



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

AuroraGov.org

April 14, 2025

Hope Lee
New Gate Church
3350 S Winston Street
Aurora, CO 80013

Re: First Technical Submission Review: New Gate Church – Redevelopment Plan
Application Number: DA-2004-01
Case Numbers: 2016-6039-01; 2024-3027-00

Dear Hope Lee:

Thank you for your first technical submission, which we started to process on Thursday March 27, 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 important issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission.

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.

Additionally, 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 303.739.7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec

cc: Jack Quandt - Mishler Construction
Benjamin Bravenec, Case Manager
Lorianne Thennes, ODA
Filed: K:\\$DA\DA-2004-01tech1.rtf



First Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include site furniture and include detail.
- All parking rows are to terminate with a tree. Please provide a parking lot island tree where indicated.
- Add note/callout for proposed 5.5' wide sidewalk where construction is requested to be deferred. Clearly show limits of the deferred sidewalk.
- Illustrate centerline with curvature similar to Greenwood Dr access.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Twenty-one (21) Neighborhood organization and nineteen (19) adjacent property owners were notified of this application. As of this date there have been no comments.

2. Completeness and Clarity of the Application

- 2A. At the time of this letter, the fees have been paid.

3. Streets and Pedestrian Comments

- 3A. (Repeat Comment) Please include site furniture such as benches or tables with seats at the main entrance of the building, and include detail of the furniture.

4. Architectural and Urban Design Comments

- 4A. Resolved

5. Signage & Lighting Comments

- 5A. Resolved

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 08

- 6A. Repeat: Label the relocated trash enclosure.
- 6B. Repeat: What is the proposed mulch treatment for the individual trees outside of designated shrub beds and what is the intended mulch treatment for the buffer along the south and eastern property boundary lines? A note can be added to the notes section on Sheet 10.
- 6C. Update the Penstemon to one gallon per ordinance requirements. What is the proposed mulch treatment for the individual trees outside of designated shrub beds and what is the intended mulch treatment for the buffer along the south and eastern property boundary lines? A note can be added to the notes section on Sheet 10.
- 6D. All parking rows are to terminate with a tree. Please provide a parking lot island tree where indicated.
- 6E. For buffer counts, the tree indicated can count for both the southern and eastern property boundary.
- 6F. The southern buffer has 16 trees, but even with the extra trees and the conversion to shrub equivalents, the buffer is short the required shrub count.
- 6G. While a double row of shrubs has been provided along the parking lot perimeter abutting S. Winston Street, the shrubs provided will not screen the parking lot. Required mature heights are at least three feet. Dwarf rabbit brush varies from one to three feet. Mugo pine takes too long to mature, and the plant material being specified should provide screening within three years. Ornamental grasses are not permitted to screen parking lots. Please adjust plant material species provided.



- 6H. The identified plants will not screen the parking lot perimeter along Greenwood Drive. These are essentially a ground cover. Some of these plants are outside of the sight distance triangle and can therefore be of a taller species.

Sheet 10

- 6I. Update the Landscape Requirements table per the review comments provided.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Approved

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Christopher Eravelly/ 303-739-7457 / ceravaell@auroragov.org / Comments in green)

Sheet 03

- 8A. Per Deferral Request Letter, only the construction of the required sidewalk is being requested to be deferred.
- 8B. The proposed 5.5' wide sidewalk needs to be shown on the plans with the 5' x 5' sidewalk around the existing light pole and the 5' x 5' passing area shown as the interim condition.
- 8C. Add note/callout for proposed 5.5' wide sidewalk where construction is requested to be deferred. Clearly show limits of the deferred sidewalk.

Sheet 04

- 8D. Any retaining walls over 30" require a railing per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications. Callout railing on plans.

Sheet 11

- 8E. Any retaining walls over 30" require a railing per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications. Show and callout railing on typical section and on the Site Plan sheets.
- 8F. Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications.
- 8G. Advisory: Retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Sheet 04

- 9A. Repeat: Illustrate centerline with curvature similar to Greenwood Dr access.

10. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 10A. Approved

11. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

- 11A. Approved

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

- 12A. All new easements to be dedicated by plat, easement releases to submitted to releaseeasements@auroragov.org

13. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 13A. Approved.

14.Xcel Energy (Donna George / 303-571-3306 / donna.I.george@xcelenergy.com)

- 14A. Approved