



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

May 31, 2024

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

Re: **Seventh 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 some important *technical* issues remain, you will need to make another submission *after the Planning Commission hearing date*. Your tentative public hearing date is now scheduled for June 26th, 2024.

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. Please coordinate with your case manager to obtain the signs for posting and the *notice of public hearing* to send out to the abutting property owners and registered HOA'S. 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



Seventh Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning – All previous comments addressed.
- Traffic Engineering – See minor Site Plan comments.
- Life Safety – See Site Plan comments and Fire Truck Circulation exhibit comments.
- Land Development Services – See various comments for Plat and easements/dedications.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional community comments were received.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Zoning and Land Use Comments

3A. All previous comments addressed.

4. Architectural and Urban Design Issues

4A. All previous comments addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

5A. Sheet 2/40 - Modify this Note to possibly: "It is anticipated that the intersection of Mall Ring Road/Crystal Street will continue to operate acceptably in the long-term horizon with a single southbound lane approach and all-way stop control while also containing southbound vehicle queues before Alameda Avenue. The City of Aurora could consider the proposed roundabout control in the future at the intersection. However, through coordination with the City of Aurora, additional analysis will need to be conducted in the future to determine if roundabout control is feasible and suitable for the intersection of Mall Ring Road/Crystal Street." (as per the TIS recommendation vetted with the City's Traffic Division)

Traffic Impact Study

5B. Approved, no further comments.

6. Fire / Life Safety (Rich Tenerio / 303-739-7628 / rtenerio@auroragov.org / Comments in blue)

Site Plan

6A. Sheet 6/40 – Ensure all portions of the traffic circle comply with the auto-turn requirements (curbs, roll-over curbs, signs). Fire truck auto-turn must be based on the City of Aurora Fire Department. Largest Apparatus – Cyclone 100' shown below.



- 6B. Sheet 15/40 – Vertical ADA parking signs must be shown on the drawings for the underground ADA parking spaces parking. (Post type or bollard type) indicate the spaces that are designated ADA van-accessible parking.
Fire truck auto-turn must be based on the City of Aurora Fire Department. The Largest Apparatus – Cyclone 100' is shown below.
- 6C. Sheet 37/40 – The accessible route movement must be shown going into all loading areas of the ADA parking spaces.
- 6D. See comment on the Fire Truck Circulation exhibit sheet.

7. Aurora Water (Steve Dekoskie / 303-739-7490 / skekoskie@auroragov.org / Comments in red)

Site Plan

- 7A. No further comments.

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

Plat:

- 8A. 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, per COA 2024 Subdivisions Plat Checklist Item 19.b.
- 8B. 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.
- 8C. All missing reception numbers will need to be inserted before plat acceptance. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d. Send in the State Monument Records for the aliquot corners used in the plat per COA Subdivision Plat Checklist #19e. See the red line comments on the plat:
 - Sheet 1:* Property Description – provide reference to recording information for Filing No. 1 & insert “said”
before “Southerly Right-of-Way of Alameda Avenue;”
 - Sheet 1:* Insert date of Title Commitment.
 - Sheet 2:* Set NW Corner S18 & C ¼ S18.
 - Sheet 2:* Show the opposing ROW of South Sable Boulevard.
 - Sheet 2:* Update monument notes to reflect the size and material of the monuments (all sheets).
 - Sheet 3:* Add “Width Varies” to the Access Easement label.
 - Sheet 3:* Legend – Remove hatching or show all types of hatching & either show recording information and remove “to be dedicated by separate document” or remove those easements that do not exist at the time of platting.



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

- 9A. Email required documents to releaseeasment@auroragov.org for releases & dedicationproperty@auroragov.org for dedications to start these processes. There are some existing and proposed easements in/under the proposed residential building. These easements are not allowed and will prohibit the construction.