

Date: July 26, 2024

To: Stacy Wasinger
City of Aurora Planning Department
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012

From: Tom Odle
Westwood
10333 E Dry Creek Road, Suite 400
Englewood, CO 80112

This document is a response to the Technical Submission Review of the Windler 1881 Homestead Park Site Plan (Application Number: DA-1707-21) received on July 11, 2024, from Planning and Development Services. Responses are below in **RED**:

Technical Submission Review – Windler 1881 Homestead Park –SITE PLAN

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.

Response: Acknowledged.

1B. Please clarify the building uses and square footage in the data table. These are accessory buildings to the park use, not commercial buildings.

Response: Data table has been revised and square footages have been included for proposed 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.

Response: Recorder’s Certificate removed.

1D. Remove "of 69" in the page number reference. This is an update to the site plan formatting for consistency.

Response: Acknowledged, revised.

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.

Response: Revised call out to "Pedestrian Bridge"

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.

Response: Parking calculation removed. Note regarding future commercial uses is acknowledged.

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.

Response: 3 parking spots removed to provide >50' throat depth.

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.

Response: Acknowledged, revised for consistency.

4. Signage & Lighting Comments

4A. The monument signage detail on Sheet 29 should be removed or noted as an example.

Response: Signage detail has been removed. Signage to be submitted as amendment at later date.

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.

Response: Signage detail has been removed. Signage to be submitted as amendment at later date.

5. Landscaping Issues

5A. Sheet 25: This information is already showing here so please omit this box.

Response: Box removed.

5B. Sheet 43: Provide the CN# instead of the DA# for the curbside landscape planting. (Typical).

Response: Acknowledged, revised.

5C. The 12 shrubs in these islands are required by code.

Response: Acknowledged, revised.

5D. The 6 shrubs in the previous planting plans in each terminal island are required by code.

Response: Acknowledged, revised.

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.

Response: Cottonwoods have been moved and/or removed where previously shown in proximity to walkways.

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

Response: Acknowledged, revised.

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.

Response: Acknowledged.

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.

Response: 3 Parking stalls removed to provide >50' of throat depth.

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

8A. 8A. Show Fire Lane Easements by dedication.

Response: Proposed Fire Lane Easements shown and labeled.

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

Response: Acknowledged.

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

Response: Lights and AW utility easements revised.

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)

Response: Acknowledged, revised.

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

10A. No further comment.

Response: Thank you!

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

11A. No further comment.

Response: Thank you.

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

12A. Easement have not been submitted yet.

Response: Easements being submitted with this site plan submittal.