

Comment Response Document:

Second Submission Review – Aurora Town Center Phase II – Site Plan Amendment

Case Number: 2001-6045-07

Date: 04-26-2024

1A. Page 1:

- Sheet Index has been updated and the new sheets have been added accordingly.

1B. Page 7, Sheet SP-7

- Aurora Town Center Master Plan, Sec. 5.4.1. (J)(4) only identifies metal suspended canopies as a “permitted material choice”, not necessarily as a required material. This is reiterated the Aurora Town Center master Plan, Commercial Architectural Matrix which identifies both Awnings and Sunshades as “Allowed” for the North Bar where this project is located.

As noted in 4/22/2024 call with James Schireman and Jamie Hartig, the requirement is Aurora Town Center Master Plan, Sec. 5.4.2. (a) which indicates that all building entries shall be articulated with projections and/or recesses. The discussion and interpretation on the call was that this projection or recess would be required for each different tenant space. As further elaborated in sec 5.4.2. (b) the intent is to incorporate a pedestrian scale character for the façade by breaking down the large mass / scale of the building into smaller forms and details.

The existing metal sunscreen canopy on the south façade and wrapping the corner is being removed because the new south entry for suite AOA breaks up the existing symmetry of the building. The new entry at west façade has a permitted awning, and the new entry at south façade has projection created by the new signage band above. Sections through this sign band projection have been added to the sheet. This section detail conforms to construction already in place at the center for other tenants including Party City next door. This projected signage band detail along with the new façade colors for suite AOA are designed to differentiate the façade for suite AOA from the rest of the building while also breaking down the mass into a smaller more pedestrian scale by adding in new fenestration along the south façade, while working within the constraints of the existing structure

1C. Page 36, Sheet SP-13

- While we appreciate these elements add to the pedestrian scale of the center, the existing sidewalk along the west façade is very tight with a primary function being an accessible path. A bicycle rack is being added to the plan, but there is not enough clearance along the path to also include benches, planters or pedestrian light poles which would all impede the accessible path. We feel the existing landscape beds are a sufficient alternate to new planters, and the existing gooseneck lights, parking lot lights and entry sconces provide enough illumination along the entirety of the sidewalk.

1D. Page 37, Sheet SP-14

- Revised.
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- Revised. New bicycle rack provided.

2A. Page 1, Sheet 1

- Submitted.

5A. Page 1, Sheet 1

- Per email from James Schireman dated 04/19/2024, *"After taking some time to speak with some senior planners regarding your application, we concluded the most appropriate and efficient way to resolve the easement issues would be to have the easements addressed by separate document. We will not need a separate minor amendment application to address the fire lane easement for this site, although we will likely include a condition of approval that states the easements need resolved via separate document."*
- Confirmed and updated.

5B. Page 36, Sheet SP-13

- Locations and notes added, and legend updated.
- Sheets updated. Fire lane signs will not be included as sufficient signage currently exists. Confirmation received via email from Mark Apodaca dated 04-25-2024.

5C. Page 37, Sheet SP-14

- Noted.

5D. Page 38, Sheet C2.7

- Provided.

6A.

- Trees provided as per phone conversation with Ariana Muca on 04-17-2024.