

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



March 11, 2024

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

Re: Sixth Submission Review: Town Center at Aurora Phase 2 – Site Plan Amendment and Plat (Amended)
Application Number: DA-1105-17
Case Numbers: 1985-6028-27; 2021-3053-00

Dear Mr. Werkman:

Thank you for your submission, which we started to process recently. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission *after* the scheduled Planning Commission public hearing. ***Your Planning Commission hearing date will be determined based on the progress of the preliminary drainage report. Once the drainage report gets to signature set status a Planning Commission date will be determined.***

Note that all our comments are numbered. When you resubmit, include a comment response cover letter specifically responding to each item and all redlines. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please remember that all abutter notices for public hearings must be sent and the signs must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez - Planning Supervisor

cc: maddy.kish@kimley-horn.com - Kimley Horn, 4582 S Ulster St Suite 1500, Denver, CO 80237
Brit Vigil, ODA
Filed: K:\SDA\1105-17rev6.rtf



Sixth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning – Planning Commission hearing, Adjustments, Multi-family garage façades and Hotel elevations
- Traffic Engineering – See minor TIS comments
- Life Safety – See numerous comments in the Site Plan
- Aurora Water – Address all comments in the Site Plan
- Land Development Services – See various comments for the Site Plan and Plat

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional community comments were received.

2. Completeness and Clarity of the Application

- 2A. Please keep staff updated regarding the progress of the preliminary drainage report. Staff will determine a future Planning Commission date based on the signature set being requested.
- 2B. Adjustments regarding setbacks/buffers for the west and south sides of the multi-family building will be addressed administratively, therefore, the minor adjustments do not need to be listed on the cover sheet for the Planning Commission. The minor adjustments should be added to the cover sheet during the technical submittal phase after the Planning Commission public hearing.
- 2C. Delete the variances for drainage from the cover sheet. The Planning Commission does not approve drainage variances.

3. Zoning and Land Use Comments

- 3A. Identify the loading zone for the multi-family building on the Site Plan.

4. Architectural and Urban Design Issues

- 4A. *Hotel* - For the east elevation, please elaborate and provide in the legend what is proposed for the east half of the elevation. Is that a mural or similar? Specify the proposed building materials. Staff prefer that the overall design be consistent and that the mural-type component be eliminated from the east elevation. Four-sided architecture and design are required.

Multi-family - Garage Façade (Sable Blvd and Centrepoint Drive) – This continues to be an issue. As requested, on sheet 29/37 it appears that you are incorporating a screening method referenced in code (vertical vegetation/screening) and not digital art. However, sheet 30/37 perspectives show digital art and no vertical vegetation/screening. The perspectives are not consistent. Please delete any digital art and incorporate only the required vertical vegetation/screening in the plan set before the future Planning Commission public hearing.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. No further comments.

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

Site Plan

- 6A. No further comments.

*Traffic Impact Study*

- 6B. Reviewed, minor comments, Trip Gen (Hotel) utilized Fitted curve rates which are a little lower than Ave Rate values (discuss or revise). Table 5 LOS results have blue columns for 2040 background values, but no description & Table 7 2040 total, is "#" flipped for the two scenarios? See various redlines on pages 28, 48, and 53.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)*Site Plan*

- 7A. Cover - Remove notes 20 and 17 from the Site Plan notes.
- 7B. Sheet 2 - It appears the turn template shows the fire apparatus traveling up and over the curb. Please revise to allow the travel along the paved road.
- 7C. The turn template appears to indicate that the sign may pose a physical obstruction in the route of travel of the fire apparatus.
- 7D. Sheet 3 – Please show and label the fire riser room. TYP site, utility, and landscape sheets.
- 7E. Please call out this element if this is a Knox Box.
- 7F. Please delineate the accessible van and accessible standards stalls.
- 7G. Please provide a 3' path to the FDC.
- 7H. Please show the fire lane signs/FDC.
- 7I. Please identify the location and breezeway/corridor rating.
- 7J. Please revise the fire lane easements to incorporate the required turning radii. The Plat will require a revision to reflect any required changes.
- 7K. The plat's fire lane easement will be reviewed after corrections have been made.
- 7L. Please revise the fire lane easements to incorporate the required turning radii. The Plat will require a revision to reflect any required changes.
- 7M. Sheet 4 – Revise the fire riser room. TYP
- 7N. Is this a reference to the fire service line serving the fire sprinkler system?
- 7O. Please provide a curb stop on all stalls that have signage/posts directly adjacent to the vertical curb. TYP
- 7P. Please show and label the proposed electric vehicle charging stations. Also, if provided, include EV signage within the sign package.
- 7Q. Please show and label the fire riser room door. TYP site, utility, and landscape sheets.
- 7R. Approval of the site plan doesn't constitute a building construction submittal approval. Any proposed construction elements will be reviewed during the building permit application.
- 7S. Sheet 5 – Provide additional pork chop details such as vertical/mountable curb, and imposed weight capability.
- 7T. See turning template comments.
- 7U. Sheet 6 – Please work with Land Development Services to address fire lane easement encroachments.
- 7V. Sheet 8 - The fire lane easement delineation is difficult to differentiate between the other easements. Please change the fire lane easement delineation.
- 7W. Sheet 9 - Please provide a separate sheet/illustration showing the following: All existing/proposed fire hydrants. All fire lane easements include the required turning radii. All FDCs All Fire Riser rooms.
- 7X. A dead-end fire lane sign is required at the entrance of this dead-end. TYP of fire lane dead-ends. See example.
- 7Y. Sheet 12 - Show the location, size, and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).
- 7Z. Sheet 13 - Show the location, size, and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).
- 7AA. Sheet 14 - Show the location, size, and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).
- 7BB. Sheet 29 – Please be advised on breezeway/corridor rating.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoskie@auroragov.org / Comments in red)*Site Plan*

- 8A. Cover – Please contact Steve Dekoskie to schedule a Teams call to go over Water's comments.
sdekoskie@auroragov.org
- 8B. Sheet 13 – The private fire line service must be outside of the water meter utility easement.



- 8C. Sheet 14 – Water meter vaults all need to be inside of water meter utility easements, separate from the water utility easement for the main. All meters.

9. Land Development Review Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan and Plat:

- 9A. (Advisory Comment) - Send the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at your final submittal of the electronic Plat for recording.
- 9B. (Advisory Comment) - Be advised that sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 9C. (Advisory Comment) - All missing reception numbers will need to be inserted before plat acceptance. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d. Send in the State Monument Records for the aliquot corners used in the plat. See the red line comments on the plat and site plan.

10. Land Development Review Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 10A. Easement processes have not been started. Submit easement releases and dedications to:
releaseeasement@auroragov.org & dedicationproperty@auroragov.org.