgraded.

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Name: Karen Reich  
Organization: 3942 S Atchison Way, Aurora, CO  
Address: Unit D Aurora Colorado 80014  
Phone: 3036998724  
Email: 1karenreich@gmail.com

Comment: Additional comment. KIMCO et al, could you perhaps consider a 2 phase redevelopment. First phase would demolish the for Colorado Fabrics portion and replace it with first floor retail and one or two floors of apartments above. Second, relocate existing businesses to the new retail, then demolish the southern portions and replace with retail on ground floor with apartments above. Thank you.

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Name: Karen Reich  
Organization: 3942 S Atchison Way, Aurora, CO  
Address: Unit D Aurora Colorado 80014  
Phone: 3036998724  
Email: 1karenreich@gmail.com

Comment: I cannot stress enough that a development of this size in this shopping center is simply not appropriate for this neighborhood. KIMCO et al, please reconsider the current plans. A better fit, for the shopping center and the neighborhood, would be ground floor retail with one or two floors of apartments above. Thank you.

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Name: Stephen Claeson  
Organization: 3998 S Atchison Way  
Address: Aurora CO 80014  
Phone: 3032294382  
Email: sclaeson@gmail.com

Comment: local businesses run out by politicians who favor big money out of state interests.

On September 24th one of my neighbors went to a planning and zoning public hearing for a project at Evans and Joliet. My neighbor told us that after hearing public comments, the commissioners approved the project by a vote of 4-3 and two of the commissioners stated they were putting the property owners rights above those of the community.



It's my belief that commissioners who put property owners rights above those of the community, are either right leaning or registered Republicans ...and probably both.

I know some of my neighbors who are opposed to the Kimco project at East Bank also at least sometimes vote Republican. However, support of Republicans has helped bring us commissioners that make decisions like this.

It appears inevitable that the commissioners are going to approve the project at East Bank (perhaps at a reduced scale), over the extremely important objections of our community (like the loss of zoned commercial space in our mixed use area and inevitable loss of local businesses). I just hope that those who sometimes vote Republican will remember all this at election time.

I think many Republicans actually vote Republican for financial reasons, but it's time to realize they're not putting money in the regular person's pocket, they're putting money in the pockets of big businesses like Kimco of New York State.

When someone votes Republican there's real-world consequences against people. Businesses come first, even when putting them first creates overcrowding in our neighborhoods, excessive traffic and air pollution and many other problems that harm humans.

It's important to think about what Republicans do in all areas of life before we vote for them.

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Name: Patricia Mathews  
 Organization: 14526 E Wagontrail Pl  
 Address: Aurora CO 80015  
 Phone:  
 Email: patandmat@comcast.net  
 Comment: I do not want a 300+ apartment building at the East Bank Shopping Center. There are great businesses there. It's already busy and we don't need the increase in traffic in this neighborhood.

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Name: Dena Zerr  
 Organization: 4028 S Kalispell St  
 Address: Aurora CO 80013  
 Phone: 7202772213  
 Email: k.k.construction@comcast.net  
 Comment: •Kimco's proposed project does not provide a walkway into the shopping center on the north end of the apartment complex. This is where our existing easement to shopping center is located. Kimco wants to eliminate that easement. Walkway into the shopping center on the N side of project should be required.  
 •This project should not be approved due to the increase in traffic using the stoplight at Quincy. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait up to 2 or more light cycles to make turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane -right turn only, straight lane, and left turn only.  
 •Require Kimco to upgrade existing retail and restaurants to match the facade of the apartment complex  
 •Existing retail businesses, in particular Pet Palace, should not be required to relocate. Pet Palace has been in it's present location for 28 years and has an established clientele. I frequent once a month. The cost of relocation will be substantial Smoky Hill HS is down the street. Can it handle more students? Can the student drivers handle more traffic? What about the bus routes?



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Name: BILL VANSICKLE  
 Organization: 3984 S ATCHISON WAY  
 Address: PIER POINT RESIDENT AURORA CO 80014  
 Phone: 303475044  
 Email: billvansickle@comcast.net

Comment: I did not see in Kimco's 3rd Submission anything that address schools, student bus pick-up site. Currently there is a school pick-up site on the south side of Atchison across from Village 3. This is close to 1/2 mile from the proposed Apartment Complex. Has Kimco estimated how many children of school age will be in their 311 Unit complex?

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Name: CAROL VANSICKLE  
 Organization: 3984 S ATCHISON WAY  
 Address: PIER POINT RESIDENT AURORA Colorado 80014  
 Phone: 3035885070  
 Email: carolvansickle@comcast.net

Comment: This project should not be approved due to the increase in traffic using the stoplight at Quincy. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait sometimes up to two or more light cycles to make that turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane - right turn only, straight lane, and left turn only.

-----

Name: CAROL VANSICKLE  
 Organization: 3984 S ATCHISON WAY  
 Address: PIER POINT RESIDENT AURORA Colorado 80014  
 Phone: 3035885070  
 Email: carolvansickle@comcast.net

Comment: The project should not be approved due to the additional traffic the project will create. However, if the project is approved the easement to and from the shopping center from Atchison Way that Kimco has proposed (on the south end of the apartment complex, not the one we currently use on the north end) should line up with the entrance/exit to Parker Road at McDonalds. This would allow traffic from Pier Point to go directly to Parker Road where at this point you can turn north or south. At times this may be a better way to access Parker Road going north since traffic from Quincy has not been able to achieve the speeds it has by the time it reaches Atchison Way.

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Name: CAROL VANSICKLE  
 Organization: 3984 S ATCHISON WAY  
 Address: PIER POINT RESIDENT AURORA Colorado 80014  
 Phone: 3035885070  
 Email: carolvansickle@comcast.net

Comment: This project should not be approved due to the increase in traffic using the stoplight at Quincy. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait sometimes up to two or more light cycles to make that turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane - right turn only, straight lane, and left turn only.

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Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3035885070  
Email: carolvansickle@comcast.net

Comment: Kimco's proposed project does not provide a walkway into the shopping center on the north end of the apartment complex. This is where our existing easement to shopping center is located. Kimco is eliminating that easement. A walkway into the shopping center on the north side of the project should be required.

Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3035885070  
Email: carolvansickle@comcast.net

Comment: The project does not provide adequate greenbelt area. An example is, in Kimco's 2nd Submission the area designated for dogs is too small. If the project is approved (which I am not in favor of) Kimco should be required to provide a larger dog area. This area should also be fenced in so dogs do not need to be leashed.

Name: CAROL VANSICKLE  
Organization: 3984 S ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3035885070  
Email: carolvansickle@comcast.net

Comment: Existing retail businesses, in particular Pet Palace, should not be required to relocate. Pet Palace has been in it's present location for 28 years and has an established clientele. The cost of relocation will be substantial (in lost business and relocation expenses) even if Kimco is willing to pay a portion of relocation expenses. This is unreasonable and unnecessary.

Name: Cynthia Koenck  
Organization: 13963 E. Oxford Place  
Address: Aurora CO 80014  
Phone: 3038806013  
Email: cynkoenck@gmail.com  
User FileID: 4179389

Comment: Nothing in the new submission has addressed neighborhood concerns. I am very, very disappointed in the City of Aurora for not addressing the egress issue and/or requiring a smaller development that improves the egress situation and is more in harmony with the neighborhood. While the City states in no uncertain terms that it will not support or approve additional traffic signals, it does not direct the developer to scale the proposal to conform to the limitations of pre-existing, unsafe and outdated egress, thus further endangering current residents and future tenants of the development. So, apparently, the City is okay with the existing infrastructure and safety issues faced by long-time residents AND with a multi-billion dollar, out-of-state company exacerbating these issues for profit and to the detriment of the community. Over the past few months I have become accustomed to the developer and its highly-paid lobbyist gaslighting the community, but I had a higher opinion of public servants. Shame on you.

The attached document continues to be relevant, as none of the issues have been adequately addressed. These include:

- Egress/Ingress–critical
- Safety–also very serious
- Parking



Management/upkeep (past, present, and ongoing)

Density

Grading impacting egress

Preservation/upgrading of retail

Greenspace overuse - developer has promised a dog relief/exercise area, but has now backed away from this (gaslighting example) stating that local parks will provide enough space for this. However, my residence and surrounding greenspace is located directly between the proposed development and the park - where do you think a large dog (hopefully on leash) will be taken in the middle of the night or early in the morning? One block to the park or to our lawns which are maintained with owner HOA fees? Relatively minor concern, but evidence of ongoing bad faith. More comments will follow as 2000 characters is inadequate.

Name: gerri blank

Organization: 3880 South Atchison Way

Address: Unit B Aurora CO 80014-5186

Phone: 3036937352

Email: zoepup1@aol.com

Comment: The project should not be approved due to the additional traffic the project will create

Name: gerri blank

Organization: 3880 South Atchison Way

Address: Unit B Aurora CO 80014-5186

Phone: 3036937352

Email: zoepup1@aol.com

Comment: This project should not be approved due to the increase in traffic using the stoplight at Quincy and Eastbank. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait sometimes up to two or more light cycles to make that turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane - right turn only, straight lane, and left turn only.

Name: BILL VANSICKLE

Organization: 3984 S ATCHISON WAY

Address: PIER POINT RESIDENT AURORA CO 80014

Phone: 303475044

Email: billvansickle@comcast.net

Comment: This project should not be approved due to the increase in traffic using the stoplight at Quincy. The problem with the existing exit is that one lane is right turn only, the other is straight or left turn. Since traffic coming from the shopping center on the south side of Quincy has the right of way into East Bank, traffic attempting to turn left onto Quincy from East Bank often has to wait sometimes up to two or more light cycles to make that turn. Additional traffic created by this project will only add to this problem. If the project is to move forward Kimco should be required to re-engineer the exit adding a third lane - right turn only, straight lane, and left turn only.

Name: Gina Graves

Organization: 13901 E Oxford Pl

Address: Aurora CO 80014

Phone: 3039158072

Email: zeph317@comcast.net



Comment: As an engaged Aurora Citizen I highly disapprove this project’s approval. Besides the crime and mischief that would certainly come with an apartment project the traffic burden is too steep a price to pay. The City already has one of the most dangerous intersections in all the city at Quincy and Parker Road. That intersection has become more dangerous with the failure to address Quincy eastbound traffic flow from the last project you approved (car wash). You obviously don’t have to traverse this area during your commute. It’s such a joy in the morning waiting for 10-15 minutes in order to pull safely out into traffic onto Parker from the shopping center exits or at Atchison. This project will increase traffic accidents and fatalities. This project negatively not just this area but the thousands of commuters who traverse Smoky Hill, Quincy and Parker Road. If you care about public safety then the only course of action is to deny this project from going forward.

In addition to traffic this project negatively impacts the remaining businesses on the north side in that there is not enough parking. You can’t perform a traffic study during a pandemic that will result in fair and accurate traffic flows. You have no idea how much parking the restaurant requires on a weekend. Please do the right thing and reject this and any future plans for multi family residences. Please make responsible decisions for your constituents.

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Name: Margaret Baird  
Organization: 3974 S ATCHISON WAY  
Address: AURORA CO 80014  
Phone: 3036908833  
Email: mmdbaird@yahoo.com  
Comment: local businesses will be forced out by East Bank project.

Local businesses are either going to be forced to move, such as Pet Palace, or have their high traffic times limited by parking spaces, such as Casa Vallarta. The latter can be filled the capacity on evenings and weekend afternoons. Try going there during a Broncos game sometime.

Meanwhile this thriving local business is going to have to consider moving to be able to serve all their customers. Our community should not be punished by forcing local businesses out by only allowing stingy numbers of parking spaces.

Don't forget there's also a dry cleaner, beauty shop, sports cards, another food vendor and other businesses also sharing those minimal parking spaces.

These parking spaces may be calculated by some sort of formula, but the end result is going to be loss of these local businesses, regardless of the formula.

Preservation of local businesses needs to be the highest priority in this project.

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Name: Margaret Baird  
Organization: 3974 S ATCHISON WAY  
Address: AURORA CO 80014  
Phone: 3036908833  
Email: mmdbaird@yahoo.com  
Comment: Dog walking areas are insufficient at the proposed East Bank project. It is likely that residents will spill over into Pier Point owned common areas with their dogs. More quantity of grassy and fenced areas need to be provided in the complex to accommodate all the dog owners in these yardless apartments.

Thank you

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Name: Margaret Baird



Organization: 3974 S ATCHISON WAY  
Address: AURORA CO 80014  
Phone: 3036908833  
Email: mmdbaird@yahoo.com  
Comment: Changed vehicle and pedestrian access to proposed East Bank Project

Previous plans for the East Bank project had access from Atchison Way to the shopping center along the north side of the project. This has been changed to the south side and offset from any streets. These changes have made the situation worse, not better.

First, road access to the shopping center should align with one of the existing driveways through the shopping center so residents don't have to zigzag through the project.

Second, pedestrian access to the local shops now requires a substantial detour to the south.

Access from Atchison Way to the shopping center needs to be reevaluated and improved.

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Name: Bill VANSICKLE  
Organization: 3984 S. ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3036805494  
Email: billvansickle@comcast.net  
Comment: Require Kimco to upgrade existing retail and restaurants to match the facade of the apartment complex.

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Name: Bill VANSICKLE  
Organization: 3984 S. ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3036805494  
Email: billvansickle@comcast.net  
Comment: Have Kimco acquire the unused tennis courts north of their project currently owned by the swim club and turn it back to a natural state or greenbelt. Note: there are four tennis courts owned by the swim club. The two I'm referring to are directly east of Village 1 and south of Village 8. Kimco's proposed project has no greenbelt area available to people outside of the apartment complex.

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Name: Bill VANSICKLE  
Organization: 3984 S. ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3036805494  
Email: billvansickle@comcast.net  
Comment: Have Kimco provide a walk way into the shopping center on the north end of the apartment complex. This is where our existing easement to the shopping center is located and that Kimco's project eliminates.

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Name: Bill VANSICKLE  
Organization: 3984 S. ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3036805494  
Email: billvansickle@comcast.net



Comment: The area designated for dogs is too small. A larger area needs to be provide. The area should be fenced so dogs don't need to be leashed. This would require them to alter their site plan and possibly downsize the complex.

Name: Bill VANSICKLE  
Organization: 3984 S. ATCHISON WAY  
Address: PIER POINT RESIDENT AURORA Colorado 80014  
Phone: 3036805494  
Email: billvansickle@comcast.net

Comment: Local business should not be required to relocate. The proposed apartment complex needs to keep existing retailer in place. Kimco should be required to redesign their proposed project to accommodate retailers (like Pet Palace) not to have to relocate.

Name: Suilvida Ross  
Organization: 13973 E Oxford Pl  
Address: 13973 E Oxford Pl Aurora CO 80014  
Phone: 7204699073  
Email: suilvidaross@gmail.com

Comment: - Finally, anything that you plan to add, please consider visibility , and enough lighting (especially at night) , to ensure that nothing is inviting to illicit activities. We do not want to have a concern and have to fight for better illumination or maintenance once the project is completed and running. It is enough wit having that problem in the Carson Park ? .

Name: Suilvida Ross  
Organization: 13973 E Oxford Pl  
Address: 13973 E Oxford Pl Aurora CO 80014  
Phone: 7204699073  
Email: suilvidaross@gmail.com

Comment: - It is also environmental /emotional conscientious to add a green area to the new complex built. Please consider the tennis court area that is currently unused ( East of Village 1) to work in this friendly addition to our neighborhood. This consideration may not be an obligation for developers, but I think that it will place you among the list of community friendlier developers. As we all add goodness to the place that we arrive, we will have a better, safer, and healthier community. On this, special thanks.

Name: Suilvida Ross  
Organization: 13973 E Oxford Pl  
Address: 13973 E Oxford Pl Aurora CO 80014  
Phone: 7204699073  
Email: suilvidaross@gmail.com

Comment: We all want to live in a beautiful/increasing value place. I appreciate the beauty of the apartment complex, and request that the business around match the facade of the apartment complex. It is common sense and a token of consideration for the whole neighborhood.

Name: Suilvida Ross  
Organization: 13973 E Oxford Pl  
Address: 13973 E Oxford Pl Aurora CO 80014  
Phone: 7204699073



Email: suilvidaross@gmail.com

Comment: The easement that is proposed to be built from Atchison Way to go in and out of the shopping center on the south end of the apartment complex, would be useful IF it is lined up with the entrance/exit to Parker Road at McDonalds. Making it go different than straight through would create additional driving and traffic which would not be appreciated, especially in the mornings. Please work on this correction and let's make a happier community.

-----

Name: Suilvida Ross

Organization: 13973 E Oxford Pl

Address: 13973 E Oxford Pl Aurora CO 80014

Phone: 7204699073

Email: suilvidaross@gmail.com

Comment: 1 – You have to live here to understand our fear for our families when we have to enter and exit the intersection at Atchison and Parker Road. It is dangerous in summer and fall conditions, so imagine how it is during winter/icy time. Please place a light there.

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Name: Jordan Ari

Organization:

Address:

Phone:

Email: jordanari24@yahoo.com

Comment: We highly oppose a large apartment complex coming to that shopping center. There is already significant congestion on Parker and Quincy surround the location and adding hundreds of housing units will only add to the congestion. The shopping center could definitely use revitalization but a housing complex is not the answer. I do think a supermarket, some restaurants/retail would help boost the shopping center and not add a massive amount of traffic. A footbridge/skyway connecting the shopping center to Cherry Creek Park would also be a creative idea. Hopefully you consider what neighbors in the area such as ourselves think.

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Name: Mary Gardner

Organization: 15710 east powers drive

Address: Centennial Co 80015

Phone: 3032617890

Email: maryedjbarrie@comcast.net

Comment: Please do not make this a multiple family dwelling with 4 stories and parking. Traffic is already overly burdensome in the area with numerous accidents and gridlock. It will block the views that exist, it's too close to cherry creek park and wildlife issues. One story structures with restaurants and shops would be fine. Folks who live in the existing homes around there could use some nice retail, restaurants, etc. to walk to.

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Name: Grace Cooke

Organization: 13901 E Oxford Pl

Address: Aurora Colorado 80014

Phone: 3039158429

Email: gdcooke@comcast.net

Comment: I am in total opposition to the proposed East Bank apartments. The four story apts on Tower & Quincy shows clearly what will block our view. We are an established community & Kimco must address the drainage issues when it rains, the water goes through what seems to be a box culvert & Kimco wants to build over it! The increase in population density, foot traffic, vehicle traffic, crime - we have lived here over 11 years & this not the quality of life that we want. No, the proposed apartments are unacceptable to our quality of life, we pay taxes too! It is not important to the



residents how pretty the new apartments will be, it doesn't take away excessive traffic & population density.

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Name: Bree Kerr  
Organization: 4321  
Address: S Atchison Cir Aurora CO 80015  
Phone: 4803184360  
Email: HausofKerr@gmail.com

Comment: I live in Cherry Creek Racquet Club, a stones throw away. I would love to see something similar to Stanley Marketplace or Edgewater. I don't mind housing being put up here AS LONG as it has retail space below. This location is PRIME retail space but traffic needs to be addressed.

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Name: Frances Helfrich  
Organization: 3982 S Atchison Way  
Address: Aurora CO 80014  
Phone: 7202751521  
Email: franhelfrich6@gmail.com  
User FileID: 4141516



Comment: As dangerous as getting onto Parker (north or southbound) from Atchison is now, including school buses, the situation will be highly impacted if 600 more vehicles are added to our neighborhood. Our children's safety should be one of our top concerns.

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Name: Elvi Bjorkquist  
Organization: 14217 E. Quinn Cir.



Address: Elvi Design Group Aurora CO 80015  
Phone: 3036997671  
Email: elvi@elvidesign.com

Comment: I am writing to voice my opinion about the proposed apartment building being built in the East Bank Shopping Center. I am totally against the building being built in that location. I feel it would be a total detriment to our neighborhood!!!! My neighbours are against this project!!!! Please help in anyway you can to reject this project.

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Name: Nathan Knowles

Organization:

Address:

Phone:

Email: nathan.knowles74@gmail.com

Comment: Just like all of my neighbors I have concerns over the traffic issues that will come out of 311 additional units being built in the neighborhood. Public parking is already maxed out and that issue becomes larger in the summer months when people park on Atchison and walk into Cherry Creek State Park. My other issue is that with the influx of so many units and it being in such a small space is that those tenants will need to go somewhere to exercise. This means that the Pier Point neighborhood will have a substantial influx of people walking the neighborhood which will increase things such as litter and dog feces.

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Name: Theresa Walloch

Organization:

Address:

Phone:

Email: gibraltar2258@aol.com

Comment: The proposed apartment complex at Parker & Quincy is one of the worst locations for a 311 unit apartment complex to be constructed in the City of Aurora. The corner of Parker & Quincy Road is not only one of the worst traffic areas for accidents in the city of Aurora but one of the worst areas in the State of Colorado. It is crazy to think that the City of Aurora thinks it is presently okay for residents of the area to have to use the East Bank Shopping Center to exit their homes even before they would allow 311 units to be built in the area. It is more ludicrous for the developers of this project to also think the mall is going to be the solution to the traffic issues that are currently happening in this area and that the building of this complex will lessen traffic. The developers of this project are not the ones that live in this area. This construction will not only cripple the area during the construction process but force more people to continue to use a shopping mall to be able to exit their subdivisions. This is a bigger issue than their own redevelopment of the mall. KIMCO hasn't wanted to assist with the traffic concerns of the mall for the past 10 -15 years and now all of a sudden they know what to do about the traffic and know what is best for the area. Maybe they should have tried to solve the problem prior to their wanting to make millions on a 311 Unit complex. This concern has been going on for years!

I think the City of Aurora needs to think about what and where they are allowing development in the City. It is more than just KIMCO (non Colorado Company) that pays taxes. It is the citizens and businesses in the area that do. Why should one company be allowed to cripple an area and build just because it isn't trying to fill its commercial spaces? I would think the safety of the citizens is more important. Obviously the City has failed this area, and allowing this construction would only make things worse.

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Name: Kenna Norton

Organization: Pier Point 4

Address:

Phone:



Email: kenna.norton@gmail.com

Comment: The proposed apartment complex at Parker & Quincy is one of the worst locations for a 311 unit apartment complex to be constructed in the City of Aurora. The corner of Parker & Quincy Road is not only one of the worst traffic areas for accidents in the city of Aurora but one of the worst areas in the State of Colorado. It is crazy to think that the City of Aurora thinks it is presently okay for residents of the area to have to use the East Bank Shopping Center to exit their homes even before they would allow 311 units to be built in the area. It is more ludicrous for the developers of this project to also think the mall is going to be the solution to the traffic issues that are currently happening in this area and that the building of this complex will lessen traffic. The developers of this project are not the ones that live in this area. This construction will not only cripple the area during the construction process but force more people to continue to use a shopping mall to be able to exit their subdivisions. This is a bigger issue than their own redevelopment of the mall. KIMCO hasn't wanted to assist with the traffic concerns of the mall for the past 10 -15 years and now all of a sudden they know what to do about the traffic and know what is best for the area. Maybe they should have tried to solve the problem prior to their wanting to make millions on a 311 Unit complex. This concern has been going on for years!

I think the City of Aurora needs to think about what and where they are allowing development in the City. It is more than just KIMCO (non Colorado Company) that pays taxes. It is the citizens and businesses in the area that do. Why should one company be allowed to cripple an area and build just because it isn't trying to fill its commercial spaces? I would think the safety of the citizens is more important. Obviously the City has failed this area, and allowing this construction would only make things worse.

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Name: Nina Marie  
Organization: Pier Point 2  
Address:  
Phone:  
Email: ninamarie2009@gmail.com

Comment: I am writing this letter stating my concerns over the project development #1,532,216 by Kimco, on the corner of Parker Rd. & Quincy. They have adjusted their proposal to allow access to the traffic light located in the shopping center. The problem is with future increased traffic, from the development, the light timing will need to increase to allow more cars to pass through the intersection during a green light, or it will back up into the parking lot. Currently, only about four/five cars can pass through in one light cycle.

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Name: Karen Arnold  
Organization:  
Address:  
Phone:  
Email: ninamarie2009@gmail.com

Comment: I live at 14680 East Navarro Place 80014 and I will be directly impacted by the traffic from the new Eastbank project. We have difficulty criss-crossing the Parker/Quincy intersection as it is, and I can't even imagine what it will be like. The traffic coming from the Storage Area and the new car wash is not well regulated and is dangerous. I am sure there are wonderful businesses in the south east corner ( beyond the 7-11) but I don't frequent them because of the traffic already in the area. And the little Mexican restaurant, Casa Vallarta, on the NE corner is the best in the area with fair prices and great food. Everything will change when they get kicked out of their space or are asked to pay higher rent in a "new location."  
Please, please, please do not go forward with the Eastbank project as currently planned.

Sincerely,  
Karen Arnold



Name: Nicholas Favero  
Organization:  
Address:  
Phone:  
Email: nick.r.favero@gmail.com  
Comment: Good morning,

I am reaching out as a concerned resident of Pier Point about the new Apartment complex in the East Bank Shopping Center. As you know the ability for the residents to leave their neighborhood is strained at best. There are times I sit there for 10 to 15 minutes to get out of my own neighborhood. And this can include sitting at the light, because traffic tends to sit in the middle of the intersection. Adding 311 new units in this area is going to compound this issue and make it a nightmare for not only the existing residents, the new residents, but also for the large amounts of pre-existing traffic that utilize these streets.

The developer has claimed that there will be less traffic then if there was actual shopping there, but even if that statement were true, it is not a nuanced take on the situation. Depending on what type stores are in the shopping center not only dictates how much traffic goes in and out, but also when. Residents sharing a common exit area tend to utilize it around the same peak times for their commute to and from work (6-9 AM and 4- 6PM) M-F. This can consistently be seen in the neighborhood as the highest pain point times. Adding 300 more units (Which could mean up to 600 more commuters) to this already slammed time slot will disproportionately affect the commute to work times. Whereas retail outlets may have more overall traffic, the traffic tends to be less concentrated around certain time slots that affect the residents.

While I think that there could be a happy medium reached with the development building, the number of units would have to be slashed dramatically to make it a good situation for all parties involved.

Thank you for your time,  
Nick Favero

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Name: Suilvida Ross  
Organization:  
Address: 13973 E Oxford Pl.  
Phone:  
Email: Suilvidaross@gmail.com  
Comment: Good morning Ariana,

Can you please considerer my comments below and forward them to Kimko's team and any other pertinent party, in a timely way for them to consider my voice before their 3rd submission?

- 1 – The easement that is proposed to be built from Atchison Way to go in and out of the shopping center on the south end of the apartment complex, would be useful IF it is lined up with the entrance/exit to Parker Road at McDonalds. Making it go different than straight through would create additional driving and traffic which would not be appreciated, especially in the mornings. Please work on this correction and let's make a happier/less stressful community.
- 2 – We all want to live in a beautiful/increasing value place. I appreciate the beauty of the apartment complex, and request that the business around match the facade of the apartment complex. It is common sense and a token of consideration for the whole neighborhood.
- 3- –You have to live here to understand our fear for our families when we have to enter and exit the intersection at Atchison and Parker Road. It is dangerous in summer and fall conditions, so imagine how it is during winter/icy time. It will be nice if I can submit statistics to prove this to you, unfortunately I do not have the resources for that , I am a person, not an institution 😞. Please place a light there.
- 4- It is also environmental /emotional conscientious to add a green area to the new complex built. Please consider the



tennis court area that is currently unused ( East of Village 1) to work in this friendly addition to our neighborhood. This consideration may not be an obligation for developers, but I think that it will place you among the list of community friendlier developers. As we all add goodness to the place that we arrive, we will have a better, safer, and healthier community. On this, special thanks.

5- Finally, anything that you plan to add, please consider visibility , and enough lighting (especially at night) , to ensure that nothing is inviting to illicit activities. We do not want to have a concern and have to fight for better illumination or maintenance once the project is completed and running. It is enough wit having that problem in the Carson Park ☹ .

Thanks for being accessible to us ☺ and consider our voices. I submitted these comments in the city website. -  
Sulvida Ross

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Name: Nancy Mahlen  
Organization: 13950 East Oxford Place  
Address: Aurora CO 80014  
Phone: 3039190729  
Email: nbcnsm@gmail.com

Comment: Case 1532216. I am opposed to this development simply because of the traffic issues this will create at a very busy intersection.

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Name: Cheryl pomeroy  
Organization: 13950 E Oxford Pl, Aurora, CO 80014  
Address: aurora co 80014  
Phone: 15099428198  
Email: cpoms2004@gmail.com

Comment: consession of access to East Bank Mall traffic light is NOT enough. Traffic for blocks around Parker Rd and Quincy is getting worse daily and will only get worse with 311 more apts in the Mall. We need traffic lights to serve our neighborhoods on S Atchison Way N. and S. and Raquet club on S Atchison Cir. The timing on all lights in immediate area also need to be improved to allow 1 direction of traffic at a time. The congestion at intersections brings traffic to a halt because people block it trying to make Lefthand turns with oncoming traffic. These fixes are reasonable and not that expensive. If apt complex is a must then these changes ARE NOT TOO MUCH TO ASK of our traffic depts and billionaire developers

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Name: Sharron Mullen  
Organization: 4069 S Abilene Cir Apt C  
Address: HUD Aurora CO 80014  
Phone: 3038085724  
Email: sharron\_mullen@comcast.net

Comment: Please do not allow the proposed redevelopment. The infrastructure does not support this high of density redevelopment on the corner of Quincy and Parker.

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Name: Ed Flanagan  
Organization:  
Address:  
Phone:  
Email: ed\_flanaga@comcast.net

Comment: To: City & KIMCO, I remain apposed to the East Bank Apartment Project. I watched the revised plan presentation. I have looked at the documents. The practically reality of adding such congestion out weights the standard models. I would support revitalizing retail. Ed F.



Name: Mark Sebastian

Organization:

Address:

Phone:

Email: mss1234@gmail.com

Comment: I implore the City Planners to scrap this project. Morning rush hour is already awful. I can't imagine what it would be like when you add another 311 units of people and their vehicles and their visitor's vehicles to this already overburdened system.

Name: Mark Sebastian

Organization:

Address:

Phone:

Email: mss1234@gmail.com

Comment: The plan to build 311 units in a 4-story monolith does not belong in our back yards. It will cause an increase in traffic which is already a problem. People getting from Smoky Hill to Quincy to Parker in the morning and the reverse in the evening makes it very difficult for people in Pierpoint to make it out safely. Adding this many people to this area is a bad idea.

Name: Bill Murray

Organization: 13631 E Marina Drive

Address: The Firm Apartment 508 Aurora CO 80014

Phone: 3035141923

Email: wamurray1923@gmail.com

Comment: All parking spaces in the City should be made wider. In many places they are ridiculously narrow - everyone agree? Mabe City Hall should have narrow parking spaces too, just to get the feel of things. We are aging, we need more room. Stop sucking up to developers.

And always put in electric charge ports, always.

Name: Bill Murray

Organization: 13631 E Marina Drive

Address: The Firm Apartment 508 Aurora CO 80014

Phone: 3035141923

Email: wamurray1923@gmail.com

Comment: NO! Too many low end apartments in Aurora already. Upscale the place, if built at all. Traffic onto N bound 225 from Parker Road is already too much and dangerous to merge with. All parking should be covered, gated, and locked. Aurora is wayyy to violent.

Name: Karen Reich

Organization: 3942 S Atchison Way, Aurora, CO

Address: Unit D Aurora Colorado 80014

Phone: 3036998724

Email: 1karenreich@gmail.com

Comment: This project simply does not comply with MUC zoning. It brings no benefit to the neighborhood. It increases density by 65% while adding nothing to benefit current residents. It's just too large. They should rethink this



plan. Something smaller in scale, taking out only the former Colorado Fabrics building, with retail on the ground floor, and 45 to 50 apartments above would be much more appropriate. I'm hoping they will go back to the drawing board and work with a local resident committee to come up with a viable alternative.

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Name: Frances Helfrich  
Organization: 3982 S ATCHISON WAY  
Address: AURORA CO 80014-4117  
Phone: 17202751521  
Email: [franhelfrich6@gmail.com](mailto:franhelfrich6@gmail.com)  
User FileID: 4025512



Comment: If the developer is not going to honor his commitment to lobby for a stop light at Parker Road and Atchison for the residents and school buses. My vote is 'no' on the development.



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Name: Tanya Bilevschi

Organization: 13950 E Oxford Pl

Address: Aurora CO 80014

Phone:

Email: [tbilevschi@gmail.com](mailto:tbilevschi@gmail.com)

Comment: The new development will overcrowd the S. Atchison Way that has no traffic lights exiting to any major street. The Quincy/Atchison and Parker/Atchison crossroads are very dangerous as is with the current traffic and multiple accidents. That small area can't physically accommodate the number of new residents and vehicles.

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