



Planning Division
15151 E. Alameda Parkway, Ste. 2300
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AuroraGov.org

March 27, 2024

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

Re: Initial Submission Review – Windler Butterfly Park Site Plan
Application Number: **DA-1707-32**
Case Numbers: **2024-4007-00**

Dear Mr. Don Provost:

Thank you for your initial submission, which we started to process on Monday, March 4, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, April 18, 2024. Please email your case manager following the upload. 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.

Your estimated Administrative Decision date is tentatively set for Wednesday, May 29, 2024. Please remember that all abutter notices for decisions 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Jeff Norberg Pcs Group 200 Kalamath Street Denver, CO 80223
Ariana Muca, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA 1707 32rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include the community center elevations with the next submittal (Planning).
- Reference the Windler Denali Street ISP for the curbside landscaping and show the street trees screened back (Landscape).
- Per emails with Carl H/FLS on 3/14/24, update bulbout design to match what has been reviewed offline (Traffic).
- Include accessible route with next submittal (Fire and Life Safety).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Public Art approved.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No outside comments were received during the first review.

2. Completeness and Clarity of the Application

2A. A fee of \$17,408.75 is due ahead of the second submission.

Cover Sheet

2B. Please update the Title to follow the format used for other recorded site plans. See example below:

**SITE PLAN - PLANNING AREA 4
NEIGHBORHOOD C
PART OF WINDLER FLEXIBLE RESIDENTIAL LOT OPTION AREA 1
LOCATED IN SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO**

- 2C. -
- 2D. Please add the legal description.
- 2E. The cover sheet has two amendment blocks – the application just needs one size 2”x3”.
- 2F. The sheet index and the sheets throughout the set need to be updated to a simple numbering system of 1,2,3 etc.
- 2G. The key map needs both a scale and a north arrow.
- 2H. The data block needs to be updated to include the community center as a building.

Site Plan

2I. Please use case numbers to reference adjacent site plans rather than DAs.

3. Urban Design Issues

- 3A. Looking at the parking, the Community Center is 5,543.3 Sf, as defined by the applicant, as an event space, which would require 3 spaces per 1,000 sf. Based on these numbers, the site would need 15 parking spaces. Please provide additional information regarding the use and design of this facility to help staff identify the correct parking calculation. If the application cannot meet the minimum requirements, an administrative reduction option may be available. Review Section 146-4.6.4.G. which outlines parking reduction options, and outline how the proposal will qualify or meet the requirements. (Link : <https://aurora.municipal.codes/UDO/146-4.6.4.G>)
- 3B. Elevations for the community center need to be included in the next submittal. Please upload a separate pdf with the material board.
- 3C. Thank you for including the dog fencing. Per code, fencing cannot exceed 48”. The details are provided in notes 4’ plus, and the staff wants to make sure that they are clearly defined.
- 3D. Please include any monument signage that will be part of the site plan. Discovery Park has a wayfinding system that could be used in a similar fashion to Butterfly Park.
- 3E. Please call out the internal path material on the site plan legend (page 3).



- 3F. The dog park signage would be considered an incidental sign and is permitted per code, but it would not count towards overall site signage. The sign would need to be reduced to a max height of 3’.
- 3G. Reviewing the lighting plan there is a dark spot on the west side of the park parcel and the east side of the “walkway” connecting towards Denali Street. A recommendation for some pedestrian bollard lighting in these areas.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright red)

Landscape Plan

L0.0

- 4A. These should be sheet numbers. If the plan ever needs an amendment having this type of numbering system makes it difficult to add sheets. Change this 1, 2 etc. Update the Sheet index on this sheet.

Landscape Plan

L0.1

- 4B. For the City of Aurora Landscape Notes -this note is found in the notes below. Repeat note.
- 4C. Under the Typical Landscape Notes: Combine the City of Aurora Landscape Notes.
- 4D. On Note 19, Update: Upon construction of the individual parks.

Landscape Plan

L0.2

- 4E. For the Plant List: Provide column for calipers and add minimum heights for evergreen trees at 8’.
- 4F. Under the Ground Covers: Provide a description for the Blue Grama Seed.
- 4G. In the Table for the Open Space Landscape Requirements: modify 10 shrubs per 4,000 SF.

Landscape Plan

L1.1

- 4H. Reference the Windler Denali Street ISP for the curbside landscaping and show the street trees screened back. Provide the CN#2022-6012-00 for this project. (This note is repeated on Sheets L1.2, L1.5, and L1.6.)
- 4I. Label Denali Blvd.
- 4J. For all Key Maps, darken in the represented viewports for the matchline areas on this sheet.

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Hanagami, Kendra / (303) 739-7295 / khanagam@auroragov.org)

Cover Sheet

1 of 29

- 6A. Add these site plan notes:

1. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.



2. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

3. In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

4. Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

5. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

6. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

6B. Add Scale to key map.

6C. Add Subdivision name.

Site Plan

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6D. Per section 4.08.1 and 4.04.2 of the Roadway Manual, identify the public/private ownership of all streets and street classification (typ. ALL).

6E. Add: "shown in DA-1707-33, RSN 1777847 Windler Connector Roads 2 - Infrastructure Site Plan and Plat,".

6F. Add: "and completed prior to TCO/CO for this project."

6G. Remove southern ramps on both sides of N Fultondale St. Keep northern curb ramps at intersection of N Fultondale and E 50th.

6H. Remove all spot elevations from the site plan submittal. The spot elevations will be checked during civil plan submittal and are appropriate to be included at that time.

6I. Show the ADA accessible route on plan and in legend.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan

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7A. Maintain pedestrian crossing on westside.

7B. Move bulbout pedestrian crossing to westside.

7C. Per emails with Carl H/FLS on 3/14/24, update bulbout design to match what has been reviewed offline.

7D. Remove ped ramp.

7E.

8. Utilities (Fatin "Iman" Ghazali / ighazali@auroragov.org / Comments in red)

Site Plan

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8A. Please specify who the owner is and update note 1.

Site Plan



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- 8B. Previous sheet is showing slightly different language; please reconcile.
- 8C. Current iteration of DA-1707-33 shows the existing pipe as 8". Additionally, this connection shall be made with a saddle tee. 4" sanitary service lines are not allowed to empty directly into a manhole.
- 8D. Current iteration of DA-1707-33 shows this stub as 8". A tapping saddle is required for this connection.
- 8E. Provide these notes:
 - 1) Water service lines are public up through the meter and are private downstream of the meter.
 - 2) All sanitary service connections are private.
- 8F. Label connection to existing storm.
- 8G. Pocket water easement required from ROW to 5 ft downstream of the meter.

Landscape Plan

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- 8H. Ensure shrubs are at least 3 ft away from edge of meter pit.

9.Fire / Life Safety (Gail Pough / 303-326-8679 / gpough@auroragov.org / Comments in blue)

Cover Sheet

- 9A. Add Standard Notes related to Fire Life Safety:
- 9B. Americans with Disabilities Act. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 9C. Emergency Ingress and Egress. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- 9D. Handicap Accessibility: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- 9E. Please provide the 2021 ICC Code Addition to the Data Block.
- 9F. This parking space is required to be van accessible. Provide a line for van accessible spaces.

Grading Plan

- 9G. Please label the accessible route in the legend.
- 9H. The accessible route needs to be shown throughout the grading plan. See the applicable accessible route notes provided. Ensure the accessible route connects to the end of the handicap parking access aisle.
- 9I. The current vehicle space marking does not meet the accessible van space requirements of ICC A117.1 2017 Sec. 502. Please make the appropriate corrections.
- 9J. The data block indicates that this building is not part of this submittal. If it is not part of this submittal, clearly delineate the elements that are not being reviewed.
- 9K. If you intend on phasing this project - a phasing plan is required that delineates the phases of development.



- 9L. What is the status of the abutting infrastructure? Typically, all infrastructure abutting the project is required.

Utility Plan

- 9M. Please add Handicap Parking Signage details.
9N. Check with Aurora Water and Planning Depts. to ensure there is no conflict regarding this storm water clean out located in the handicap van accessible area.

10.Land Development Services (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Cover Sheet

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- 10A. Add standard notes:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Site Plan Sheet

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- 10B. Advisory Comment: From 2022 Site Plan Checklist. Graphics (required on site plan sheet):
2. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings, and curve data. This data must match the recorded or proposed subdivision plat information.

Notes

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- 10C. Advisory Comment: From 2022 Site Plan Checklist
Graphics (required on site plan sheet):
2. Lot lines and/or the plat boundary line shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings, and curve data. This data must match the recorded or proposed subdivision plat information.

11.PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / comments in purple)

- 11A. Crossing and internal path should be moved to line up with the pedestrian corridors on the north side of the park outlined in the master plan. This comment has also been noted on the ISP for the surrounding streets.
11B. Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.
11C. Clarify surface materials shown on material legend.
11D. Include open space/ parks tracking table. parking and community center must be excluded from parks credit.
11E. Please ensure that ADA play features are included.



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

Public Art

14 f 29

- 12A. Thank you for including your Public Art Plan for this park and for including the necessary documentation.
- 12B. Please note 350,000 exceeds the required public art expenditure.