

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



AuroraGov.org

March 10, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Ste 360
Centennial, CO 80112

Re: Initial Submission Review: Windler Midtown Phase One – Landscape Plan and Plat
Application Number: DA-1707-39
Case Numbers: 2024-4027-00; 2024-3055-00

Dear Chris Fellows:

Thank you for your second submission, which we started to process on February 20, 2025. The review timeline for this application has been modified to allow for concurrent review between this application and the civil review plans processed as RSN 1849739. When ready, please resubmit these plans for review concurrent with the civil review plans.

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.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Rachell Schall, Martin Martin, 12499 W Colfax Ave, Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-39rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeat comment: Street trees are not meeting the requirements agreed upon for small lots not meeting the front yard tree requirements.
- There will need to be a sight distance easement on Sheet 17 of the Plat. COA suggests changing stop control for better sight distance. Where the sight distance easement is will be dependent on where the stop control is. Note: buildings and tall fences would be prohibited within the easement.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Per the previous request, please remove the housing type tracking table from the plan set. The landscape plan is not the appropriate location to address housing type diversity requirements, and as an independent document it can be used and revised more easily across multiple application. Show the revised calculations based on changes made to the townhouses which have been converted from street fronting to green court.

2. Subdivision Comments

- 2A. Correct tract errors in the plat and landscape plan.
- 2B. See the sight distance comment from traffic. As proposed, Lot 6, Block 3 would not be buildable, and Lot 7, Block 3 would be significantly limited from development. Planning does not recommend moving forward with platted lots that are restricted in this way. Consider alternatives as suggested.

3. Streets and Pedestrian Comments

- 3A. Denote the corrected names for the Denali couplet. (N. Denali Blvd. E and N Denali Blvd. W)

4. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Landscape Plan

General Comments

- 4A. Include a Letter of Introduction about this Phase 1 development similar to what was provided for Phase 2.
- 4B. There are many instances where text is cut off due to viewport issues and instances where text just overlaps with one another. Please adjust.
- 4C. One adjustment will be required for the provision of front yard trees as additional trees are not being provided in the curbside landscape to compensate. The street tree requirement is not being met except through the provision of additional shrubs.

Sheet 1

- 4D. Move all the notes provided to Sheet 7
- 4E. Update the notes provided per the review comments provided.
- 4F. Remove the Symbols and Abbreviations table as the information within this table does not seem applicable to the plan set.
- 4G. Update the location map to reflect Midtown Phase 1.
- 4H. Remove the Recorder's Certificate as this will not be a recorded plan.
- 4I. In lieu of note seven under Landscape Plan Notes, consider revising the note to state "Refer to landscape plan sheets 4-5 and 9-25 for specific mulch requirements based upon the landscape design." There appear to be various mulch treatments being used like pea gravel in medians, curbside areas etc. and the amended note would be better suited for those conditions.

Sheet 3

- 4J. All of the lot categories listed need to be further broken down by color as there are multiple lot sizes being provided within the categories.
- 4K. Update the legend per the comments provided.



Sheet 4

- 4L. The overall comments provided on this initial lot typical are applicable to all the SFD,SFA lot typicals provided. Please make the applicable changes/updates to all the lot typicals.
- 4M. Label the building setback line.
- 4N. Make sure these typical plans include all easements labeled and dimensioned to ensure that the plant material is outside of any proposed easements.
- 4O. Please make sure that the stated quantities of plant material listed under each lot typical is what is being provided on the actual lot typical.
- 4P. Add the following note: Refer to Sheet 3 for key map to the various lot types.
- 4Q. Add a note: For curbside landscaping refer to Sheets 9-15.
- 4R. Increase the line type scale for the fencing as it is too small to read.
- 4S. FYI: When nine or more shrubs are required, then three different shrub species should be provided. required. Please add a note requiring three different shrub species.
- 4T. See additional review comments on this plan sheet regarding the front yard tree requirement.
- 4U. The side yard landscape requirement is only applicable if the side yard is visible. I don't think that is the case for any of the lot typicals provided.
- 4V. The color key code for the SFD front load cannot all be the same color because they are different size lots requiring different quantities of landscaping.
- 4W. Reduce the sod provide in the front yards where indicated.
- 4X. It is fine to call these out as small-scale deciduous tree or upright, small scale evergreen, tall shrub etc. but the plant schedule that these are going to reference must have that same nomenclature or the these plant symbols must be included in the plant schedule so that they correlate.
- 4Y. While note three is something that has been included in the Windler Pattern Book, the Public Improvement Inspectors cannot determine out in the field as they are attempting to issue Certificates of Occupancy for the homes whether "extra" trees have been provided to compensate for no front yard tree. If that condition is going to occur, it should be noted on the overall lot typical and the specific lots that this is applicable too otherwise an adjustment should be requested.
- 4Z. As a follow up to the review comment below a majority of the SFD/SFA lot typicals do not have front yard trees included and are relying on "extra" trees in the curbside landscape to compensate. As is evidenced by the R.O.W. Tree Planting Table above, the street tree requirement is short or just meeting requirements and therefore extra trees are not being provided and therefore the front yard tree requirement is not being met.
- 4AA. The Windler Pattern Book states that additional trees will be provided at a ratio one tree per 30 lf.

Sheet 5

- 4BB. These lot typicals on this sheet cannot all be the same color because they are different size lots requiring different quantities of landscaping.
- 4CC. Don't have two categories of grasses.
- 4DD. While as landscape architects we understand the difference between organic and inorganic mulch, please update per the comment provided for the Public Works Public Improvement Inspectors.

Sheet 6

- 4EE. Should the color in the title of this lot typical really be green? If it is not the green color, the tan color is currently not found within Phase 1. Reference Sheet 3 in this plan set.
- 4FF. Should this not be titled "Single Family Attached - Townhome on a Green Court?"
- 4GG. For clarity, the townhome perimeter landscape table should include both the required and provided for each of the categories listed/required.

Sheet 7

- 4HH. The east side of Biloxi Street is urban and an urban street condition does not fall under the detached or suburban curbside shrub requirement.
- 4II. Curbside landscape requirements are not cumulative. They are broken down by east, west and north and south sides of the same street. To avoid having to do that as provided as a review comment in the first submission, you can include the curbside landscape requirements in the lot typical and then an actual shrub breakdown would not be required for each street.



- 4JJ. Remove tree lawn from the Curbside Planting Requirements title.
- 4KK. The Open Space Tract Planting Requirements table should be together with the graphic on sheet 3.
- 4LL. Shrubs are technically not deficient in Tract B as extra trees have been provided. Indicate that with a note at the bottom of the table.

Sheet 9

- 4MM. Include the street lights, fire hydrants and stop signs in the legend. (typical on each Legend)
- 4NN. This median in Biloxi Street has been designed per the UDO. If the applicant would like to, they may also elect to do a design that complies with the Parks Recreation and Open Space Departments Dedication and Development Criteria Manual which requires less plant material.
- 4OO. Have the call out appear on the sheet where the trees occur.

Sheet 10

- 4PP. The condition provided in the snippet is an alley loaded scenario in this phase. Why can't the water and sanitary lines all come from the alley in this condition along E. 52nd Drive? This would relieve any potential utility conflicts with street trees along the street.

Sheet 11

- 4QQ. Add the missing tree labels.
- 4RR. Please add the following: Refer to Windler at Denali Street Infrastructure Site Plan, CN: 2022-6012-00.

Sheet 12

- 4SS. Fix missing plant labels, plant quantities, text overlaps etc.
- 4TT. Please make sure the plant material within the median is labeled independently of the curbside trees and landscaping. Very confusing otherwise. Some of it is and some of it is not.

Sheet 14

- 4UU. Please add the following: Refer to Windler at Denali Street Infrastructure Site Plan, CN: 2022-6012-00

Sheet 15

- 4VV. Add two trees where indicated and update the R.O.W tree planting table.

Sheet 16

- 4WW. Why are the deciduous trees in Phase 2, 2.5" and in Phase 1 they are 2"?
- 4XX. Update the Tract Plant Schedule to include pea gravel as it is listed on the individual legends for the track enlargements.
- 4YY. Update to "EWF" to correspond with the legends on the individual track landscape enlargements.

Sheet 17

- 4ZZ. Is crushed stone paving the same as crusher fines? This appears to be the same hatch being used on the curbside landscape sheets, but this hatch is labeled as crushed stone paving.
- 4AAA. The UDO prohibits vegetation from being planted in crusher fines.
- 4BBB. Label as Tracts X, BB and Y to correspond with the identified tracts in the Open Space Tract Planting Requirements Table on sheet 7 and the Open Space Tracking Plan on sheet 2. Update this on all the enlargements for the open space tracts.

Sheet 19

- 4CCC. Label the identified tracts.
Sheets 20, 21, 22, 23, 24 & 25
- 4DDD. Label the identified tracts.
- 4EEE. The ultimate root structure of this specimen tree will eventually be under compacted crusher fines. It's essentially the mulch treatment. This is not permitted by the UDO.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

- 5A. Add: "and sidewalks" to note 1 of the landscape plan sidewalks (landscape plan, sheet 1)

6. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Plat sheet 15 of 24 / Plat

- 6A. Please add fire lane easement to the legend.



7. Traffic (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in gold)

Landscaping

- 7A. Some of the stop signs are not called out. Please make sure all stop signs are called out.
- 7B. Some of the trees are within 50' of the stop signs. Make sure all trees are 50' from the stop sign.
- 7C. Call out sight triangles on the plans.
- 7D. Call out the plants within the sight triangle so they can be evaluated for height.
- 7E. COA suggest changing stop control at the intersection of 52nd Dr and Coolidge St for better sight distance.

Plat

- 7F. There will need to be a sight distance easement on Sheet 17. COA suggests changing stop control for better sight distance. Where the sight distance easement is will be dependent on where the stop control is.

8. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in mauve)

- 8A. 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. (Planning Note: It would be preferable that this information be added to the civil plans rather than the landscape plan. Please coordinate with staff to ensure that the correct information is being included in the appropriate plan set – it appears park spaces have been excluded from the civil plans.)
- 8B. Please include more ADA specific play features. Maybe drums or some sort of sound feature.

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

See the Advisory Comments on the first page of the Plat

- 9A. Add: “a portion of Tract A of Windler Subdivision Filing No. 4, a Subdivision recorded in the Office of the Clerk and Recorder of Adams County, Colorado at reception number 2024000013716 and being situated in” to the preamble of the description.
- 9B. Change to “West Half” in the preamble.
- 9C. Check the name on the Subdivision in the dedicatory language.
- 9D. The owner’s name should match the Title Commitment. Please compare this.
- 9E. Send the Statement of Authority for the person(s) authorized to sign for the owner.
- 9F. Move the Notes to the first page of the plat.
- 9G. Move this Tract Table to the Graphic pages (Page 5)
- 9H. Tract CC is not shown on the plat.
- 9I. Change “Tract JJ” to “Tract DD” - (DD is missing from the Plat) change the Sheet index to match.

Page 2:

- 9J. Move the Notes to the first page of the plat.
- 9K. Send this Monument Record in for review (as indicated)
- 9L. Update Note #8 to be 30 days of the plat recording date.
- 9M. Delete Note #10 – this is not an Plat Note. If needed, it may be shown in the Legends of the subsequent pages.

Page 4:

- 9N. Send the Monument Record showing this information (W1/4; C1/4; SW Cor)
- 9O. Check the N1/4 information found on the cap – as indicated.

Page 5:

- 9P. Move the Tract Use Table to this sheet

Page 7:

- 9Q. Label the Tract – as indicated (Tract CC is missing)

Page 22:

- 9R. Change “Tract JJ” to “Tract DD” - (DD is missing from the Plat)



Landscape Plan:

Page 2:

9S. Change “Tract JJ” to “Tract DD” - (DD is missing from the Plat)

10. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 10A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses for Windler Midtown Phase One, but still has one particular conflict regarding the comment: “The 10’ UEs along the abutting tracts are intended for gas and electric. Access is provided via public roadway systems.”
- 10B. Please note that natural gas distribution facilities require drivable pavement abutting the lots that is minimum 8-feet wide, 6-inches thick with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure – will this situation exist for these utilities? For example, will there be drivable pavement within Tract Y abutting Lots 8-13?



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

February 25, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Aja Tibbs

Re: Windler Midtown Phase One – 2nd referral, Case # DA-1707-39

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses for **Windler Midtown Phase One**, but still has one particular **conflict** regarding the comment: "The 10' UEs along the abutting tracts are intended for gas and electric. Access is provided via public roadway systems."

Please note that natural gas distribution facilities require drivable pavement abutting the lots that is minimum 8-feet wide, 6-inches thick with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure – will this situation exist for these utilities? For example, will there be drivable pavement within Tract Y abutting Lots 8-13?

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com