

August 13, 2021

City of Aurora, Planning Department

Attn: Ariana Muca
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: Initial Submission Review – East Bank Shopping Center Residential (Application #: DA-1207-11) (Case #: 1992-6001-24; 2021-3018-00)

Dear Ms. Muca,

Thank you for taking the time to review our initial submission for East Bank along with City staff and providing valuable feedback, which was received on May 13, 2021. Comment responses have been addressed on the following pages.

In addition to revising our site plan to address the comments provided by the City and referral agencies, our plans have changed substantially as a result of feedback from our neighbors. As part of our outreach efforts, we held a neighborhood meeting on June 22nd during which we shared our plans with our neighbors, answered their questions and listened to their feedback. We are committed to working with our neighbors to create a site plan which both respects their concerns and meets the City's required standards. Between our neighborhood meeting and subsequent comments we've received, three major neighborhood concerns emerged. Below we have listed those three concerns and how we have addressed them with our resubmittal and ongoing outreach efforts.

1. Ingress and egress into the Pier Point neighborhood from East Bank Shopping Center

The site plan we initially proposed removed an existing access point into the East Bank Shopping Center from Atchison Way. We have learned, through conversations with our neighbors, that because there is no traffic light at the intersection of Atchison Way and Quincy Avenue, residents of the Pier Point community rely on access into the East Bank Shopping Center to get in and out of their neighborhood. Subsequent conversations with City staff indicated that they would not support a traffic light at the intersection of Atchison Way and Quincy Avenue because of their traffic signal spacing requirements. After learning that the access from Atchison Way into East Bank Shopping Center is of vital importance to our neighbors, we reworked our site plan and building footprint to create an access point through and into our site so that Pier Point residents could maintain connections in and out of their neighborhood. The location of our new access point will offer Pier Point residents a more direct connection into the Shopping Center than the existing access.

2. Concerns Regarding an Increase in Traffic

An additional concern raised by residents was the idea that the addition of a proposed multi-family community would result in an increase in traffic. However, the traffic study completed with our submittal indicates that a change from the existing commercial use to our proposed residential use, would result in a decrease of trips in and out of the site by 30%. It should be noted that two of the existing commercial uses that would be replaced with this proposal are currently vacant. As these vacancies do not currently generate traffic, the move to a residential use will technically increase traffic from what is currently coming in and out of the site. However, the change to a residential use would decrease trips in and out of the site when compared to a fully leased commercial site which could happen under the existing land use approvals. The appropriate baseline for comparison is what is entitled today, not today's actual traffic counts, given vacancies, pandemic effects, and other anomalies. Therefore, the decrease in traffic that comes with our proposed site plan is a net decrease in traffic generation for the site. It should also be noted that our site

plan envisions the creation of a mixed-use community between the existing commercial uses and our proposed residential use. One benefit our plan seeks to create with a mixed-use community is offering residents walkable access to adjacent commercial uses, which will reduce the need for residents to use their car. As Aurora continues to grow it must consider the impact future land uses will have on overall traffic conditions and support sustainable solutions such as a mix of uses on a single site, as compared to segregated uses that require greater vehicle dependency.

3. Concerns about Existing Retail Tenants

Neighbors we heard from at our community meeting raised concerns about existing tenants being displaced as part of the development. Kimco is fully committed to working with existing tenants to ensure they are being taken care of as part of a redevelopment of the site. Discussions are underway between Kimco and their existing tenants to find the best possible solution for relocation given the project impacts.

We understand that an important part of being a good neighbor is listening to our neighbors and working with them to create a plan which takes into consideration the feedback from area residents while respecting the intent of the City's Unified Development Ordinance. We believe that our updated plans and continued neighborhood engagement are a testament to that endeavor by furthering sustainable infill development while acknowledging and adapting to the concerns of our surrounding community.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design



Daniel Jennings
Project Manager

Initial Submission Review

SUMMARY OF KEY COMMENTS

- Fees need to be paid before second submission
- See comments regarding architecture façade, roof and treatment between buildings
- See community concerns; a neighborhood meeting is required
- There are easement issues that need to be rectified from both Real Property and from Engineering regarding raingarden easements
- Initial review comments from Traffic Engineering are forthcoming and will be sent under separate cover

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Name: Jennifer Mast (301-801-7330 / 4335 S. Atchison Circle / jkmast02@gmail.com)

Comment: No! This will only increase vehicle traffic along Quincy Ave. Not a good idea since the issue of vehicle/congestion and accidents has not been resolved. I moved into the Cherry Creek Racquet Club neighborhood in 2008 and the problem has only gotten worse. Our 91 Home Neighborhood only has one way in and out and that is Atchison Circle and we only have a Stop Sign (no traffic light). Every single month since I've lived here there has been at least one vehicle crash along Quincy (between Parker Road and Smokey Hill), and at least 3 near misses per week with vehicles coming south on Atchison Way who don't realize (or don't care) that there is no merge area when turning East (left) onto Quincy. Need some action on the traffic and congestion situation before the City even thinks about giving permission for new building Construction anywhere near Parker Road and Quincy Ave.

Response: Thank you for your comments. As demonstrated in the Traffic Study included with this submittal, our proposed change in use to multi-family residential will result in a decrease in vehicle trips in and out of the site compared to a fully leased commercial use. We understand existing access concerns and our redesigned site plan includes an improved access into the East Bank Shopping Center from Atchison Way which will allow residents to reach the shopping centers traffic light on Quincy Avenue more directly than the current access into the shopping center. Though it is not within the scope of our project we understand that access issues are a concern and have had ongoing discussions with the City of Aurora regarding the lack of a signal at the intersection of Atchison and Quincy. They have informed us that a signal is not possible because of their intersection spacing requirements.

1B. Name: Senthil Punniya / 17712 Baxter Dr / Senthil.punniya@gmail.com

Comment: We need MORE HOUSING in the city of Aurora and Denver Metro Area. This project has to be APPROVED. This makes housing more AFFORDABLE. There may be traffic congestion in Parker/Quincy intersection. But that is a smaller issue.

Response: Thank you for your comments. We appreciate your support.

1C. Name: Dave Baron / 3837 S. Atchison Circle / davejbaron@gmail.com

Comment: As a property owner directly adjacent to this development, I would be highly and negatively impacted by this construction. Starting with traffic - already in the neighborhood it takes extremely long to pull out onto the busy Parker and Quincy Roads, either going into or out of the subdivision. This new building would add a significant amount of traffic to Atchison and make these wait times worse. This construction would also significantly impact the property value of my neighborhood. We live on a quiet cul-de-sac and this construction in our backyards will last literally years. This will cause our property values and quality of life to decrease. It will also negatively impact the views out of the back of our homes as it would now be obstructed with a 4-story building. Residents there would also have direct line of sight into our homes and backyards, completely

removing any shred of privacy. I am highly against this construction and think it should remain zoned as commercial. There are many stores that could come into that space if the management company updated and maintained the buildings (I know they had a history of leaky roofs).

Response: *Thank you for your comments. As demonstrated in the Traffic Study included with this submittal, our proposed change in use to multi-family residential will result in a decrease in vehicle trips in and out of the site compared to a fully leased commercial use. We understand existing access concerns and our redesigned site plan includes an improved access into the East Bank Shopping Center from Atchison Way which will allow residents to reach the shopping centers traffic light on Quincy Avenue more directly than the current access into the shopping center. Though it is not within the scope of our project we understand that access issues are a concern and have had ongoing discussions with the City of Aurora regarding the lack of a signal at the intersection of Atchison and Quincy. They have informed us that a signal is not possible because of their intersection spacing requirements. Significant attention has been paid to the design of the building and landscaping buffer with regard to privacy and the structure has been designed to comply with the Neighborhood Protection Standards of the Aurora UDO.*

1D. Name: Spencer Trimble / 720-243-1432 / 3827 S. Atchison Circle / spencert18@gmail.com

Comment: This is a terrible spot for an apartment complex. The traffic on South Parker is terrible in this section as it is. Our backyard backs up to Casa Vallarta. Is this building being torn down? Will apartment tenants be able to look into our backyard? Will this be low income housing?

Response: *Thank you for your comments. As demonstrated in the Traffic Study included with this submittal, our proposed change in use to multi-family residential will result in a decrease in vehicle trips in and out of the site compared to a fully leased commercial use. Casa Vallarta is not within the scope of our project. The proposed multi-family community will be located to the east of Casa Vallarta, across the surface parking lot. Low-income housing is not a part of our proposed site plan.*

2. Completeness and Clarity of the Application

2A. The invoice for \$27,734.60 has not been paid. These fees are due prior to the second submission, which is scheduled for Friday, June 4, 2021.

Response: *Noted. A check to cover the invoice was processed on 8/3. Staff was informed of this incoming check on 7/28.*

2B. Process: Due to the number of community comments, a neighborhood meeting will be required. Please contact Scott Campbell (scampbel@auroragov.org) to start the process of scheduling the meeting. Neighborhood meetings are still held virtually through the Webex platform.

Response: *Noted. We have had numerous conversations with our neighbors including a neighborhood meeting on June 22nd via the Webex platform, and in-person meetings with neighbors on August 2nd and August 5th.*

2C. Process: For clarification, this Site Plan will require approval from the Planning Commission.

Response: *Noted.*

3. Streets and Pedestrian Issues

3A. The area between the Existing Building and PR Building is undesirable. Trees will get very little light, with building runoff could struggle in this zone. How will this area feel to pedestrians, especially the 5' section to Atchison Way? Would this area be better served as a formal architectural connection between the two buildings?

Response: *The area indicated no longer exists. The building will be built in one phase and courtyard landscaping will address this area.*

4. Architectural and Urban Design Issues

4A. Sheet 9: This application requires adjustment for both building height and building length. In section 146-5.D.3.C of the UDO the criteria for approval is laid out and at least one of the following criteria have been met: The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.

Response: The proposed multi-family building is intended to create an active and engaging residential street frontage. Several architectural expressions are incorporated to break up reduce the building massing and create a familiar residential quality. These include areas of vertical and horizontal articulation that work in conjunction with material changes, balconies, and pitched roof forms that further break up refine the overall massing of the building.

4B. The hip roof is not of the same quality as that was presented at the pre-application meeting. Please see the graphic below for the roof that was presented at the pre-application meeting. The roof shown was a cementitious fascia and roofs with higher pitch and variety, and the hip roof is not of the same vocabulary.



Response: The sketch shown above was intended to show possible character and not the final design. The current design better reflects the requirements of the UDO.

4C. 4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but 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 the building roofline. This is generally a predominant roofline or architectural element indicating the end of a building. Based on the elevations provided, the current architecture façade does not have a strong articulation of base, middle, and cap.

Response: The current design meets this requirement and the Base, Middle, and Cap are noted on the architectural elevations for clarity. See below.



4D. It is recommended that you redesign the elevation to comply with multi-family design standards. A way to articulate a façade is to provide ground-floor entries for units on the first floor. Further tools to provide architectural interest include stepbacks, material or patterning changes, horizontal offsets, changes in roof height or form, and changes in fenestration patterns among others.

Response: *The project has been redesigned to better meet the UDO requirements listed above. The architectural elevations have been further annotated to show how each requirement has been met. Additional sheets showing the project in 3d had been included to further clarify these requirements that may have not been clear in 2d elevations.*

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

Sheet 11 of 29 – General Landscape Notes

5A. Update the General Landscape Notes where indicated.

Response: *The General Landscape Notes have been revised per the redline comments.*

Sheet 13 of 29 – Site Plan

5B. Include all existing and proposed easements and all utilities. There appear to be some turned off.

Response: *All existing and proposed easements have been shown on the plans.*

5C. It appears as if the landscaping is going to be installed in phases. Please include a separate landscape phasing plan that shows the plant material - WITHOUT LABELS that delineates what landscaping is being installed in what phase.

Response: *All landscape and site improvements are now going to be installed in one phase.*

5D. There are plants selected for the end cap parking lot islands that will get too tall and cause visibility issues within the parking lot. Please select shrub species that will attain heights of less than 4'.

Response: *Comment noted, thank you. Plant species have been adjusted and their mature height has been accounted for in their placement.*

5E. Provide the missing plant labels where indicated.

Response: *All plant material is now labeled.*

5F. The larger islands shall contain a minimum of 12 shrubs.

Response: *Comment noted, thank you. All landscape islands are planter per code.*

5G. Sod, native seed nor artificial turf are permitted within parking lot islands.

Response: Comment noted, thank you. Sod has been replaced with shrub bed within all parking lot islands and medians.

5H. What are the rectangular crusher fines areas along the northern side of the site? What is their purpose?
Response: The crusher fine area(s)/banding is intended to be a design aesthetic to help break up the monotony of rock mulch in front of the wall. It also ties into the site where adjacent crusher fines are being proposed.

Sheet 14 of 29 – Site Plan

5I. The sidewalk is different on this sheet then what is shown on the site plan sheets.

Response: The sidewalk and associated plantings have been adjusted.

5J. Dimension and label the buffer.

Response: All landscape buffers have been labeled and dimensioned.

5K. Include the missing utilities.

Response: All utilities and easements are now shown on the plans.

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

6A. 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.

Response: Noted a .dwg file will be sent directly to Phil Turner for addressing purposes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

7A. The site plan will not be approved by public works until the preliminary drainage letter/report approved.

Response: Comment acknowledged.

Sheet 4 of 29 – Site Plan

7B. Label the proposed curb and gutter.

Response: The vertical curb is called out as typical. The proposed mountable curb at the garage entry is also labeled.

7C. Indicate wall material, height and if over 30" a railing is required.

Response: The maximum height is called out on the Site Plan Sheet. Refer to the landscape plans within the plan set for wall detail.

7D. Label Rain garden drainage – easements are required.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7E. Show drainage easement for permeable pavers.

Response: Permeable pavers have been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7F. Label or hatch paving pattern to the legend.

Response: The permeable pavers hatch pattern has been removed.

Sheet 5 of 29 – Site Plan

7G. Label rain garden. Drainage Easement required.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7H. Show/label drainage easement for permeable pavers.

Response: Permeable pavers have been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7I. Label or add hatch pattern to the legend.

Response: Permeable pavers hatch pattern have been removed.

Sheet 6 of 29 – Site Plan

7J. Label Rain garden drainage – easements are required.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7K. Show/label drainage easement for permeable pavers.

Response: Permeable pavers have been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7L. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: A note indicating private storm to be maintained by the Owner has been added.

Sheet 7 of 29 – Site Plan

7M. Label Rain garden drainage – easements are required.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7N. Show/label drainage easement for permeable pavers.

Response: Permeable pavers have been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7O. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: A note indicating that storm sewer system is private and will be maintained by the owner has been added.

Sheet 8 of 29 – Site Plan

7P. The wall (see site plan) is more than 4' high. Please modify the max height. Railing required on all wall greater than 30".

Response: Wall height has been revised; railing is called out. Refer to landscape plans within the set for retaining wall detail.

7Q. Provide additional slope labels on Atchison Way.

Response: Additional slope labels have been added on Atchison Way and throughout the site.

7R. Min slope away from the building is 5% for 10' for the landscape areas, min 2% for impervious areas.

Response: Noted. Designed minimum slope away is 10% for 10' per the geotechnical report in landscaped areas. Areas of sidewalk along the accessible route are a maximum of 2% (typical 1.5% cross-slope). Detailed grading will be included within the civil construction documents.

7S. Show/label drainage easement for rain gardens.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7T. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: A note indicating that storm sewer system is private and will be maintained by the owner has been added.

Sheet 9 of 29 – Site Plan

7U. Provide additional slope labels on Atchison Way.

Response: Additional slope labels have been added on Atchison Way and throughout the site.

7V. Min slope away from the building is 5% for 10' for the landscape areas, min 2% for impervious areas.

Response: Noted. Designed minimum slope away is 10% for 10' per the geotechnical report in landscaped areas. Areas of sidewalk along the accessible route are a maximum of 2% (typical 1.5% cross-slope). Detailed grading will be included within the civil construction documents.

7W. Show/label drainage easement for rain garden.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

7X. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: A note indicating that storm sewer system is private and will be maintained by the owner has been added.

Sheet 18 of 29 – Site Plan

7Y. Detail 6 railing or barrier is required on all walls greater than 30".

Response: A 42" guardrail is shown on the retaining wall detail with a note reading "42" minimum tall guardrail required on all retaining wall 30" or greater."

Sheet 27 of 29 – Site Plan

7Z. Per the pre-app notes, streetlights are required on Atchison Way. Please refer to the draft lighting standards (provided upon request) for requirements.

Response: Refer to sheet and 26 for updated streetlight locations on Atchison Way.

8. Utilities (Nina Khanzad / nkhanzad@auroragov.org / Comments in red)

Sheet 6 of 29 – Site Plan

8A. Private storm drain and rain garden to be encompassed within a private drainage easement.

Response: Rain garden has been removed; underground water quality and detention are proposed. Drainage easement is shown over the underground system.

8B. Pool Drains to be connected to sanitary sewer.

Response: Comment noted, thank you.

8C. Match line and storm drain confusion on plan.

Response: This has been eliminated with the removal of the phased building.

8D. See plan for items that need to be listed as private.

Response: Plan has been revised as redlines requested.

8E. Please show all existing fire and utility easements.

Response: Existing fire and utility easements shown and called out.

8F. Show how roof drains will tie into storm drain.

Response: A note has been added to acknowledge that all roof drains will be routed to the proposed private storm drain.

8G. Listing piping upstream of WM as private and downstream as private.

Response: Meter to main is listed as public; meter to building has been updated to call out private.

8H. Show and label pocket utility easement WM to be located in landscape area.

Response: Pocket utility easement is called out.

8I. Show and label utility easement (typ.).

Response: Utility easements are shown and called out.

Sheet 6 of 29 – Site Plan

8J. Listing piping upstream of WM as private and downstream as private.

Response: This page is no longer applicable as the building is no longer phased. Comments were addressed are applicable.

8K. See plan for items that need to be listed as private.

Response: This page is no longer applicable as the building is no longer phased. Comments were addressed are applicable.

8L. See comment on page 6 indicating that private drainage to be encompassed by private drainage easement.

Response: This page is no longer applicable as the building is no longer phased. Comments were addressed are applicable.

Sheet 7 of 29 – Site Plan

8M. Note for CPs, provide elevations of WM outlets.

Response: Noted – lid elevation is called out on the plan.

Sheet 13 of 29 – Landscape Plan

8N. Show all proposed easements on landscape plan.

Response: All proposed easements and utilities have been shown on the landscape plans.

Sheet 14 of 29 – Landscape Plan

8O. No trees / obstructions to enter utility easements.

Response: Comment noted, thank you. All trees and permanent structures have been moved outside of easements.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Traffic Generation Analysis Report

9A. Comments will be sent separately.

Response: Noted, thank you.

10. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

Sheet 1 of 29

10A. See Comment for HB1221 implementation plan.

Response: *The site plan cover sheet includes a table outlining our implementation plan. 100% of the units meet Type A or B requirements. 311 x 2% Type A minimum = 6.22. 7 total units need to be Type A per ANSI requirements. We will have a 3-1 bedrooms and 4-2 bedrooms to be spread equally throughout the project.*

Sheet 4 of 29

10B. See comment for signage details, symbols, legend and locations.

Response: *Signage details, symbols, legend and location have been revised on the Site Plan*

Sheet 6 of 29

10C. See comment for legend, symbol and location of FDC, Knox Boxes and Exterior riser room door.

Response: *FDC, Knox box and exterior riser room called out on Site Plan and Utility Plan.*

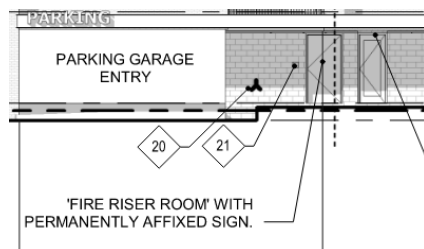
10D. See comment to identify location of riser room.

Response: *Riser room called out on Site Plan and Utility Plan.*

Sheet 19 of 29

10E. See comment for legend, symbol and location of FDC, Knox Boxes and Exterior riser room door.

Response: *The items locations have been indicated on sheet 16. See below.*



Sheet 27 of 29

10F. See Comment for identification of exterior accessible routes.

Response: *Accessible routes have been added to sheets 25 and 26.*

11. Aurora Water (Ryan Tigera / 303-739-7490 / rtigera@auroragov.org / Comments in red)

11A. There are no Storm Drainage Development Fees due, this is a replat of East Bank Mall 3.

Response: *Comment received, thanks.*

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

12A. Trees will likely be impacted in the courtyard between some of the buildings that are scheduled for demolition. It is unclear if other trees will be impacted with the new design and construction, but it is a possibility that trees on the north side of the existing building could be impacted. Protection of the trees that will be preserved on the site is critical.

Response: *Comment noted, thank you. A Tree Mitigation Plan has been provided with this submittal.*

12B. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And 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

Response: Comment noted, thank you. A Tree Mitigation Plan has been provided with this submittal. Trees planted above the requirement have been indicated with an "M" on the plans to represent a mitigation tree. It is the intent to mitigate as many possible inches through onsite planting while paying the rest to the Community Tree Fund.

12C. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

Response: Comment noted, thank you. A Tree Mitigation Plan has been provided with this submittal.

12D. Any trees that are preserved on the site during construction activities shall follow the standard details for TreeProtection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The TreeProtection 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>

Response: Comment noted, thank you. Tree protection notes have been added to the plans on the Tree Mitigation Plan.

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

There are some easement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@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.

Sheet 1 of 29

13A. In the Legal Description, match the plat description as noted on the plan.

Response: The Legal Description has been updated as noted on the plan.

Sheet 8 of 29

13B. Make sure no portion of the building structure (foundations, footers, roof overhangs, etc.) is/are encroaching in the proposed easements.

Response: Per ongoing conversations and meetings with CDOT and COA, the TIS includes two different scenarios for the 2040 horizon build-out; one assuming the two accesses are closed per the access plan, and one assuming they remain open.

14. RTD (C. Scott Woodruff / 303-720-2025 / clayton.woodruff@rtd-denver.com)

14A. The RTD has no comment on this project as none of the work impacts any of our stops.

Response: Comment noted, thank you.

15. CDOT (Steve Loeffler / 303-720-2025 / steven.loeffler@state.co.us)

See attached letter.

Response: Noted. Comments from the letter are addressed below.

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 EastBank 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

Response: Per ongoing conversations and meetings with CDOT and COA, the TIS includes two different scenarios for the 2040 horizon build-out; one assuming the two accesses are closed per the access plan, and one assuming they remain open.

Traffic Comments

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 04-28-21

Response: Comment noted – the Parker/Quincy/Smokey Hill improvements were included in the analysis. We will continue working with CDOT and COA on traffic improvements in the area.

Resident Engineer Comments

There seems to be no planned improvements within CDOT ROW, so we have no comments at this time. – PDF 05-05-21

Response: Comment noted, thank you.

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.

Response: Comment noted. The TIS assumed that the Parker/Quincy/Smokey Hill was complete prior to the construction of the apartments and was included as a part of the analysis.

16. Cherry Creek School District 5 (Vicky Lisi / 720-554-4244 / vlisi@cherrycreekschools.org)

16A. Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding this site plan for the East Bank Shopping Center development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Polton Elementary, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Response: Noted.

16B. Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 1.0505 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multi-family high density housing. The District proposes to utilize the current Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The cash-in-Lieu fee would be \$343,715.

Response: Noted.