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October 14, 2021

Ryan Vande Boshe
Washington Prime Group
111 Monument Circle, Suite 3500
Indianapolis, IN

Re: Initial Submission Review – Town Center at Aurora Phase 2 – Site Plan Amdt and Plat
Application Number: **DA-1105-17**
Case Numbers: **1985-6028-27**

Dear Mr. Vande Bosche:

Thank you for your initial submission, which we started to process on September 20, 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, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 4, 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 Commission hearing date is still set for December 8, 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) 739-7184 or hlamboy@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Heather Lamboy".

Heather L. Lamboy, AICP
Planning Supervisor

cc: Bryce Christiansen, Kimley Horn 4582 S Ulster St Suite 1500 Denver, CO 80237
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\1105-17rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a section drawing to illustrate the relationship of the multi-family building with Sable Boulevard.
- There are several traffic design standards that must be addressed in association with the roundabout.
- The restaurant plaza should be enlarged to control traffic circulation and reduce vehicle/pedestrian conflicts.
- It is suggested that we meet to discuss these comments. Please contact Heather Lamboy to schedule. If you want staff from other departments to attend, please advise.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comments were received with this application.

2. Completeness and Clarity of the Application

- 2A. Application fees have not been paid. Please pay the fee of \$40,018.60 prior to the second submission. The second submission will not be accepted prior to payment of the invoice.
- 2B. On the Public Improvement Plan, please indicate timing of public improvements. If timing is uncertain, please include a narrative of which improvements are going to be provided with each building or phase.
- 2C. Please include a note that sidewalks along Sable Avenue will be cleared of snow by the multi-family developer. Due to the height of the structure, there may not be enough sunlight to clear snow and/or ice.
- 2D. Please provide a section drawing illustrating the mall, the multi-family building, and S Sable Boulevard.
- 2E. For the multi-family elevations, please provide one elevation per sheet for legibility.
- 2F. Please consider how the mall may evolve over time. Anticipate providing pedestrian connections throughout the property. To start, provide a sidewalk along the entire ring road in the area of the site plan. Limit the number of vehicle access points in order to minimize conflicts between pedestrians and vehicles.

3. Zoning and Land Use Comments

Aurora Mall Master Plan Standards

- 3A. Dark tinted or mirror windows are discouraged.
- 3B. All building areas which have significant visual impact should provide articulation, fenestrations and/or material changes.
- 3C. Building facades should incorporate a pedestrian scale character. *Staff comment:* The pedestrian scale character is not accomplished on the east elevation of the multi-family building.
- 3D. Buildings shall use height and massing to emphasize important corners, designate points of entry, and create a visible skyline to differentiate the MU-R zone districts as more significant activity nodes than surrounding areas.

Mixed-Use Regional Standards

- 3E. Within each MU-R district, each building taller than 50 feet and each building larger than 100,000 square feet shall include at least one common architectural element that visually links such buildings to each other and distinguishes the MU-R from other MU-R areas when viewed from I-225. Common architectural elements may include building materials of a distinctive color, common lighting features to accent building cornices or rooflines, common roof shapes, or other elements readily visible and distinguishable by motorists.
- 3F. Below are standards required in the MU-R zone district:



Required Pedestrian Connections

From Main Entry to Public Sidewalk – Provide a safe, convenient, and accessible pedestrian connection from the main entrance of a building to a public sidewalk or internal walkway that connects to a public sidewalk.



To Adjoining Streets – Provide pedestrian connections between internal and perimeter sidewalks at a maximum of 1,320 feet along the perimeter street (i.e. pedestrians along the perimeter sidewalks shall be able to find a sidewalk connection into the internal sidewalk system without walking more than 1,320 feet along the perimeter of such a site.)



Between Multiple Buildings on a Site – All developments containing more than one building shall provide walkways between the principal entrances of buildings.



To Adjacent Development – Sidewalks and walkways serving a site shall align and connect with any sidewalks on adjacent properties that extend to the boundary of such properties. Multiple pedestrian connections between adjacent developments shall be provided to the maximum extent practicable.



Vehicle Connectivity. Internal streets or driveways shall be made between multiple buildings and parking areas on a single lot or development to break up large parcels into smaller, internal “blocks”, and to avoid the need to use public boundary streets to move between different buildings or areas of the development site. Such connections shall:

Create internal “blocks” for which the perimeter of each “block” created by internal streets and external streets is no greater than 2,640 feet, or not greater than 1,600 feet for properties within ½ mile of an activity center or transit station.

Table 4.5-4

Pedestrian Crossing Options

Change in Paving Materials



Change in Paving Color



Public spaces shall be designed to promote social interaction, leisure opportunities, public gathering and activities, and/ or to create focal points and activity nodes within development. Try to follow these guidelines:

GUIDELINE A – To the maximum extent practicable, combine access points for adjoining properties in order to minimize curb cuts and traffic impacts on adjoining streets.



GUIDELINE B – Provide internal, direct vehicular connections between adjoining properties to reduce traffic impacts on adjoining streets. Align vehicular connections to the maximum extent practicable. A joint access agreement may be needed.

GUIDELINE C – Provide internal pedestrian connections that link adjoining properties and create an internal pedestrian circulation system within large development sites.

GUIDELINE D – Provide multiple pedestrian connections that link into existing or planned citywide open space and trail networks.

Walkways shall be a minimum of six feet wide and include lighting at a height of 12 feet or less spaced no further than of 50 feet on center.

Mixed-use and multifamily lots within one-quarter mile of a light rail transit station shall include a direct pedestrian connection to the station, to the maximum extent practicable, or if that is not practicable, to a public sidewalk leading to the station. Signage directing pedestrians to the nearest transit station shall be provided on-site. Consider a wayfinding signage program that will direct pedestrians around the northern portion of the mall.

At each point where a sidewalk must cross a parking lot, internal street or driveway to make a required connection, it shall be clearly marked by using one of the methods shown in Table 4.5-3. (See above graphic)

4. Streets and Pedestrian Issues

- 4A. At roundabout: It is suggested that this median be extended to prevent left turns into the Chick-Fil-a and Hobby Lobby Drive. That should be a right out only. This will avoid traffic backing up as vehicles are attempting to turn left. There are currently traffic backups associated with this driveway.
- 4B. Sidewalks should be provided on both sides of the ring road for safe pedestrian circulation. This may require closing off some of the access drives.
- 4C. There will be a lot of activity between the restaurants and the hotel. It has been discussed that this area may be used as a plaza for special events. Please eliminate the first rows of parking adjacent to the building to allow for a more flexible use of the space and to limit the amount of vehicles circulating through the area to minimize pedestrian/vehicle conflicts. Please see highlighted area where plaza should be extended.

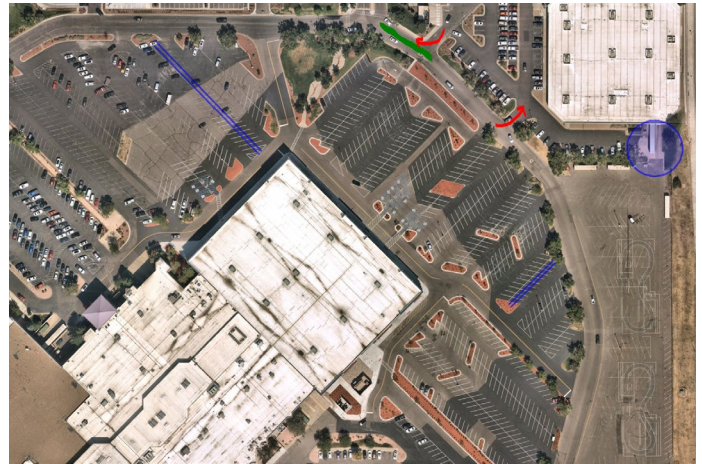


5. Parking Issues

- 5A. Minimum parking: 1 space/du for Multi-Family 246 spaces required
Provided that the ring road has private street which includes sidewalks, no additional guest parking is required. Otherwise, 1 parking space per 5 dwelling units is required.
- 5B. Hotel: 0.75 space per room. $119 \times .075 = 89.25$ or 90 spaces required for the hotel (conference facilities within the hotel are considered accessory and do not require additional parking).
- 5C. Restaurants: 4 sp/1000 gfa 25,000 square feet=100 spaces required for proposed restaurants.



- 5D. Bicycle Parking:
- Multifamily & Commercial: Parking calculated to be at least 10% of required auto spaces. Bike lockers may be considered as an amenity for multi-family residents.
- 5E. Proximity to transit permits a 30% reduction in required parking for commercial uses. This reduction is not permitted for multifamily uses.
- 5F. Please provide an exhibit on shared parking – will the businesses on the northern portion of the mall be able to share parking with the businesses on the south side of the mall?
- 5G. No more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between that building and the street.
- 5H. Required parking space(s) associated with a multifamily residential building shall not be located more than 330 feet from an entrance to that building and shall have a direct pedestrian connection to the building's entrance or entrances.
- 5I. Pedestrian Walkways. In parking lots containing more than 150 contiguous spaces, sidewalks or paths at least six feet in width and designated by painted lines, raised surfaces, or different surfacing colors or materials shall be provided within a landscaped median to provide safe pedestrian access from the farthest parking block, row, or bay to the primary entrance of each building the parking area serves.
- 5J. The blue lines in the graphic to the right illustrate potential pedestrian connections throughout the site that will be a minimum 6-foot pedestrian path. Additionally, an extended median is illustrated to manage the traffic going into the Chick-Fil-A/Hobby Lobby site to prevent traffic backups at the roundabout.
- 5K. It appears that a loading dock at Hobby Lobby exits onto the multi-family site. Will this circulation be maintained?



6. Architectural and Urban Design Issues

- 6A. In order to understand the relationship of the multi-family building with Sable Boulevard, please provide a section drawing. As stated in the Master Plan as well as building design standards in the UDO, first levels should be of pedestrian scale. If that is not possible, then street level facades should be articulated in order to reduce the appearance of mass.
- 6B. In the MU-R zone district, parking garages must be screened through the use of public art, a landscape wall, or a combination of both. As stated in the Public Art Coordinator's notes, additional detail is required regarding the proposed murals. Please see below.
- 6C. In Subarea A, and in the Core subdistrict of the MU-TOD district, ground floor parking garage frontages on collector or arterial streets shall be designed with a minimum floor-to-ceiling height of 11 feet to a depth of at least 20 feet from the street frontage, so that area can be converted to a pedestrian-active retail or service use in the future.
- 6D. Building Orientation - General. Each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following.
- 6E. Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.



- 6F. Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district.
- 6G. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but for taller buildings could be as tall as the first two stories. It shall include pedestrian oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap”, or roofline. The “cap” is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the end of a building. a. A public or private street; b. A public park, open space or common green; c. A plaza or courtyard; or d. A pedestrian passage.
- 6H. Please include a similar table to below for each building reflecting the types of building materials to illustrate compliance with standards. Please also use a column to indicate material and colors.

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

- 7A. The PAP is incomplete. It seems you are showing murals. There is no description, budget, timeline, goals, and it addresses only the new housing/ multi-family. It does not address the hotel development or restaurants. Is this what it will look like?

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

Architectural Sheets, Sheet PA4.000

- 8A. Please include an elevation of the Sable Boulevard Side or east side of the proposed development.

Sheet 20

- 8B. Dimension and label the buffer being provided along Sable Boulevard. A 20' wide buffer is required and may not be reduced. Buffer plantings are required at a ratio of one tree and 10 shrubs per 40 linear feet. No trees have been provided only shrub substitutes. This is not permitted unless the site is encumbered. The applicant has chosen to locate the building immediately adjacent to a 10' wide easement with no separation thus not meeting the required 20' buffer minimum. The encumbrance is self-imposed as the building may be shifted in toward the site to accommodate the required landscaping.
- 8C. Street trees are required a ratio of one tree per 40 linear feet. With an attached sidewalk, the street trees are located 4'-5' behind the back of walk. They may be counted towards the required buffer trees as well. Street trees are required along both Sable Boulevard and E. Centerpoint Drive
- 8D. Enlarge the street text.
- 8E. Move the building call-out off the easement and make larger.
- 8F. Show the property line as a traditional line type. A long dash and two short dashes.
- 8G. Provide street cross sections where indicated.
- 8H. Also include the written scale.

Sheet 21

- 8I. No more than 20% of the parking lot island can be ornamental grasses. Check all parking lot islands.
- 8J. Twelve plants are needed in the larger islands. No more than 20% grasses.
- 8K. Label the seat walls.
- 8L. Show the property line as a traditional line type. A long dash and two short dashes.

Table 4.8-5

Permitted Primary Exterior Building Materials

✓ = Permitted Blank cell = Not Permitted ✓A/B = Conditional	Residential Districts		Mixed-Use Districts	Special Purpose Districts
	Single-Family Detached and Two-Family	Townhouses and Multifamily		
Architectural Glass			✓	✓
Corrugated Metal [1]				✓ ^A
Composite Wood		✓		
Detailed Cast Concrete		✓	✓	✓
Masonry - Brick		✓	✓	✓
Masonry - CMU Block	See. Sections 146-4.8.3.C and D.	✓	✓	✓
Masonry - Decorative Tile		✓	✓	✓
Masonry - Natural Stone		✓	✓	✓
Metal Panel		✓	✓	✓
Large Cementitious Panels [2]			✓ ^B	✓ ^B
Three Coat Stucco		✓	✓	✓
Synthetic Stucco				

[1] Buildings with corrugated metal as the primary exterior building material shall include wainscoting at least 42 in. high, surfaced in stone, decorative concrete, or brick masonry when facing a view corridor, drainage, public or private space, or right-of-way.

[2] Buildings with large cementitious tilt-up panels shall be embossed with reveals that repeat a common pattern that is human scaled.



- 8M. Label the hotel.
- 8N. Darken the outline of the hotel.
- 8O. Ornamental grasses can't be used to screen parking areas.

Sheet 22

- 8P. Ornamental grasses can't be used to screen parking areas.

Sheet 23

- 8Q. Update the General Landscape Notes where indicated.
- 8R. Add a note concerning mulch treatments.
- 8S. Correct the plant species in the Plant Schedule.
- 8T. Update the Landscape Code Table
- 8U. All the font on this page is too small and too light. Enlarge and darken please. Refer to the font size used on Sheet 22 for the note. The note reads Refer to Sheet XX for complete...this is an appropriate size font and is legible.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Sheet 1

- 10B. Please add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

Sheet 3

- 10C. Add ROW width.
- 10D. Please show the ramp on the other side of the ADA crossing, please ensure the ramp is updated to current standards.
- 10E. Call out proposed wall with railing, indicate material, provide typical section.
- 10F. Please call out the seat wall. (typ)

Sheet 5

- 10G. Add ROW width.
- 10H. Show where the ADA ramp connects to existing sidewalk.

Sheet 6

- 10I. Add ROW width.
- 10J. Show/label existing sidewalk.
- 10K. Please include the sidewalk/landscaping in section.
- 10L. Label private roads as private.

Sheet 8

- 10M. Label private roads as private.

Sheet 9

- 10N. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement. The proposed easement must be 4' from the exterior wall from the underground water quality structure. An access easement is also required from the easement to public ROW.



10O. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

10P. Add/label railing in locations over 30".

10Q. Max 4.0% cross slope in fire lanes.

Sheet 10

10R. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.

10S. Please simplify elevations labels to make the grading sheets easier to view- this level of detail is not required for the site plan. (typical all grading sheets)

10T. Check slopes.

10U. Minimum 1.0% for asphalt pavement.

10V. 4% max when sloping down to a public street for 65'.

Sheet 11

10W. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.

10X. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 13

10Y. Please coordinate with Aurora Water regarding the pipe and easement under the proposed building.

10Z. Add ROW distance.

10AA. Add a note indicating who will maintain the storm sewer (typical)

Sheet 22

10BB. Please ensure storm is a minimum of 10' away from any trees.

11. Traffic Engineering (KD Morris / Carl Harline / charline@auroragov.org / Comments in amber)

Page 30

11A. Provide stop sign.

11B. Can the access width be reduced?

11C. Modify accessible route through the island.

11D. Provide detectable warning domes.

11E. Rebuild ramp/ramps to current standards.

11F. Provide with ramps with detectable domes.

Sheet 31

11G. Relocated existing ramp to provide directional crossing.

11H. Provide dashed striping at these locations to delineate the drive aisle.

11I. Add detectable warning domes here.

11J. Can this island be extended to provide a ped refuge? Current crossing distance is excessive. If not, choose crossing location to the south, through the island.

11K. Provide striped crosswalk bars within drive aisles.

11L. Provide sight triangles, per COA TE-13, at all drive aisle connections to Ring Road.

Sheet 33

11M. Installation of dual lefts will warrant a signal rebuild dependent on need for extended mast arm. Include intersection in site plan.

11N. Ensure that construction documents include signal design plans.

11O. Show existing ramps, do they meet current standards? If not, rebuild.

11P. Label lane widths.

11Q. 12' left turn lanes required.

11R. Pull median back from crosswalk striping.

11S. Increase median width to 4'.

11T. Dual left storage recommendation from MTIS is 150'. Please coordinate.

11U. Taper appears to be non-compliant. Consider centering the roundabout egress in the middle of the 3 lanes to mitigate shift taper issues. Provide a shift taper on left and right side of the road.

11V. Provide directional ramps at all crossings (typ.)

11W. Show sidewalk connection between these points.

11X. Trim ramp width to match island cut.

*Traffic Impact Study*

11Y. Please see redlines throughout document.

12. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)*Sheet 1, Cover Sheet*

- 12A. Spelling, change to IBC
- 12B. Please provide the Actual height of Building
- 12C. Does the first story of this structure include an open or enclosed parking structure beneath the apartment building? If so, please clarify in this data table.
- 12D. In the data block for all buildings include in the building is sprinklers or non-sprinklered.

Sheet 2, Overall Site Plan

- 12E. Show all existing and proposed fire lanes. New and existing fire lanes shown in blue.
- 12F. Show existing and proposed hydrants on the all site plan sheets this will assist with proper hydrant placement
- 12G. Our records show existing fire lanes throughout this site. It appears that existing fire lanes have been relabeled to public access easements throughout this site. It is unclear if the intent is to change the existing fire lanes into private streets built to public standard in which fire lane easements would not be required. The areas highlighted in blue will either be private roads built to a public standard or dedicated as fire lanes. Note any obstructions located in a fire land shall have a licensing agreement. (Round About). If private streets are used existing fire lanes need to be vacated. If private streets are not being used please relabel areas highlighted in blue as fire lanes. TYP. all sheets
- 12H. Add fire lane in this area to provide aerial access 15' to 30' from the building per 2015 IFC Requirements
- 12I. Add fire lane 150' long. Anything over 150' long a turnaround will be required.

Sheet 3

- 12J. It appears this area is currently utilized by Hobby Lobby for access to loading dock. The proposed drive lane configuration will not support a semi-tractor trailer movement in this area. Please work with the adjacent property to maintain the delivery truck operations.
- 12K. Provide an implementation plan the statute applies to projects containing seven or more units. Detached one- or two-family buildings are exempt. Townhomes shall comply if the project contains more than seven units. This includes townhouse products with platted property lines between the individual unit's one-hour walls as well as those built under the IRC with party walls. Note if any exceptions are being taken to the 2015 IBC Requirements list exceptions within the implementation Plan. Example provided below for reference.
- 12L. FDC shall be located at the front entrance and within 100' of a hydrant
- 12M. Modify the proposed 20' access easement to expand out to a 23' fire lane easement. The fire lane should not exceed 150' in length due to the requirement for a fire apparatus turnaround needed after 150'.
- 12N. Show location of the accessible route in bold dashed delineation from building to accessible parking and public ROW TYP Assuming AR is the accessible route.
- 12O. It appears this may be an entrance into the building. Unable to verify with the elevations. Will this be the main entrance? It appears at this time the main entrance is on the South side. This may affect FDC, Knox Box accessible parking and Hydrant placement.
- 12P. Unable to determine if this is a garage door by the elevations. If this is a garage door or some type of drive aisle. Crosswalk needed in this area. TYP. please provide crosswalk in all areas where the accessible route crosses a drive aisle. TYP all sheets
- 12Q. Will there be a mail kiosk outside of the building? If mail kiosk is outside of the building provide mail kiosk detail in compliance to US Postal Service National Delivery Planning Standards A guide for Buildings and Developers. Unable to determine if this is a garage door by the elevations. If this is a garage door or some type of drive aisle. Crosswalk needed in this area. TYP. please provide crosswalk in all areas where the accessible route crosses a drive aisle. TYP all sheets
- 12R. Show location of existing and proposed fire lanes and fire lane signs. Reference Overall Site Plan. TYP
- 12S. Refer to utility sheets for hydrant placement.



- 12T. Show location of the apartment building. Typically the main entry is on the front main entry side of the structure and include the fire department connection with locking hardware, Knox box and Master fire alarm panel or fire alarm annunciator in the foyer. Also, show the location of the fire riser room door. This riser room door will also require a Knox box at the left or right doorway. Note hydrant shall be within 100' of the FDC
- 12U. Multifamily Product Data block on cover sheet identifies 7 accessible parking spots including 2 van spaces show these parking spaces, signage and parking blocks. TYP
- 12V. Provide a symbol and label for the accessible crosswalks.
- 12W. Show existing and proposed fire hydrant symbols and label separately.
- 12X. Change of read as; FIRE DEPT. CONN w/Approved Knox Locking Hardware.

Sheet 4

- 12Y. Show location of the FDC with locking knox hardware and knox box and Fire Sprinkler Riser Room. FDC shall be located at the front entrance and within 100' of a hydrant. TYP. Reference knox box and FDC symbols below
- 12Z. Our records show existing fire lanes throughout this site. It appears that existing fire lanes have been relabeled to public access easements throughout this site. Are the fire lanes being removed and these roads being changed to a private street built to a public standard? I am not seeing any street detail. If this is the case existing fire lanes will have to be vacated. This will assist in determining if this is a labeling issue or if licensing agreements, vacation of existing easements and dedication of new fire lanes move forward
- 12AA. This is an existing fire lane
- 12BB. Accessible parking spaces measure 9.5' and 8' with 5' access aisles. This does not meet the requirements of ICC A117.1-2009 502 Requirements. TYP. All Sheets
- 12CC. Show location of accessible parking signs and parking blocks. Accessible parking shall be located on the shortest accessible route of travel from the adjacent parking to the building it serves note this serves the bolt on restaurants. 2015 IBC 1106.6
- 12DD. Provide turning Radii note inside turning Radii for 26' fire lane is 26' and outside 49'. TYP
- 12EE. Please put the accessible route in bold so it can be easily identified. TYP All Sheets
- 12FF. Reference Utility Sheets, move hydrant to this location
- 12GG. Show locations of the accessible parking signs and parking blocks
- 12HH. Show location of the FDC with locking knox hardware and knox box and Fire Sprinkler Riser Room. FDC shall be located at the front entrance and within 100' of a hydrant. TYP. Reference knox box and FDC symbols below
- 12II. Move accessible parking to this location to provide the shortest accessible route from parking to accessible entrances to the bolt on restaurant amenity. Reference 2015 IBC 1106.6. Show location of accessible parking signs, parking blocks and accessible ramps.
- 12JJ. Please see comment on cover about actual building height. Coversheet and Elevation building height appear to contradict. Please buildings 30' and over in height shall have a 26' fire lane within 15' to 30' from building to provide aerial access. This will assist in determine building set back from fire lanes/roads.
- 12KK. It appears that this property line is splitting this building. A fire wall is required to separate these two properties.
- 12LL. Add 26' fire lane in this area to provide aerial access 15' to 30' from the building per 2015 IFC Requirements. Reference overall site plans for fire lanes.
- 12MM. Verify the accessible parking counts with data block for Bolt on Restaurants. Data Block on the Cover Sheet. It states 18 accessible parking spots provided with 8 spots being van accessible. With a total of 7 accessible parking spots being required with 2 van spots for the Bolt On.

Sheet 5

- 12NN. This area show in blue is an existing Fire Lane including ring road. Any obstructions into the fire lane will require licensing agreements. In other areas the existing fire lane is now being referred to a proposed public access easement. Will these areas remain a Fire Lane or will be become a private street built to a



public standard in that case a licensing agreement would not be needed? Reference Fire Lane comments on other sheets.

12OO. It appears the entry width to this round about does not comply with public works requirements work with public works engineer

12PP. This area is a dedicated Fire Lane easement that was dedicated in the field house site plan.

Sheet 6

12QQ. Reference Life Safety comments on Sheet 5.

Sheet 11

12RR. Show existing and proposed fire hydrants. This will assist in proper hydrant Placement.

Sheet 12

12SS. Label as Fire Department Connection with approve KNOX Hardware. Note the KNOX BOX will be placed at the entrances and riser room to have keys placed into it to allow access. TYP

12TT. Show locations of FDC, proposed and existing hydrant Locations within 100'. This will assist with accurate hydrant placement

12UU. At this time remove this hydrant. Hydrant may change once FDC Location is determined and where the main entrance it into the building.

Sheet 13

12VV. Relocate FDC with approve locking knox hardware near main entrance

12WW. Add Hydrant to this location

12XX. Move this hydrant to this location

Sheet 14

12YY. Include notes for fire lane signs in sign details, reference below.

Sheet 26

12ZZ. Show location of FDC, Riser Room door, Signs and knox box on elevations. TYP all elevation sheets.

Sheet 27

12AAA. Show location of FDC, Knox Box and door the Sprinkler/riser room on elevations

12BBB. Is there an entrance and or Garage door in this area? If so, please identify this may change FDC, Hydrant and Knox Box locations.

Sheet 28

12CCC. Show location of FDC, Riser Room door, Signs and knox box on elevations. TYP all elevation sheets

Sheet 30

12DDD. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar), accessible parking and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes. Note this accessible route conflicts with what appears to be an accessible route show on the Site Plans Reference Sheet 3 or 34. TYP

Sheet 31

12EEE. Please bold the accessible route. This will help to clearly identify the accessible route

12FFF. It appears that in this area the minimum requirement of 1 foot candle of illumination along the accessible route is deficient

Sheet 4 of 4 Aurora Mall Subdivision Filing No 60

12GGG. Plat and site shall accurately reflect each other

12HHH. Per the site plan is appears that this property line runs under a building. A fire wall will be required to provide separation between the town buildings/property lines

13.Aurora Water (Reviewer Name / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sanitary Sewer Study

13A. Please also provide information on water demands. Also send all excel files or other modeling files to nkhanzad@auroragov.org.

13B. Specify and include sizes where noted.

13C. What I & I is considered?

13D. Include a narrative on the effects of surcharge or storm events and the capacity limitations of the manholes proposed for connection in Alameda and Sable.



- 13E. Check math where noted.
- 13F. Depict or color coordinate on exhibit.

Site Plan

- 13G. Provide COA manhole designated number where noted.
- 13H. Label line as SS.
- 13I. Note that an I&M Plan and cut sheets of system will be required at time of CP review.
- 13J. Callout if private hydrant.
- 13K. Need to show and label dimensions of all proposed utility easements- typical.
- 13L. Clarify labels where noted.
- 13M. Adjust location of these leaders hard to tell where the lines go and configuration of water services with meters. Please clean up.
- 13N. Need to depict drainage easement and maintenance area.
- 13O. It appears that this water line is crossing other waterlines. Is that correct?
- 13P. Where is the meter? All meters to be located in landscaped areas typical
- 13Q. Call out sizes of existing utilities that will be used for connections.
- 13R. Show and label size of utility easement.
- 13S. Is this located inside the building as a connection port or is this a private hydrant? Please specify typical.
- 13T. Include these general notes:
 - 1. All proposed sanitary main and services on this site are private.
 - 2. Piping downstream of water meters are private.
 - 3. All fire suppression lines, water lines, and irrigation lines require backflow preventers
 - 4. Include general note that all proposed storm on site is private and to be maintained by XXXX
- 13U. Include a general description of how water metering will be conducted on this site for the different uses.
- 13V. If there are no storm inlet collecting flows from ROW this area of storm pipe will remain private as well.
- 13W. Isn't all this storm private? Why located within an easement if COA will not maintain?
- 13X. Need to show and label pocket utility easement size.
- 13Y. Sanitary line will require license agreement if crossing utility easement.
- 13Z. It appears the entire span of the proposed water service lines (upstream of meter) are not encompassed by a easement.
- 13AA. Agree. Would prefer straight lines for water service or fire lines.
- 13BB. Label sizes of all existing utilities that will be used for connections.
- 13CC. Label all fire lanes as private, typ.
- 13DD. Need to list all sanitary sewer on this site as private.

14. Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

- 14A. Storm Drainage Development Fees due 21.409 acres x \$1,242.00 = \$26,589.98
City Center Detention Pond due 21.409 acres x \$1,798.08 = \$38,495.09
Total due = \$65,085.07
- 14B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

- 15A. Trees located on the west side of circle road were originally thought to be preserved, this was communicated during the pre-app process. If these trees will be removed a consulting arborist will be required to complete the tree inventory and mitigation requirements for this project.
- 15B. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.



Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestreet Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144
Robert Brudnell	The Natural Way, Inc.	robert@thenaturalwayinc.net	303-347-0988

- 15C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>

16. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Project Characterization

- 16A. Given the proximity to the light rail line, this project qualifies as Transit Station Area (TSA) development. Because of this designation, it benefits in several ways: 1) a lower average household size for purposes of calculating the projected population impact, 2) exempt from open space land dedication, and 3) a reduced per-acre value for calculating the cash-in-lieu of land dedication payment.

- 16B. Based on 256 proposed units, the project would result in a projected population impact of 518 persons.

Land Dedication

- 16C. Required land dedication for neighborhood park and community park purposes is 1.55 acres and 0.57 acre, respectively. If no portion of the total land dedication requirement is satisfied on-site, the entirety 2.12 acres shall be satisfied by a cash-in-lieu payment. Based on the current per-acre value for TSA developments, the payment amount due prior to plat approval/recording would be \$127,624.

Park Development Fees

- 16D. A per-unit Park Development Fee in the amount of \$1,746.44 will be due at time of building permit issuance if permits are pulled this year. If permits for your project are pulled next year, the per-unit fee will be slightly higher to account for 2022 adjustments to park construction costs.

Site Plan Note

- 16E. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

17. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 17A. See the red line comments in the plat and site plan. Send in the supporting documents list on the first page of the plat. There are some of the existing easement that need to be released and some the need to be dedicated by separate document. Contact Andy Niquette (releaseeasement@auroragov.org & dedicationproperty@auroragov.org) to start these processes.

- 17B. There are some existing and proposed easements in/under the proposed residential building. These easements are not allowed and will prohibit the construction of the building. (See Note #3 on the plat).



18. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

18A. Comments will be provided in the second review.

19. Arapahoe Planning & Engineering Divisions (Terri Maulik / 720-874-6650 / referrals@arapahogov.com)

19A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

19B. RE: TOWN CENTER AT AURORA PHASE 2 1548402 / DA-1105-17 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. Staff has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.

20. RTD (Scott Woodruff / 303-720-0205 / clayton.woodruff@rtd-denver.com)

20A. Thank you for the opportunity to review and comment on this project. RTD has no comments.