

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



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October 11, 2023

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

Re: Second 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 second submission, which we started to process on September 25, 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.

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 31, 2023.

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 list them specifically in your letter.

Your estimated Administrative Decision date will be assessed based on the next submission. 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:\\$DA\1707-21rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjacent Property Ownership (Planning)
- Data Block Information (Planning/Fire/Life Safety)
- Material Block (Planning)
- General Purposes of Space within the Site (Planning/PROS)
- Elevations (Planning)
- Tibet Crossing and Access Points (Planning)
- Parking Counts and EV Stations (Planning)
- Material Board (Planning)
- Lighting and Signage (Planning)
- Curbside Landscaping (Landscaping)
- Update Sheet References (Landscaping)
- Adjacent Site Plans Identification Numbers (Landscaping)
- Parking Lot Island Landscaping (Landscaping)
- Lot Corner Radius (Public Works)
- Slope and Grade (Public Works)
- Site Plan Notes and Labelling (Traffic)
- Fire Hydrant Locations (Fire/Life Safety)
- Storm Sewer, Fire Service and Water Line Service (Aurora Water)
- Tree Mitigation (Forestry)
- Easements (Land Development Services)
- Public Art on Site (Public Art)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please provide additional information regarding the property directly to the west and adjacent to this parcel that appears to be owned by the City of Aurora. Will the property be acquired by the Metro district? *Please discuss this in the Letter of Introduction with your next submission.*
- 1B. An operations plan was requested in the pre-application notes and not provided with the initial submittal. It will assist staff in understanding how the proposed structures and facilities will be used, maintained, and programmed.
- 1C. Please include a data block with the next submittal. Data block should be located on the cover sheet and include: zone district and subarea, total square footage of site, building square footage, landscape square footage, hardscape square footage, signage (permitted and proposed, parking permitted and proposed, bike parking permitted and proposed, EV charging stations if included and ADA spaces required and proposed.
- 1D. Please include a material table with the next submission. Include the percentage of products used for all new structures.
- 1E. Check and correct spelling throughout plan set. Use "future commercial use" instead of restaurant.
- 1F. Sheet 4-Please reference the general purpose of this area. i.e. "Passive Recreation" or "Proposed Farming" and add-"See sheet X for additional detail and use."
- 1G. Sheet 6-Please reference the general purpose of this area. i.e. "Passive Recreation" or "Proposed Farming" and add-"See sheet X for additional detail and use." See other general redlines.
- 1H. Sheet 7-Please reference the general purpose of this area. i.e. "Passive Recreation" or "Proposed Farming" and add-"See sheet X for additional detail and use." See other general redlines.
- 1I. Sheet 9-Please reference the general purpose of this area. i.e. "Passive Recreation" or "Proposed Farming" and add-"See sheet X for additional detail and use." See other general redlines.



- 1J. Sheet 59-Move this sheet closer to the other landscape sheets.
- 1K. All sheets-Please add lengths and heights for all structures.
- 1L. Provide details for the trash enclosure on elevation sheets toward the back of the plan set.

2. Streets and Pedestrian Comments

- 2A. Confirm the Tibet pedestrian crossing will be completed with the Tibet ISP. This should be clearly noted on the site plan.
- 2B. Are there through access points from the proposed park to the neighborhood to the east?

3. Parking Comments

- 3A. Sheet 3-Provide parking space counts on this sheet.
- 3B. Provide parking counts and show parking lot lighting locations on site plan.
- 3C. Call out EV charging spaces and stations. Where are they located?

4. Architectural and Urban Design Comments

- 4A. 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.
- 4B. Sheet 53 and 54- Provide overall height.
- 4C. See additional redline comments on elevation sheets.

5. Signage, Lighting and Service Area Comments

- 5A. Where will the *building mounted lighting* be placed on the proposed buildings? Please include them on the applicable building elevations.
- 5B. 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.
- 5C. Please exclude specific sign detail 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 detail information in the approved plan.
- 5D. Provide dimensions for height and length; do not include actual sign language but indicate a placeholder.

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

Sheet 25

In the last submittal the Curbside Landscape area was included for East 47th Avenue and East 45th Place, but in this submittal it has not, please provide an explanation as to why the curbside landscape areas are not provided. What is the anticipated mulch treatment? Curbside Landscape areas? Shrub beds within the park etc.? All other buildings: Market, Event Center, Repurposed Homestead, restrooms Farm to Fork Restaurant in this set must meet the building perimeter requirements not just the welcome center. Make sure that the sheet numbering is consistent throughout the plan set. The number should be cumulative and should include on this sheet for example: Sheet 25 of 59.

Sheet 26

Provide Matchlines that are missing from this sheet.

Sheet 28

The Sheet References on this plan are all inconsistent with the plan set and shall be updated.

Provide the Case Number for the Tibet Road ISP and Neighborhood P PA-24 Plans.

Sheets 29 through 39

Provide the Case Number for the Tibet Road ISP, East 45th Place Plans, and Neighborhood P PA-24 Plans. Note: If East 45th Place curbside landscaping is part of the park plans, please provide the Street trees, shrubs and groundcovers and curbside landscape table.



Correct the Matchline Sheet References as they do not match the Key Map.

Correct the Sheet references as they do not match the current plan sheet numbering.

Sheets 43 & 44

Show the layout for the Trees, shrubs and groundcovers, succulents on the plan.

This description of the plantings is fine, as long as the actual plants are being provided on the plan. Hatching alone will not suffice.

Sheets 45 through 51

Parking lot islands require two trees and 12 shrubs for larger islands like this one.

Only Hatch patterns are shown on the plans. Show the specific layout for the Trees, shrubs and groundcovers, succulents on the plan.

Provide the planting in curbside landscape area or refer to CN# for the ISP plans that included this curbside landscape area and show it screened back.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. If this is a fire lane easement, please label it as such. Label the inside and outside radii, the minimum inside radius for a 23' fire lane easement is 29' and the outside radius is 52'.
- 7B. Advisory: if this is required to be a fire lane easement, no portion of curb and gutter will be permitted in the fire lane.
- 7C. Sheet 4- Repeat: A lot corner radius is required. 25' for the intersection of a local and minor arterial street. Show the radius. The entrance sign shall not be within the ROW.
- 7D. Sheet 5- When and where are the walls proposed? They are not shown on the Wenatchee ISP which includes the channel improvements. Please remove if they're not shown on any other plans.
- 7E. Sheet 10- Please add the following notes to the site plan. See redlines.
- 7F. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
- 7G. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
- 7H. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- 7I. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
- 7J. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
- 7K. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

8. Traffic Engineering (Steve Gomez / 303-739-7339 / segomez@auroragov.org / Comments in amber)

- 8A. Sheet 2- add note back from the previous submittal. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- 8B. Sheet 3- label sight access as full movement right in/right out etc.
- 8C. Sheet 4+5- add ped ramps back in per previous submittal right in/right out etc.. Add sight triangles per COA TE-13 Private and storm sewer locate within the park to be maintained by PROS.
- 8D. Sheet 18- 16' utility easement required for the water main.



8E. Sheet 19- All storm sewer is private.

8F. Sheet 22- Check flow arrows.

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

9A. Sheet 1 of 59 / Cover

- Provide a DATA BLOCK to include:
 - Provide data block information for each building.
 - 2015 IBC Construction type of each building.
 - 2015 IBC occupancy type of each building.
 - Square footage of each building.
 - Gross square footage of each building.
 - Height of each building.
 - Sprinklered or not sprinklered. (Each building)
- Provide a PARKING COUNT BLOCK to include:
 - Please show accessible parking for each building; include van accessible.

Sheet 2 of 59 / Notes

- Per the included NOTES:
 - The Phasing Plan is required to provide a looped water supply during each phase.

Sheet 3 of 59 / Overall Site Plan

- Show all proposed and existing fire hydrants. Other sheets show a fire hydrant at this location.

Sheet 4 of 59 / Area Site Plan

- Show Parking Stop or Bollard type signs for ADA Parking Spaces or show sign at the back of sidewalk. (Per graphic)

Sheet 8 of 59 / Area Site Plan

- See note to update the label for the fire lane easement.

Sheet 17 of 59 / Overall Utility Plan

- Show the water line and fire service line into the buildings that will have fire sprinklers. Show the exterior door to the Fire Riser Room, the FDC, and the Knox Box locations.

Sheet 22 of 59 / Area Utility Plan

- Show the Fire Riser Room exterior door, FDC, and Knox Box on the building.

Sheet 24 of 59 / Fire Access Plan

- Auto Turn shall be based on COA Fire Dept. Cyclone Apparatus with minimum corner turn radius of 29-feet inside and 52-feet outside. (Per graphic)

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

10A. Sheet 3- All storm sewers are Private and to be maintained by owner. Channel and ponds to be maintained by the Metro District. Show all proposed and existing fire hydrants. Other sheets show a fire hydrant at this location.

10B. Sheet 4- RCP - Private (typical for all)

10C. Sheet 17- Show the water line and fire service line into the buildings that will have fire sprinklers. Show the exterior door to the Fire Riser Room , the FDC, and the Knox Box locations.

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

11A. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is always above and beyond the Landscape Code requirements. Requested applicant include tree mitigation that was provided on the first review, which is listed below.

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
Total		128	\$17,501.53		34

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.

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

- 12A. Please ensure that PROS credited open space removes the water quality tract.
- 12B. Since master plan amendment is not finalized, please add note that entire park area is to be privately owned and maintained by the metro district.
- 12C. Call out grade on all internal walks, verifying it's ADA compliant.
- 12D. Call out slopes on all trails.
- 12E. Trail is privately owned and maintained. Please verify in adjacent set now that park is private.
- 12F. Call out playground surface, ensure safety surfacing is included. Call out this material on the landscape sheet.
- 12G. There is a lot of parking provided on site. Based on other similar use cases, is this much parking needed? Can this be reduced with adjacent parking on 45th?
- 12H. With future restaurant anticipated, will northern parking be sufficient? Is there any benefit to shifting this use to the south near larger parking lot?
- 12I. Provide a PROS table that outlines the total acreage for credit and exhibit of area. Should exclude water quality pond up to 100-year, floodplain up to 100 year (open space only), restaurant building footprint, and greenhouse footprint.

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

- 13A. Please contact Land Development Services directly for second review comments. *Do NOT resubmit unless and until applicant has discussed requested changes for this review with Land Development Services.*
- 13B. Send documents to: releaseeasements@auroragov.org for the easement concerns.

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

- 14A. 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 .