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October 13, 2022

Don Provost  
GVP Windler, LLC  
5750 DTC Parkway, Ste 210  
Greenwood Village, CO 80111

**Re: Initial Submission Review – Windler 1881 Homestead Park – Site Plan**  
Application Number: **DA-1707-21**  
Case Number: **2022-4043-00**

Dear Don Provost:

Thank you for your initial submission, which we started to process on July 28, 2022. My apologies for the lateness of these comments. Thank you for your patience, as we worked through the high volume of submittals. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 28, 2022.

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.

Your estimated Administrative Decision date is tentatively scheduled for November 23, 2022. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. 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 303-739-7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
City of Aurora Planning Department

cc: Debbie Klisis, Olsson, 1525 Raleigh St, Ste 210, Denver CO 80204  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-21rev1



## *Initial Submission Review*

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

- Additional information requested regarding the Clayton Properties “easement.” (Planning)
- Review the building design standards in Section 4.9. It appears that many of the proposed structures do not meet minimum requirements. (Planning)
- Provide an operations plan to address the planned use, maintenance, and programming of the various pieces of the site. Evaluate the capacity of the park to determine the parking requirement. (Planning and PROS)
- Address the timing of infrastructure improvements and their effect on the timing of this plan approval. (Public Works)
- Align intersections between Road 5/Ukraine/private parking access, or sufficiently offset so left turns don't overlap. (Traffic)
- Dedicate easement for public water and sanitary sewer. The easement is 26' wide for two utilities, and 16' wide for one utility. (Aurora Water)
- Provide a table that notes the areas/tracts within the site plan fulfilling the required parkland dedication. (PROS)
- Demonstrate how this "park" is meeting the minimum for neighborhood parks noted in the PROS manual. There are a lot of surrounding uses within the park space, but not a lot of programming to meet the intent of a neighborhood park per the manual. (PROS)
- The market and welcome center would not be eligible for credit. Please provide some context as to how these spaces would be used and how they would be open and usable to the public. (PROS)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No neighborhood comments were received after the initial referral was sent out. A neighborhood meeting will not be required at this time.

#### **2. Completeness and Clarity of the Application**

- 2A. Thank you for your interest in designating what remains of the Windler Farmstead. Because the City of Aurora is a Certified Local Government, the local designation would allow you access to financial incentives offered by the state. These funds can provide a great benefit to offset the costs that are sometimes present when working with older structures. However, the funding is offered for qualifying improvements, and can sometimes be lost when designation and the application process for tax credits are obtained after construction. Either way, the designation is highly encouraged. A copy of the designation workflow process has been attached for reference. Please contact Scott Williams at [twilliam@auroragov.org](mailto:twilliam@auroragov.org) for more information.
- 2B. Please provide additional information regarding the property included in this application that is owned by Clayton Properties. The comment response letter indicates that an easement will be dedicated. What kind of easement and for what purpose? Will the property not be acquired by the operator of this facility? Provide a copy of the easement and consent from GVRE for this application.
- 2C. An operations plan was requested in the pre-application notes and not provided with the initial submittal. It would be helpful for staff to understand how the proposed structures and facilities will be used, maintained, and programmed.
- 2D. Please review the line weights used on the site plan sheets. Foundations should be darker and ground property improvements more defined. Drainage structures can be grayed out and maybe even removed (check with Aurora Water for preference). Use a legend and/or labels to clearly identify surface materials between sidewalks, buildings, asphalt, and landscape areas. All site furnishing details should be clearly labeled or identified on each page. The “project scope” should be clearly visible and identifiable on all sheets.



### **3. Zoning and Subdivision Use Comments**

- 3A. The proposed use is classified as Outdoor Recreation and Sports, which is a permitted use within the R-2 zone district. There are no use-specific standards that apply to this use.
- 3B. Provide more information regarding the piece of property currently owned by Clayton Properties. Your responses indicated that this property will be dedicated to the easement. What does that mean? Will Windler be acquiring this property or are you referring to a private easement agreement for the long-term use of the property? I would also anticipate that much of the property will be in a drainage easement for Trib. T, but that doesn't clarify the remaining pieces. This item might benefit from a meeting discussion between all reviewing departments.

### **4. Streets and Pedestrian Comments**

- 4A. Confirm the Tibet pedestrian crossing will be completed with the Tibet ISP. This should be clearly noted on the site plan.
- 4B. Consider the circulation patterns for the site. Sidewalks seem well connected to regional trails and the surrounding area, but connections between parking and drop-off areas to the proposed buildings are sometimes missing or very indirect.
- 4C. Pedestrian/bike access should be provided in the block break between the park (near the event center) to Rd. 14. Can the proposed emergency gate have an unlocked gate for bike/ped access? Can a sidewalk/pathway be coordinated through Neighborhood P within this space?

### **5. Parking Comments**

- 5A. Please move the "parking analysis" table to the operations plan. As mentioned in the pre-app, the parking requirement is calculated for the proposed use – Outdoor Recreation and Sports – which is one space per capacity. The staff appreciates the information provided on the cover sheet table, but this will cause confusion with the UDO standard that applies. It would be more appropriate in a parking analysis section of an operations plan. Also, the assumptions made on the "city code" requirement of this table are unclear, please clarify. If the capacity is much higher than provided parking, the analysis section can address shared parking and planned use of the parking areas.
- 5B. Parking spaces that pull over a sidewalk need to account for a minimum 2' overhang (restaurant parking lot). Identify the accessible routes and ensure that a minimum of 6' is maintained outside of the parking overhang. Identify an accessible route from all ADA parking spaces to the entry of each building.
- 5C. Bicycle parking should be located so as to not interfere with pedestrian movements. Move bike racks out of the sidewalk to an alternative location.

### **6. Architectural and Urban Design Comments**

- 6A. A Windler Design Review Committee is established for development within this area. Acceptance by the committee is required for city approval of the proposed site plan, so a simultaneous review is highly encouraged. Please contact Kevin Yoshida to initiate this process. He may be reached at [Kevin@ideate.design](mailto:Kevin@ideate.design) or 303-807-0737.
- 6B. Please provide a digital color elevation and material board that demonstrates the colors and textures of all building materials. Label the corresponding colors for all proposed materials on the building elevation sheets in the site plan.
- 6C. Draw the foundations of the proposed and existing buildings to be more easily identifiable. The zone district standards require all buildings to be 10' from property lines (street side) and 20' from Tibet (collector streets). Buildings should be no taller than 38'. Please confirm the height of all proposed/existing structures. Include the accessory structures in the number of proposed buildings on the cover sheet. Elevations for the smaller, accessory structures may not be required, but detailed dimensions and locations should be included in the plan and added to the images of these structures. Clarify if the hoop houses are temporary structures or if they will have foundations.
- 6D. Clarify the use of the existing power poles. Will these bring in live electrical lines? Are they remaining for historic purposes, maintained for existing use, and/or expanded for new proposed service?



- 6E. Consider the potential impacts of the proposed event center and parking lot that are near the green court residential lots along the east side of the park. At a minimum, additional landscaping and screen walls should be provided to shield these lots from headlights going into the homes, and parking lot lighting should not cross the property line. Address the use of the 12' path in front of these homes (will it have automobile access?)
- 6F. Per Table 146-4.8-5, corrugated metal is only permitted as a primary building material within Special Use Districts, Subarea A. It appears that this is the primary building material proposed for all structures. Refer to Section 146-4.8.6.C.4. which provides material flexibility for sustainable projects. This may be an option to consider, but additional explanation and justification would need to be submitted for the Director's review.
- 6G. Review Table 146-4.8-8. Specify how each façade for all proposed buildings are meeting the 4-sided building design requirements for all proposed new, permanent structures.

### **7. Signage, Lighting and Service Area Comments**

- 7A. Photometric levels should be provided across the entire property to ensure the levels drop beyond the property line, and to observe how the levels of light impact areas beyond the paths.
- 7B. Will there be any building mounted lighting around the exterior of the proposed buildings? Please provide details for these fixtures and include them in the photometric lighting plan and applicable building elevations.
- 7C. Include a detail of the proposed trash enclosure(s) indication compliance with Section 147-4.7.8. Provide additional information on the functionality of the composting facility. Another location may be preferable.
- 7D. Site plan should include details for all proposed monument signs and their location on all plan sheets. Wall mounted signage should be shown on the building elevations as an outline to calculate and verify sign area. Please exclude sign content from the plans and add a sign data table to the cover sheet. Any separate sign plan submittal would still require this information to be included in the site plan. If done after site plan approval, a mylar change will be required to include the sign information in the approved plan.

### **8. Landscaping Issues (Tammy Cook / 954-684-0532 / [TCook@auroragov.org](mailto:TCook@auroragov.org) / Comments in bright teal)**

#### General Comments:

- 8A. Make sure that the sheet numbering is consistent throughout the plan set. The number should be cumulative and should include Sheet X of X.
- 8B. Provide the appropriate Case Numbers and Project Names for those projects that are providing streetscape improvements as part of other plan submittals.
- 8C. Make sure the matchline information is provided on all sheets.
- 8D. The key numbers on many of the sheets does not match the actual sheet number be represented. Please correct sheet references on the Key Map.

#### Sheet 20

- 8E. Remove reference to previous landscape code.
- 8F. The UDO does not require a buffer for a park adjacent to the streets, this table can be removed.
- 8G. What is the anticipated mulch treatment? Curbside Landscape areas? Shrub beds within the park etc.?
- 8H. The UDO does not require parking lot landscaping in a park. This Table can be removed.

#### Sheet 32

- 8I. Move the quantity column to the second column location.
- 8J. Turkish Filberts do not perform well here. Please remove.
- 8K. These do not perform well here, please replace with a different plant.
- 8L. Please select a different tree, Sweet Gums do not grow here.
- 8M. This tree does not attain a tree canopy of 25' and therefore cannot be counted toward a street tree. Please change to another tree variety. Note that they can be used in the park.
- 8N. Milkweed is a perennial not a shrub.



- 8O. Fruit trees are not allowed as street trees. Particularly the Black Cherry, please change to a different tree.
- 8P. Please include three letter label for this tree.
- 8Q. Please make the font size larger for the plant list.

Sheet 33

- 8R. This description of the plantings is fine, if the actual plants are being provided on the plan. Hatching alone will not suffice.

Sheet 34

- 8S. Is this some information on this page duplicative? That is, are the actual plants as described/listed on sheet 33 L3.01 being provided on the landscape plan and the hatch is being added on top of it?
- 8T. Note the matchline sheet number on two locations on the plan.
- 8U. Sod is not permitted in curbside landscape areas that are not 10'.
- 8V. What is happening in redlined location? It appears that shrubs are in the parking lot striping.
- 8W. Plant schedule is cut off and is not legible.
- 8X. Parking lot islands require two trees and 12 shrubs for larger islands like this one.

Sheet 35

- 8Y. Plant schedule is cut off and is not legible.
- 8Z. Plant tags are being cut off here.
- 8AA. Label street

Sheet 37

- 8BB. If these buildings are being proposed as part of this application, they need to have building perimeter landscaping. Update the landscape plan accordingly and the bldg. perimeter landscape table found on Sheet 20-L1.00.
- 8CC. Parking lot screening is required here. A double row of shrubs. This parking lot is direct across from future residential homes.
- 8DD. The POT tree does not attain a tree canopy of 25' and therefore cannot be counted toward a street tree. Please change to another tree variety.
- 8EE. Fruit trees are not allowed as street trees. Particularly the Black Cherry, please change to a different tree.
- 8FF. Label street name
- 8GG. Sod is not permitted in curbside landscape areas that are not 10'.

Sheet 38

- 8HH. Plant List is not legible in this area.

Sheet 40

- 8II. There should be an edger between any shrub beds and native seed areas.
- 8JJ. Label street name
- 8KK. If this is a sidewalk/trail it needs to read darker.
- 8LL. Please label this element.
- 8MM. Plant schedule is cut off and is not legible.

Sheet 41

- 8NN. Six shrubs are required per island.

Sheet 43

- 8OO. Label Tract WW to match the Tract Area Plan referenced on Sheet 91-L3.00.
- 8PP. Correct Title to reference Tracts noted on this plan.
- 8QQ. Correct Label for this Tract which is the third Tract A on the plan and will need to be edited to match the Tract Area Plan referenced on Sheet 91-L3.00.

**9. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:



- Parcels
  - Street lines
  - Building footprints (If available)
- 9B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org). Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 10A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 10B. This site plan will not be approved until the ISP's showing required infrastructure are approved.
- 10C. Please add the following note to sheet 2: The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to issuance of building permits. Construction shown on the civil plans for the ISP for the associated infrastructure must be initially accepted by the City prior to issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan.
- 10D. Label the ROW width and limits for all adjacent public streets. (typical all sheets)
- 10E. Label/dimension all existing and proposed easements on all sheets.
- 10F. Indicate the pavement materials on the site plan sheets. There are locations where the landscape plan shows parking areas as being paved with concrete, please clarify.
- 10G. Are streetlights being proposed with this site plan?
- 10H. A lot corner radius is required. 25' for the intersection of a local and minor arterial street.
- 10I. Dimension/label all existing sidewalks, and private drive isles.
- 10J. Show the location of all proposed stop signs.
- 10K. Show/label the required maintenance accesses into the ponds.
- 10L. Label drives as private (in redlined locations).
- 10M. Show/label the drainage easements associated with the ponds proposed by the other site plans.
- 10N. Label the ROW width for all adjacent public streets. (typical all sheets)
- 10O. Clearly identify what improvements are proposed within the scope of this project and which are proposed with adjacent/neighbor projects.
- 10P. Is a fire lane required in the proposed drive isle(s)? If so, please label the inside and outside radii. Ensure they meet Section 4.07.1.01 in the Roadway Manual.
- 10Q. If a ramp is being proposed, an opposing ramp on the other side of the street is required. Detectable warnings are required. Draw all proposed ramps in redlined locations.
- 10R. Indicate what all the proposed linework represents.
- 10S. It is unclear if some paths are proposed to be driven on. Show curb and gutter in all proposed locations.
- 10T. Curb and gutter? Please show the connection to existing. Where does the transition from grass pavers to?
- 10U. Access to public streets should occur at 90 degrees +/- 5 degrees.
- 10V. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.
- 10W. Label the pond as private.
- 10X. Show/label the 100-year WSEL in the ponds.
- 10Y. The Wenatchee ISP is currently showing Pond 520A as one pond. If there are proposed changes with this plan, the changes should be accurately reflected on this plan showing the revised proposed grading.



Please coordinate with the reviewers for each site plan to determine if this proposed split pond is acceptable.

- 10Z. Show an ADA ramp from the sidewalk to the ADA parking space. Provide an ADA ramp if there is a proposed crossing in this location.
- 10AA. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.
- 10BB. Include the FFE's for all proposed buildings, typical all grading sheets.
- 10CC. Typical all grading sheets: Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 10DD. Where is the outlet structure from Pond 520A?
- 10EE. Label the private drive approach grade to the ROW. Max 4% slope down to the public ROW.
- 10FF. Label if these drainage structures are proposed with this application or will be constructed with another site plan application.
- 10GG. Show the base flood elevations in Trib T. For structures adjacent to the channel, the bottom elevation of the lowest opening for basements and FFE's for main levels shall be 2 ft minimum above 100 yr WSEL in the channel.
- 10HH. Show the connections for all storm drain lines (see redlined locations)
- 10II. Provide slope labels in redlined locations. Minimum 2% in unpaved areas.
- 10JJ. Reflect the grading for the landscape berms on sheet 14.
- 10KK. The curb and gutter should be reflected in the grading, typical.
- 10LL. Show all underground storm sewers on landscape planting sheets. Ensure trees are a minimum of 10' from all storm sewers.
- 10MM. Show/label the 100-year WSEL in the ponds within the landscape plan sets. Ensure plantings are above the 100-year WSEL.

#### **11. Traffic Engineering** (Steve Gomez / 303-739-7339 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 11A. Label all park accesses as full movement, right in/right out etc.
- 11B. Add ped ramps in redlined locations
- 11C. Provide sight triangles per TE-13 at all site accesses
- 11D. Verify sidewalk, path, ped ramp configuration, and grades work
- 11E. Add stop signs in redlined locations.
- 11F. Add ped ramp, RRFB, and ped crossing signs and pavement markings at the trail crossings redlined on Tibet and Rd 14.
- 11G. Align intersections between Rd 5/Ukraine/private parking access, or sufficiently offset so left turns don't overlap.
- 11H. Remove redlined parking space. Intersections must be 50' min from the flow line to the first parking stall.
- 11I. Verify mature plant heights don't exceed COA 4.04.2.10 height specifications

#### Traffic Memo

- 11J. Access to 48th Avenue is not consistent with MTIS
- 11K. Several site intersections were not evaluated in the MTIS. These intersections need to be evaluated to determine and document auxiliary lane needs and requirements.
- 11L. See comments throughout the report.

#### **12. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

##### Sheet 1 of 64 / Cover

- 12A. See comments to update site data blocks.

##### Sheet 2 of 64 / Notes

- 12B. See comment to add a note.
- 12C. See comment for phasing plan.

##### Sheet 3 of 64 / Site

- 12D. See note to label the fire lane easement.
- 12E. See multiple comments for gating system.

##### Sheet 4 of 64 / Site



- 12F. See updated sign details and notes.  
12G. See the comment to provide fire lane sign locations.  
12H. See the note to label and show the fire lane easements.  
12I. See comments for labeling and showing knox box, FDC, and Riser room location.  
Sheet 7 of 64 / Site  
12J. See the note to update the label for the fire lane easement.  
Sheet 10 of 64 / Grading  
12K. See comments for maximum grades in accessible parking and fire lane easement.  
Sheet 14 of 64 / Grading  
12L. See the note to show and label the fire lane easements.  
Sheet 16 of 64 / Utility  
12M. See the comment for labeling the fire service line. Typical  
Sheet 17 of 64 / Utility  
12N. See the new fire hydrant location.  
Sheet 19 of 64 / Site  
12O. See the note to update the fire lane easement label.  
Sheet 49 of 64 / Photometric  
12P. See the comment to show and label the accessible route.  
Sheet 56 of 64 / Photometric  
12Q. See comment for encroachments into the fire lane easement.  
Sheet 60 of 64 / Elevations  
12R. See notes to show and label the knox box, FDC, and riser room door. Typical

**13. Aurora Water (Reviewer Name / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

- 13A. Label pond 520A as private.  
13B. Label all storm sewers as private.  
13C. Dedicate easement for public water and sanitary sewer. The easement is 26' wide for two utilities, and 16' wide for one utility.  
13D. Extend 8" public sanitary main into the site.  
13E. Extend a looped public 8" water main in the access drive to serve domestic supply, private fire line, and fire hydrant.  
13F. Connect hydrant to public main. Provide a 10' wide utility easement extending to 5' behind the hydrant.  
13G. Connect 8" public water main east to Road 14  
13H. Connect fire service and domestic service to public main.  
13I. Label water meters. Provide a 10' wide easement extending to 5' behind the water meter. A private fire service line may not encroach on this easement.  
13J. The hydrant needs to be tapped from the public main in the parking lot. Connect hydrants to the public water main. Provide a 10' wide easement extending to 5' behind the hydrant.  
13K. Dedicate and label easements for public water and sanitary sewer. The easement is 26' wide for two utilities, and 16' wide for one utility.  
13L. Connect private fire lines to on-site public main.  
13M. Add a manhole in redlined location(s).

**14. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 14A. There will be trees impacted around existing structures. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.  
14B. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual on page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



14C. The caliper inches that will be lost are 128”, but only 34” would be required for planting back onto the site. The mitigation value is \$17,500.00.

| TREE #       | SPECIES      | DIAMETER   | MITIGATION VALUE   | COMMENTS | MITIGATION INCHES |
|--------------|--------------|------------|--------------------|----------|-------------------|
| 1            | Cottonwood   | 48         | \$9,526.03         |          | 14                |
| 2            | Juniper      | 4          | \$123.72           |          | 2                 |
| 3            | Cottonwood   | 32         | \$5,119.63         |          | 10                |
| 4            | American elm | 23         | \$1,727.70         |          | 5                 |
| 5            | Boxelder     | 21         | \$1,004.44         |          | 4                 |
| <b>Total</b> |              | <b>128</b> | <b>\$17,501.53</b> |          | <b>34</b>         |

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**15. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

- 15A. Include standard note:  
Parks, Recreation & Open Space  
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.
- 15B. Typical: Include both the longitudinal and cross slope for all trails provided within the site. These must meet the required ADA maximums noted in the PROS manual.
- 15C. Provide a table that notes the areas/tracts within the site plan fulfilling the required parkland dedication. It would be helpful to include a key map to clearly identify what and where the requested area is. With a mix of uses included within the site plan, it is hard to tell where the delineation is between areas being credited and areas not.
- 15D. Demonstrate how this "park" is meeting the minimum for neighborhood parks noted in the PROS manual. There are a lot of surrounding uses within the park space, but not a lot of programming to meet the intent of a neighborhood park per the manual.
- 15E. Based on all of the uses that will have to be excluded from this neighborhood park site, will the acreage be enough to satisfy the required acreage in the master plan? if there is a deficit, where will that be made up at?
- 15F. Will there be educational signage that visitors can look through while visiting the site?
- 15G. What will programming look like for this? will it be open for visitors to go inside and look through? Perhaps open on certain days?
- 15H. a requirement for neighborhood parks is to have an open field area. This area may be large enough to meet that requirement. Please note the acreage here.
- 15I. Market and welcome center would not be eligible for credit. Please provide some context as to how these spaces would be used and how they would open and usable to the public.
- 15J. The trail networks that connect to the parking lots could be a great opportunity to provide historical signage for visitors to read while they walk up to the homestead site. This could also help meet the neighborhood park programming.

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

- 16A. See site plan for comments.
- 16B. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for license.
- 16C. Label all easements.



16D. Easements dedicated by separate instruments should work with [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

**17. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

- 17A. Windler's approved public art plan indicates that there is a location identified for public art within the area covered by this site plan. One is located at the southwest corner of the intersection of 48th Avenue and Wenatchee Street. The other is located within the green space in the west section. The site plan should address the plans for these pieces of public art, articulating the type of artwork sought, the timeline for implementation as it relates to the construction timeline for this site plan, budgets for the individual works, the artist selection process, and any other relevant information.
- 17B. Questions can be addressed to Roberta Bloom, [rbloom@auroragov.org](mailto:rbloom@auroragov.org).

**18. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )

- 18A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Windler 1881 Homestead Park. Should the project require any new natural gas or electric service, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).
- 18B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.
- 18C. Comment letter attached for reference. No resubmittal necessary.

**19. Tri-County Health Department** (Kathy Boyer / 720-200-1575 / [kboyer@tchd.org](mailto:kboyer@tchd.org) )

Below is a summary of the provided comments. Refer to attached letter for full details and comments.

- 19A. Mosquito Control - Stormwater Facilities:  
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposure to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.
- 19B. Food Service Plan Review:  
The site plan included with the referral shows a restaurant in the park. TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of foodborne illnesses.
- 19C. Community design to support walking and bicycling:  
Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines
- 19D. Connection to nearby trails:  
TCHD commends the applicant for connecting the park to the adjacent trail and trail system.
- 19E. Healthy food production:  
Access to healthy foods is critically important to a nutritious diet and good health. Providing opportunities for farming, or a community garden will offer multiple benefits including access to nutritious food, opportunities for regular physical activity, and regular social contact that supports mental health. The proposal to incorporate an agriculture education component to the park is an opportunity to introduce development-supported agriculture where farming activities co-exist with new development and the resulting produce is made available to residents. TCHD supports projects that promote access to healthy food in communities.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

August 15, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Aja Tibbs

**Re: Windler 1881 Homestead Park, Case # DA-1707-21**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Windler 1881 Homestead Park**. Should the project require any new natural gas or electric service, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect).

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

No resubmittals necessary.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



August 3, 2022

Aja Tibbs  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Windler 1881 Homestead Park, 1639617  
TCHD Case No. 7808

Dear Ms. Tibbs,

Thank you for the opportunity to review and comment on the site plan for a neighborhood park with farm experience located on Tibet Road south of 48<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

#### **Food Service Plan Review**

The site plan included with the referral shows a restaurant in the park. TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village or the local health department with authority over the site at the time of development, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City issues a building permit for the construction.

Windler 1881 Homestead Park  
August 3, 2022  
Page 2 of 4

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

#### Connection to nearby trails:

TCHD commends the applicant for connecting the park to the adjacent trail and trail system.

#### Healthy food production:

Access to healthy foods is critically important to a nutritious diet and good health. Providing opportunities for farming, or a community garden will offer multiple benefits including access to nutritious food, opportunities for regular physical activity, and regular social contact that supports mental health. The proposal to incorporate an agriculture education component to the park is an opportunity to introduce development supported agriculture where farming activities co-exist with new development and the resulting produce is made available to residents. TCHD supports projects that promote access to healthy food in communities.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Dylan Garrison, Gilbert Cazier, TCHD

Attachment

**Tri-County Health Department  
Guidance for Preparation of  
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity  
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism  
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions  
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:  
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:  
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:  
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.  
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For technical assistance or if you have any questions about any elements of the mosquito control program, contact Gilbert Cazier, Tri-County Health Department's mosquito control specialist, at [gcazier@tchd.org](mailto:gcazier@tchd.org).



# City of Aurora Landmark Designation Flowchart



Gully Homestead House, Landmark No. 3

Potential Landmark

Nomination Packet

Present to Historic Preservation Commission

Historic Preservation Commission Public Hearing

City Council Study Session

City Council Meeting

Obtain Final Resolution, Install Landmark Plaque

### Nomination Packet:

- Assemble a nomination packet containing letters of support and a Landmark Form.

### Present to the Historic Preservation Commission (HPC):

- HPC can recommend the landmark application move to City Council, request revisions, or reject the nomination.

Revisions Requested

Rejected

### Public Hearing:

- Hearings can be scheduled to coincide with the presentation to HPC.

### City Council Study Session:

- City Council will study the Nomination and either approve or reject the packet.



Robidoux House, Landmark No. 25

Approval!

Rejected

### City Council Meeting:

- City Council will schedule a public hearing at a regularly held meeting and award landmark status.

### Obtain Final Resolution

- Obtain a copy of the Final Resolution from the City Clerk's Office and install your Landmark Plaque!



Stanley Marketplace, Landmark No. 27

**AuroraGov.org/HistoricSites**

**303.739.6661**

Aurora History Museum  
15051 E. Alameda Parkway  
Aurora, CO 80012