

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



May 26, 2020

Ryan Van de Bosche  
Washington Prime Group  
111 Monument Circle, Suite 350  
Indianapolis, IN 46204

**Re: Technical Submission Review – Aurora Mall Fieldhouse USA – Site Plan Amendment**  
Application Number: **DA-1105-16**  
Case Number: **1985-6028-26**

Dear Mr. Van de Bosche:

Thank you for your technical submission, which we started to process on May 14, 2020. We reviewed it 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 issues still remain, you will need to make a second technical submission. Please revise your previous work and send us a new submission on or before June 9, 2020. I understand that you are working to finish the easement vacation process, and there are only a very limited number of comments regarding Life Safety and landscaping that should be easy to address. If desired, you can resubmit the drawings prior to June 9 for a quicker turnaround.

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.

The Site Plan Amendment was approved by the Planning Commission at the April 8, 2020 meeting. Please remember that a condition of approval was the submission of an Operations Plan. Please advise as to the progress of the drafting of the plan, and whether you need assistance as to the contents of the plan.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor  
City of Aurora Planning Department

cc: Angela Hygh, Brownstein Hyatt Farber Schreck  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1105-16tech.rtf



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please submit the Operations Plan.
- Please address Life/Safety comments.
- The drainage letter must be approved prior to the final approval of the Site Plan Amendment.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- A. No additional comments were received.

#### **2. Zoning and Land Use Comments**

- A. Please remember that an Operations Plan must be submitted.

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### **Sheet 11 of 19 Landscape Plan SE**

- A. Add more shrubs to the parking lot islands as noted. Add an additional tree where noted.

##### **Sheet 12 of 19 Landscape Plan NW**

- B. Add more shrubs to the parking lot island where noted.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

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

#### **5. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- A. No additional comments.

#### **6. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- A. Continue to work with Andy Niquette on the fire lane easement releases and dedications.

#### **7. Fire Life/Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in cobalt blue)

##### **SHEET 3 OF 19 SITE PLAN (SE):**

- A. Move this accessible parking sign to the noted location on the drawing.
- B. Show locations of FDC SIGN. TYP Please include in elevations.
- C. Show location of knox box and Sprinkler Riser Room sign location. TYP Please include on elevations.
- D. Please relocate Fire lane signs to their original locations alternating along the building side of the drive isle and the other side of the fire lane every 50'.

##### **SHEET 4 OF 19 SITE PLAN (NW):**

- E. Move this accessible parking sign to the noted location on the drawing.

##### **SHEET 17 OF 19 EXTERIOR BUILDING ELEVATIONS:**

- F. Show location of knox box and sign for the Sprinkler Riser Room.
- G. Provide location for FDC SIGN.