



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 16, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nicholas Ave, Ste 360
Centennial, CO 80112

Re: Second Submission Review: Windler Connector Road 3 – Biloxi Street North
Application Number: DA-1707-41
Case Numbers: 2025-6004-00; 2025-3005-00

Dear Chris Fellows:

Thank you for your second submission, which we started to process on March 28, 2025. 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 several issues remain, another submission will be needed before the Administrative Decision can be rescheduled. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Brian Wilson - 10333 E Dry Creek Road, Ste 400, Englewood, CO 80112
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-41rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ongoing discussions and coordination regarding the sidewalk reduction on the eastern portion of Biloxi Street approaching E 56th Avenue. New sidewalk design alternative to be reviewed at time of the third review. (Planning).
- A variance request was submitted by the Applicant for the sidewalk reduction. Please coordinate with Civil Engineering on the design alternative. (Civil Engineering)
- Traffic Signal easement will need to be shown on the Plat and Site Plan. (Traffic Engineering)
- Trees are not allowed over sanitary, storm, or waterlines. Trees must be at least 8-feet from any wet utility feature including lines, manholes, inlets, hydrants, etc. (Aurora Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Sheet 2: Sidewalk on the eastern side of Biloxi Street, as it approaches E 56th Avenue, is still shown as a reduced width. The Applicant has provided a sidewalk variance request. Please note, based on the Windler Workshop meeting of April 9th, the Windler Team is proposing sidewalk design alternatives for this section of sidewalk. Staff are generally supportive of the revised design but will need to fully review the revised sidewalk design alternative during the third review submission.
- 1B. The Applicant has stated that this application will move forward as is without 54th Place. Please note that if 54th Place is modified to be provided as a park, a separate Street Vacation will need to be submitted in the future. Additionally, even if 54th Place is not constructed as a street, a pedestrian crossing over Biloxi Street should be provided. This will impact the median proposed in this location. Discussion of this issue needs to be resolved before a decision is made on this site plan application.
- 1C. Sheet 3: Windler Connector Road #3 - Biloxi Street South is still highlighted. Please remove highlighted box.
- 1D. As a reminder, please ensure to submit flat documents at time of the third review. There should be no AutoCAD text on the document.

2. Landscaping Issues (Tammy Cook / 954.266.6488 / tcCook@auroragov.org / Comments in bright teal)

Sheet 1:

- 2A. Please show the 7.5' curbside landscape area in this section.

Sheet 9 and 11:

- 2B. The ornamental grasses are required to be 5 gallon in the curbside landscape area. These were correct in the last submittal.

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / comments in green)

- 3A. The variance request for the reduced sidewalk width is still under review and additional correspondence will be provided once a determination is reached.

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan & Plat:

- 4A. Traffic Signal easement will need to be shown on the Plat and Site Plan.
- 4B. Please note that the traffic report was approved with the Windler Master Plan amendment. It provided a reference for design elements.

5. Fire / Life Safety (Richard Tenorio / 303.906.2310 / rtensorio@auroragov.org / Comments in blue)

Sheet 2 / Area Site Plan North:

- 5A. For proposed fire hydrants, they should be spaced every 500 feet so that they are more evenly spaced alternating between 53rd Ave. and 56th Ave. This would only require 4 fire hydrants instead of the 5 shown along this section of N Biloxi St



6. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

Site Plan:

- 6A. Trees are not allowed over sanitary, storm, or waterlines. Trees must be at least 8-feet from any wet utility feature including lines, manholes, inlets, hydrants, etc.

7. Land Development Services (Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat:

- 7A. See the Advisory Comments on the first page of the plat.
7B. The State of Authority provided was a different signatory (Provost) than shown here.
7C. This is a revised description – send the closure sheet

Page 2:

- 7D. Update Note #9

Page 4:

- 7E. Advisory: the blanks will need to be filled in prior to the plat recording (Typ.) (&Page 5)
7F. This line should match the description – revise

Site Plan :

- 7G. No comments for the Site Plan.

8. Easements (Grace Gray / 303.990.3413/ ggray@auroragov.org)

- 8A. Advisory comments: All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into ROW or City owned lands must be submitted.

9. Denver International Airport (Denplanningreferrals@flydenver.com)

- 9A. The proposed development is in the “**5-Mile ‘Known - Wildlife Attractant Separation Area’**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- 9B. The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oaaaa.faa.gov/oaaaa/external/portal.jsp>.
- 9C. Please engage RTD to add service to this area. This development will require an aviation easement.



10. E-470 Public Highway Authority (Brandi Kemper / bkemper@e-470.com / (303) 537-3727)

- 10A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.
- 10B. A permit issued from the local jurisdiction does not remove the requirement to secure a permit from E-470.
- 10C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
- 10D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 10E. E-470 discourages residential uses adjacent to the roadway.
- 10F. E-470 is not responsible for noise mitigation.
- 10G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 10H. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 10I. A minimum 4' of cover is required over the fiber.
- 10J. E-470 will be widened to 4 lanes in each direction in the future.
- 10K. Streets/driveways along 48th avenue/56th Avenue need to be spaced a minimum of 660' from the E-470 ramp.
- 10L. No structures are allowed in the MUE.
- 10M. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 10N. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 10O. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 10P. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 10Q. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 10R. Any fencing disturbed will need to be replaced/reset meeting E-470 specifications.
- 10S. A comment/response document would be helpful to track the revisions to each submittal.
- 10T. Additional comments will be issued as design progresses.