



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

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April 24, 2020

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

**Re: Initial 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 second submission, which we started to process on March 18, 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 technical submission. Please revise your previous work and send us a new submission on or before May 15, 2020.

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. At this point, I have not

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\1105-16rev1.rtf



## *Second Submission Review*

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

- Add Traffic note regarding the potential need for a different type of intersection design at the S Crystal Street and ring road intersection.
- Please make minor landscaping edits.
- Please address Life/Safety comments, including the relocation of the FDC to be within 100' of the hydrant as well as other minor edits.
- The drainage letter must be uploaded to the civil folder (DR). It will not be reviewed in the DA folder. Bryce Christensen is the applicant on the DR folder and will need to upload the letter.

### **PLANNING DEPARTMENT COMMENTS**

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

- A. No additional comments were received.

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

- A. On note 5, please change “American” to “Americans” to reflect the proper title of the act. (Cover Sheet)

#### **3. Streets and Pedestrian Issues**

- A. Crosswalks should be provided at the S Crystal St/Ring Road intersection. Please provide a note that crosswalks will be provided on Sheet 2 to be consistent with Sheet 4.

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

- A. There is a curbed landscaped island here that is not showing up on this plan. (Sheet 6)
- B. The previous review comment asked that the legend be enlarged as it was too small. Add a landscape legend to all landscape sheets and make it large/ more legible than the text to the left of this box. (Sheet 11)
- C. Font is too small. enlarge this to double the size at a minimum. If it isn't large enough, the request will be made again to enlarge the font. These plans are used for inspection purposes and the information has to be legible. (Sheet 11)
- D. Update the note as noted on Sheet 11.
- E. The shrubs on the east side of the building are only 1 gallon. Three (1) gallon = 1 (5) gallon shrub. Therefore only 2.5 shrubs are being proposed not 6. Add more shrubs. Grasses are non-existent in the winter months. They are either cut back or impacted by snow loads. (Sheet 11)
- F. Add an additional shrub were noted on Sheet 12.
- G. Add two more shrubs or three grasses where noted on Sheet 12.

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

#### **7. 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.

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

- A. The Traffic Study has been approved.
- B. Add a note where indicated (Sheet 2).
- C. Add the following note is: “4) The City reserves the right to remove the all-way stop and revert intersection to East-west stop control if queuing from this intersection impacts operation of Alameda Ave. As identified in the TIS, a roundabout would be an acceptable intersection configuration for this intersection.”
- D. Show sight triangles on this sheet for all access points exiting to ring road from parking lot (Per COA STD TE-13.1, 25mph Design speed) (Sheet 11)



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

- A. Begin the fire lane easement releases and dedications by separate documents. Contact Andy Niquette to start the processes for these easement documents. There will be associated accompanying documents need to be submitted at the same time for these separate documents. (Already being addressed)
- B. Add recording information on noted easements (Sheet 5).

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

- A. Please remove note 3. It is a duplicate of note 19.
- B. Provide a 26-foot inside turning radius where noted.
- C. The area against the sidewalk has been vacated as a fire lane. Remove fire lane signs and place alongside the fire lane. Signs shall be located every 50 FT. (Sheets 2, 3 and 4)
- D. Provide the location of the riser/sprinkler room on the utility and site plans.
- E. Relocate FDC, must be located within 100' of hydrant. (Sheets 8 and 17)
- F. On the handicap parking sign graphic, replace "ADA" with "Accessible."
- G. Replace sign detail with approved detail shown on Sheet 10 of 19 and Sheet 9 of 19.
- H. The FDC is not included in the Utility Plan. Remove this FDC from the elevations.
- I. A minimum of 1ft candle of illumination is required along accessible routes.
- J. Update the photometric plan to include the new accessible parking arrangement and the accessible route to the accessible parking.