



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 11, 2024

Christopher Fellows
Windler Public Improvement Authority
9155 E. Nichols Ave, STE 360
Centennial, CO 80112

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

Dear Mr. Provost:

Thank you for your submission, which we started to process on June 26, 2024. 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 items remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before July 26, 2024.

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.

Please note that I am finishing up this project as Liz Fuselier is no longer with the City. As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, AICP, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke Westwood 10333 E Dry Creek Road, Ste 240 Englewood CO 80112
Tom Odle Westwood 10333 E Dry Creek Road, Ste 240 Englewood CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-21tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An amended Administrative Decision will be required to document the changes. That process can begin while the technical issues in this letter are substantially complete.
- See Traffic Engineering comments regarding parking location to street; parking location will need to be revised (item 7).
- Reach out to Grace Gray with any questions regarding easements and recordation (item 12).
- Update overall formatting and calculations to match changes.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Note that the primary use of the site is designated as “Park and Open Space” per the Unified Development Ordinance permitted use table. The programmed uses in the park are considered accessory to this primary use, such as outdoor recreation. It is the responsibility and obligation of the Metro District to manage and maintain the on-site programming, including to abide by all City codes and regulations for individual programmed uses, such as camping, beverage service, etc.
- 1B. Please clarify the building uses and square footage in the data table. These are accessory buildings to the park use, not commercial buildings.
- 1C. Remove the recorder’s certificate on the cover sheet. Adams County does not use this certificate any longer, but requires a space in the upper left corner.
- 1D. Remove “of 69” in the page number reference. This is an update to the site plan formatting for consistency.
- 1E. The bridge over Tributary T is called out as a pedestrian bridge on Sheet 13 and a vehicular bridge on Sheet 23. Please revise.

2. Parking Comments

- 2A. Please remove the required parking calculation in the site data table on Sheet 1 and the table on Sheet 2. The primary use is a park, which does not have a parking requirement. On-site parking may be provided but is not required for a park. However, please note that any future commercial uses will require an amendment to the site plan and additional parking calculations.
- 2B. See Traffic Engineering comments about the north parking area distance from the road. If a parking space is removed here, please update the provided parking calculation in the data table.

3. Architectural and Urban Design Comments

- 3A. Please identify each building consistently throughout. For instance, it seems “Ana’s” and “Community Building” are the same structure but not identified as such on every sheet.

4. Signage & Lighting Comments

- 4A. The monument signage detail on Sheet 29 should be removed or noted as an example.
- 4B. Add any monument or wall signage calculations to the sign data table on Sheet 2. The general location should also be shown on the site plans. If it is not included, an amendment may be needed later to add signage.

5. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

- 5A. Sheet 25: This information is already showing here so please omit this box.
- 5B. Sheet 43: Provide the CN# instead of the DA# for the curbside landscape planting. (Typical).
- 5C. The 12 shrubs in these islands are required by code.
- 5D. The 6 shrubs in the previous planting plans in each terminal island are required by code.
- 5E. Sheet 44, 46 & 47: Cottonwoods can only be placed in naturalized areas and not close to walkways. Please change the variety or shift it to a different location.



5F. Sheet 45: Provide label for these elements (Typical).

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

6A. No further comments.

7. Traffic Engineering (Dean Kaiser / 303-739-1718 / djkaiser@auroragov.org / Comments in orange)

7A. Require ~50' throat depth between roadway flow line and first head-in parking space for operational safety.

8. Fire / Life Safety (Rich Tenrorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

8A. Show Fire Lane Easements by dedication.

9. Aurora Water (Steve Dekoski/ 303-739-7490 / sdekoski@auroragov.org / Comments in red)

9A. Please contact Steve DeKoskie for questions regarding Water's comments in RED.
sdekoski@auroragov.org

9B. Conflict with light fixture and propose fire hydrant and water meter location. Light fixtures need to be located outside of AW utility easements.

9C. Move the fire hydrant to the lawn area where the irrigation meter is located. 5' horizontal separation required. Locate light fixtures outside of utility easements. (typ)

10. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in mauve)

10A. No further comment.

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

11A. No further comment.

12. Easements (Grace Gray/ 303-739-7277 / ggray@auroragov.org)

12A. Easements have not been submitted yet.