

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



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December 29, 2023

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

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

Dear Mr. Provost:

Thank you for your fourth submission, which we started to process on December 14, 2023. 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.

Issues do remain; however, these issues will be addressed during technical review after the Administrative Decision date. Please submit an updated site plan AFTER the Administrative Decision date.

Your estimated Administrative Decision date is *tentatively scheduled for January 10, 2024*. 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 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
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
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1707-21rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pedestrian Crossing (Planning)
- ISP Approval (Public Works)
- Fire Hydrants (Fire/Life Safety)
- Contact Reviewer for Comments (Fire/Life Safety)
- Easements (Land Development Services)
- Public Art on Site (Public Art)

PLANNING DEPARTMENT COMMENTS

1. Streets and Pedestrian Comments

- 1A. Confirm the Tibet pedestrian crossing will be completed with the Tibet ISP. **This should be clearly noted on the site plan. (3rd Request)**

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

- 4A. Approved

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Cover Sheet: From the first review: This site plan will not be approved until the ISPs showing required infrastructure are approved. DA-1707-29 and DA-1707-20 still need approval.
- 3B. Please verify with Fire & Life Safety that this fire lane easement configuration is appropriate since it does not meet minimum radii requirements.
- 3C. Sheet 29: Remove from the site plan, pavement depths for vehicular use will be reviewed on the civil plans.

4. Traffic Engineering (Jason Igo / 303-739-7339 / JIgo@auroragov.org / Comments in amber)

- 4A. Approved.

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

- 7A. Please contact the Fire/Life safety reviewer directly for comments; please include the Planner Case Manager in all correspondence.

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

- 6A. Sheet 22: The private fire line and fire hydrant can't both be tapped on a dead-end water main. Tap the private fire line on the water main in E 45th Place before the gate valve.
- 6B. Sheet 17: The fire hydrant and private fire line can't be tapped on the same dead-end water line. Tap the private fire line on the water main in E. 45th Pl. (East of the valve)

7. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 9A. Approved.

8. PROS (Michelle Teller / 303-739-7154 / MTeller@auroragov.org / Comments in mauve)

- 8A. Approved.



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

- 11A. Approved. Any easements shown that need to be dedicated, should be dedicated by separate document.
- 11B. Send easement documents to: releaseeasements@auroragov.org; the easement process must begin prior to the next submission.

10. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 10A. ****Please provide an update on the needed public art for this project with the next submission.*** 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. Questions can be addressed to Roberta Bloom, rbloom@auroragov.org .