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March 16, 2023

Dane Olmstead
Jackson Dearborn Partners
404 S. Wells Street, Ste. 400
Chicago, IL 60607

Re: Initial Submission Review – Revolve Denali at Windler – Site Plan
Application Number: **DA-1707-25**
Case Numbers: **2023-4003-00**

Dear Dane Olmstead:

Thank you for your initial submission, which we started to process on February 23, 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 March 31, 2023. There is an outstanding balance of \$26,185.68 due for this application submittal, which must be paid prior to the acceptance of your second 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 list them specifically in your letter.

The estimated Administrative Decision date is tentatively set for May 17, 2023. 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 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Eric Gunderson, Kimley-Horn, 4582 S. Ulster St., Ste. 1500, Denver, CO 80209
Cesarina Dancy, Neighborhood Liaison
Filed: K:\SDA\1707-25rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Timing of adjacent public improvements and site plan applications
- Building entries on street frontages and direct pedestrian connections every 150'
- 4-sided architecture requirements for minor and secondary building facades
- Masonry requirements for multifamily buildings
- Encroachments into fire lane easements and fire lane standards
- Verify all intersection/roadway laneage is consistent with the laneage identified in the latest MTIS.
- Relocate head in parking away from site entrance.
- The fire lane easement shall be constructed to fire lane specification in Roadway Design Manual
- Dead-end water main on the east side of the site
- Windler Master Plan open space requirements (OS-10 – Linear Park)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments were received with this submittal. A neighborhood meeting will not be required at this time.
- 1B. Staff has received referral comments from Xcel Energy, Aurora Public Schools, and DEN-Planning which are summarized below and attached to this letter. Please be sure to include responses to their comments with your resubmission.

2. Completeness and Clarity of the Application

- 2A. There is an outstanding balance of \$26,185.68 due for this application submittal, which must be paid prior to the acceptance of your second submission.
- 2B. The mineral rights affidavit was not completed correctly. Please resubmit the document with a selection of one of the mineral rights options (choose one: none exist, or mineral rights owners will be notified)
- 2C. Please clarify who is providing consent for this application on behalf of GVP Windler (the property owner). The only signature on this letter is from Dane Olmstead, who is a representative of Jackson Dearborn. Please clarify who is signing on behalf of GVP Windler (the listed property owner of record).
- 2D. Add a page towards the front of the site plan set that tracks the FRLO unit and density requirements for development within the Flexible Residential Lot Option (FRLO) Area 1. Coordinate with the master developer for consistency on the table and image formatting used for previous site plan submissions.
- 2E. Per the Windler Master Plan Tab 13, adjacent and supporting infrastructure is required to be completed with the development of this planning area. Surrounding and adjacent infrastructure site plans are in process for 56th Avenue, Denali, and the Windler Street network (to include 55th). Please note that these improvements are required for the development of your site and approval and construction of these items can impact the timing of approvals and construction of this application. Please coordinate closely with the master developer to avoid any delays or potential design conflicts.

3. Zoning and Subdivision Use Comments

- 3A. The subject site is known as Planning Area 5 (PA-5) within the Windler Master Plan. This planning area is designated for multi-family use to include up to 228 residential units. The proposed density meets the land use tab of the master plan.
- 3B. The Windler Subdivision Filing No. 2 and Filing No. 6 plat the subject site into Tract D but have not been approved or recorded. Typically, a lot will need to be platted prior to the development of the site, please coordinate with Land Development Services on the timing of these approvals and clarify if the parcel needs to be designated as a lot prior to the development of the site.
- 3C. Multifamily residential uses are permitted within the R-2 zone district. For the purposes of this review, buildings A, B, C, and the "Carriage Units" are all considered multifamily residential structures, which are required to meet the UDO standards applicable to that use.



4. Streets and Pedestrian Comments

- 4A. Section 146-3.3.2.H.1. requires that all multi-family buildings have no single portion of façade frontage greater than 150' without an entry. This site proposes excellent building frontage but is lacking in connectivity to the streets they are fronting. A single corner entry to the street does not provide enough entry to meet the minim 150' separation requirement. Can the unit private patios be modified into front entries/porches with individual access to the street? This is also listed as a guideline within the multifamily design standards in Tab 12 of the Windler Master Plan. To meet the code, building entries should have a direct pedestrian connection to the street and be designed to meet architectural standards for entries as outlined in Section 146-4.8.7.E. (Table 4.8-9).
- 4B. The linear park space along 56th should be provided as a community-wide asset. Increase pedestrian connectivity between the amenity space and the bike/ped connections along 56th. Additionally, provide site furnishings and other activating design options along the street.
- 4C. Planning is highly supportive of the use of paving materials within the site. Please provide detail of these materials so that they can be understood and clarified.

5. Parking Comments

- 5A. Please clarify a few items as redlined within the parking calculation table. Note that on-street parking spaces may only be credited towards the guest parking requirements (146-4.6.4.H.), and the city does not allow compact parking spaces to meet the minimum off-street parking requirements outlined in Table 4.6-1. If proposed, please clarify the location of the compact spaces, and exclude them from the parking provided count.
- 5B. Per Section 146-4.6.3.F. bicycle parking will be required on-site. Please add the required and provided parking calculations to the parking summary on sheet two. If any bike parking will be provided outside of the building, please include their location on the site plan along with a detail of the proposed bike racks.
- 5C. The design and location of off-street parking areas tucked behind street-fronting buildings provide a great overall site layout and circulation pattern. Thank you for your response to the preliminary discussions about building frontage and site layout. This design pattern also goes a long way toward meeting the multifamily design standards within the Windler Master Plan.

6. Architectural and Urban Design Comments

- 6A. Front building setbacks within the R-2 zone district are typically a minimum of 20'. Per sheet 2, this plan proposes a reduced setback to 5' per the FRLO option. Please provide additional information on the reasoning/need, and design mitigating options that balance this significant reduction. Please also label the proposed setbacks for all proposed structures to all adjacent property lines on the site plan.
- 6B. Add an overall landscape plan sheet/diagram that demonstrates the areas that contribute towards the minimum common area requirements as required by Section 146-3.3.2.H.7. Provide area calculations to demonstrate a minimum of 20% of the site area. Also, note that the Windler Master plan requires a minimum of 30% of units to have an outdoor patio or balcony at least 6x8 in size. Please identify compliance with this requirement when accounting for outdoor spaces.
- 6C. Fiber cement planking/board (Nichiha material) is not a listed material in our building materials Table 4.8-5, under Section 146-4.8.6.C.3. This section of the code does provide the Director discretion to approve this material as an alternative equivalent, which can be done administratively through the standard site plan process (the decision will be outlined within the staff report at the time of approval). Staff is still somewhat concerned about the warranty length (typically we like 20 yrs. min.) but have received testimonies and material information from the master development team assuring us this is quality material. The applications that we have seen thus far, also appear to demonstrate this as an attractive alternative to wood or composite wood siding.
- 6D. Multifamily residential applications are required to meet minimum masonry requirements outlined in Table 4.8-6 of Section 146-4.8.6.D. While the Nichiha material will be considered an acceptable alternative material (as outlined above), it will not be considered a masonry material. For this code



standard, the amount of stucco and stone on the facade would need to meet the minimum UDO requirement (80% of facade materials), or an adjustment will be needed. As with all adjustment requests, mitigation should be proposed which directly relates to the architectural standard (such as other elements of above-and-beyond architectural design).

- 6E. Please review the 4-sided architecture requirements in Table 4.8-8 which outline architecture requirements for all facades. The primary elevations demonstrate excellent design variation and detailing which meet these standards. However, several of the secondary and minor elevations do not appear to be providing the minimum massing variation and/or human scale element requirements. Suggested revisions to meet the requirements are provided in the redlined plans. Please outline compliance with the second submission comment responses, and/or revise these elevations accordingly.
- 6F. Section 146-4.8.8.A.2 require that flat roofs vary by at least 3' in height or setback for every 60' of facade. The rear facade of buildings A-H does not appear to be meeting this requirement.
- 6G. Provide a material board (or expand upon the information on sheet 28) that clearly identifies the material type and specifications, colors, and patterns for all building materials and elements.
- 6H. Can the carriage unit floor plans be modified to include dwelling space on the first floor? This would offer an opportunity for dwelling space at the street level and help the units to be more engaging to the public realm.
- 6I. Please identify all wall and ground-mounted electrical equipment on the plan. These areas must be screened from view and meet the requirements outlined in Section 146-4.7.8.B.1. and 146-4.8.11.
- 6J. Page 19 of the Windler Master Plan establishes goals for sustainable development. Are there any design elements proposed that promote the use of renewable energies, energy efficiency, water conservation, air quality, or light pollution reductions?
- 6K. Review and approval of the Windler Design Review Board is required for all proposed development within the Windler Master Plan. Please contact Kevin Yoshida at 303-807-0737 or kevin@ideate.design to initiate the submittal and review process.

7. Signage, Fencing & Lighting Comments

- 7A. Add retaining wall and fence detail(s) to demonstrate material color, type, and wall height for all fences or walls drawn on the plan. Standards for these items can be found in Section 146-4.7.9. and in Tab 10 of the Windler Master Plan.
- 7B. Will there be additional trash collection locations within buildings A, B, and C? Call out and clearly label trash storage and pick-up areas on the site plan drawings. Any external trash enclosures need to be located and drawn on the site plan if proposed. Requirements for trash facilities can be found in Section 146-4.7.8.B.2.b.
- 7C. Include details for all proposed site furnishings. There are established styles and guidelines for these items in Tab 10 of the Windler Master Plan.
- 7D. Provide a detail of any proposed monument signage proposed on site. Additionally, the Windler Master Plan identifies the southeast corner of Denali and 56th Avenue as a location for primary neighborhood sign monumentation. Outline the proposed sign area for any wall signs on the building elevations. Include all proposed sign area on the site data table on sheet 2.
- 7E. Add details of all proposed site light fixtures. Include wall light fixtures in the photometric map as well as on the building elevations. Note that street lighting will be addressed through the adjacent infrastructure site plan applications.

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

Cover Sheet

- 8A. Make sure the sheet numbering is consistent throughout the plan set. For example, sheet X of X - the numbering should be cumulative. There appears to be 41 sheets.

Sheet 13

- 8B. Provide the height and reference to the sheet and detail.
- 8C. Provide label and dimension all easements. Locate and label all fire hydrants, stop signs and sight lighting.



- 8D. Provide the City's CN number for the East 56th Avenue right-of-way planting ISP.
- 8E. Dimension and label the street frontage buffers.
- 8F. Provide the material and ref. sheet and detail.
- 8G. A tree is required on each of these islands.
- 8H. Provide the City's CN number for the East 55th Avenue right-of-way planting ISP.

Sheet 14

- 8I. Dimension and label the street frontage buffer.
- 8J. Describe this material as this hatch does not appear in the Legend.

Sheet 15

- 8K. Dimension and label the street frontage buffer.
- 8L. Provide City's CN# for the planting in this area.
- 8M. Label the retaining wall and provide the height, material, and color and reference to a sheet and detail of how the retaining wall will be capped. Provide an elevation of this retaining wall for the entire length of the property line.
- 8N. Landscaping is required along the exterior side of the wall.
- 8O. Label and dimension the non-street buffer.

Sheet 16

- 8P. Provide a table that documents the high, medium, and low water use areas by square footage and by the percentage of the overall landscape area for the entire development. A graphic should be included to illustrate where this occurs on-site.
- 8Q. For each Building, provide the length for each different Elevation for clarity. For example the North Elevation and the West Elevation of Building A.
- 8R. Edit the tables with the correct numbers of trees, shrubs and other plantings.

Sheet 19

- 8S. The irrigation plans should not be included with the site plan submittal. They are a separate submittal and application to Aurora Water.

Sheet 25

- 8T. Provide dimension for this area as it is not part of the parking space.

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

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 10A. This site plan will not be approved until the associated ISP's are approved. This includes the ISP for the neighborhood street network and the Denali Street ISP.
- 10B. Additional public improvements are required prior to the issuance of TCO for this site plan including 52nd and Harvest. Please keep in mind the timing of these ISP's.
- 10C. Please add the following note:
"The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."
- 10D. If public streetlights aren't being provided by this site plan, this note is not required.
- 10E. Refer to the ISP that is completing adjacent improvements. (typical)
- 10F. If this application is going to build this portion of the sidewalk, please show how far it continues.
- 10G. Label the inside and outside radii of the fire lane easement.



- 10H. It appears that balconies are encroaching into the fire lane easement. Please revise either the building or the fire lane easement.
- 10I. All ramps must also have a receiving ramp – see missing receiving ramp redline on sheet 5
- 10J. Label the proposed cross pan, typical.
- 10K. Is there an easement associated with this emergency access road?
- 10L. Is the far eastern drive a one-way drive aisle?
- 10M. There should be a minimum 2' separation between the wall and the property line.
- 10N. Tiebacks for walls shall not encroach into public ROW.
- 10O. Label the max height or height range for each proposed wall.
Max 4' wall height in residential areas. The railing is required for walls over 30". Structural calcs are required for walls over 4' and all CIP walls. Provide a section showing the height, material, and required railing for the walls.
- 10P. Label the slope in the swale. Check the redlined slope label
- 10Q. Label the slope of the access. Max 6% down from the public street, max 4% down to the public street.
- 10R. Minimum 2% slope in unpaved areas.
- 10S. Max 4' wall height in residential areas.
- 10T. Label the slope of the access. Max 6% down from the public street, max 4% down to the public street.
- 10U. Provide a slope label(s) showing the slope in the ADA spaces does not exceed 2% in any direction.
- 10V. Minimum 10' separation between trees and storm sewer, typical.

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

Site Plan Set

- 11A. This Site Plan will not be approved until the Windler Master documents have been approved.
- 11B. Add a note:
(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 56th Avenue and Denali Street, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of the Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.
- 11C. Verify all intersection/roadway laneage is consistent with the laneage identified in the latest MTIS.
- 11D. Verify parking stalls and parking medians are not within the fire lane easement.
- 11E. Show, callout, and revise stop sign locations as redlined.
- 11F. Move sidewalk and ped ramps from 55th Avenue entry to the east (see redlines on sheet 5)
- 11G. Relocate head in parking away from the site entrance.
- 11H. Provide continuous connection and ped ramps to amenity area. The path should not go through the parking stall.
- 11I. Fire lane easement extends into pavers. Will there be a curb and gutter?
- 11J. Adjust and add ped ramps to provide continuous sidewalk connection to the leasing building.
- 11K. Correct code citation for the last note on Sheet 17.

Master Traffic Study

- 11L. This TIS will not be approved until the Master MTIS is approved
- 11M. Verify discussion, traffic volumes, intersection/roadway laneage, etc. are consistent with the latest MTIS, currently Jan 2023.
- 11N. Volumes along 56th Avenue and especially Harvest Road are significantly higher than what is documented in the MTIS.



- 11O. Intersection/roadway laneage is not consistent with MTIS or the Denali Road ISP. Harvest Road is planned to be a 4-lane arterial. Update analysis.
- 11P. 5. See comments throughout the report.

12. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 2 of 41 / Cover

- 12A. See comment to update general notes code years.
- 12B. See comments for the implementation plan.
- 12C. See notes for data block and parking block.

Sheet 4 of 41 / Site

- 12D. Show and label knox box and riser room locations.
- 12E. Show accessible parking signs. Typical
- 12F. Please relocate FDC locations as indicated.
- 12G. See the note to dedicate a section of the fire lane.
- 12H. It appears that the patio/deck encroaches into the fire lane easement, with no encroachments.
- 12I. The setback from the fire lane to the building is too close. The 26' wide Aerial Fire Lane must be a minimum of 15' to 30' off one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade.

Sheet 5 of 41 / Site

- 12J. See the comment to separate the accessible sign from the wheel stop label.
- 12K. Please relocate FDC locations as indicated.
- 12L. See the comment to continue the fire lane to the 2nd point of access to the site.
- 12M. No encroachment into the fire lane easement; main entrance door.
- 12N. The fire lane easement shall be constructed to the fire lane specification in Roadway Design Manual.
- 12O. Dedicate the emergency access as "Fire Lane Easement".
- 12P. Identify the accessible route with a heavy dashed delineation.

Sheet 7 of 41 / Utility

- 12Q. Show and label the fire riser rooms. Typical
- 12R. Please update the fire line label as follows: 8" Fire Line PVC (Private) Typical

Sheet 8 of 41 / Utility

- 12S. See the comment for the dead-end water main.

Sheet 10 of 14 / Grading

- 12T. See the note to identify the accessible route with a heavy dashed delineation.

Sheet 11 of 41 / Grading

- 12U. Will there be any gating or bollards? If so, show, label, and provide a detail of the gating.
- 12V. See comment for gating note.
- 12W. See note for fire lane traverse and longitudinal grades.

Sheet 12 of 41 / Landscaping

- 12X. Show fire hydrant locations and show the fire hydrant symbol in legend.

Sheet 23 of 41 / Site

- 12Y. See note for encroachment into the fire lane.
- 12Z. Update 26' fire lane outside turning radii.
- 12AA. The measurement from the building to the proposed fire lane appears to be incorrect.

Sheet 26 of 41 / Photometric

- 12BB. Show and label the fire lane easements throughout site.

Sheet 27 of 41 / Details

- 12CC. See updated sign details.
- 12DD. Show wheel stops and accessible signs in accessible parking detail.

Sheet 32 & 37 Elevations

- 12EE. Show and label FDC, knox box and fire riser room locations.

**13. Aurora Water** (Casey Ballard / 303-739-7382/ cballard@auroragov.org / Comments in red)

- 13A. Confirming that this number includes the carriage homes. Master utility study anticipated 228 residential units for PA-5. Please provide a utility conformance letter confirming this.
- 13B. Include reference to the existing water main. This should be an RSN or CN number.
- 13C. Advisory: Include a valve on the civil plans to isolate the two points of connection.
- 13D. Water meter is to be in a landscaped area. Fixture unit tables are not required on the site plan but the developer should look into meter sizing early. Water services 3 inches and larger require a larger easement and the meter would be in a vault instead of a pit.
- 13E. Water meters are not allowed within buildings.
- 13F. Water valves must be a minimum of 2 feet from cross-pans.
- 13G. Based on the renderings these carriage homes are not vertically stacked and are more like townhomes. Based on that each unit will require its own water and sanitary service. This was also communicated in August of 2022 in an email chain.
- 13H. Call out the storm lateral and inlet.
- 13I. Missing hydrant lateral.
- 13J. Retaining walls are not allowed within the utility easement without a license agreement.
- 13K. This water main (see redlined location on sheet 9) does not function as a looped supply. This prevents it from supporting fire services.
- 13L. Based on renderings there is structural covering here (see redlined location on sheet 9). Structures are not allowed within the utility easement. This includes balconies, roofs, structural retaining walls, built-in grills, etc. This was also covered in the Revolve Pre-App.
- 13M. Show all meter locations including the irrigation meter. Meters require pocket easements that are to be shown on this plan as well.
- 13N. I am not seeing a fire service for the clubhouse. Is the FDC label, correct?
- 13O. Access is needed to be within 5 feet of all manholes.
- 13P. The retaining wall cannot be in this area around the fire hydrant (east side of the site – see redlined location on sheet 9). Hydrant access must be unobstructed.
- 13Q. Civils for this site cannot be approved without downstream infrastructure being approved. A certificate of Occupancy cannot be issued until downstream storm drainage has been accepted and pond certification has been provided.
- 13R. Inlets should be provided to intercept storm flow and avoid the use of cross-pans. See Chapter 6.53 of the Drainage Manual.
- 13S. Flows are not to be directed over a manhole.
- 13T. This will be a public manhole, not a private type R inlet. Please check all storm callouts. (See redline on sheet 12)

14. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in purple)

Sheet 2

- 14A. Add PROS Note as follows:
Parks, Recreation & Open Space
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the public.

Sheet 3

- 14B. The linear park area OS-10 is required to be a minimum of 40' wide per the Master Plan.
- 14C. Is any of the pond area being counted toward the 1.1 acres of OS-10 or the future OS area referred to in the Master Plan?

Sheet 4

- 14D. Is this amenity area to be public and part of the OS-10 linear park? This area appears to be a private amenity for the multifamily residential project.



Sheet 9

- 14E. Given the steep grade along this project frontage, how is the requirement for activating this area as a linear park being addressed? There are no paths, benches, seat walls, shade structures, or other amenities located in these areas. There is a requirement for the linear park as outlined in the Master Plan, Tab 10 (sheets 24 and 25) to meet design criteria and provide recreational value if open space credit is being sought.
- 14F. Please provide a key map identifying areas for which open space credit is being sought to satisfy the open space requirement of OS-10 which is a linear park. Provide a table with an acreage inventory outlining the amenities and recreational value being provided per the Master Plan requirements for linear parks. Additionally, identify the entity constructing these open space improvements and the ownership and maintenance entity.

Sheet 12

- 14G. What is the longitudinal grade of the breeze trail given the presence of (2) 24"-30" retaining walls? What is the width of the breeze trail?

Sheet 13

- 14H. Is the clubhouse area and amenities private for the residents of Revolve only?
- 14I. Retaining wall locations are not clear.
- 14J. Is this a gate?

15. Land Development Services (Roger Nelson / 303-587-2657 / rmelson@auroragov.org / Comments in magenta)

- 15A. See redline comments on the site plan.
- 15B. Correct legal description references as redlined.
- 15C. Provide reception numbers for easements and other recorded documents.
- 15D. Address easement encroachments which would require license agreements.

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

- 16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Revolve Denali at Windler. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 16B. Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

17. Denver International Airport (DEN) – Planning (303-342-4105 / denplanningreferrals@flydenver.com)

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- 17A. The proposed development is within the "10,000' Critical Area for Wildlife-Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN (Benjamin.J.Massey@usda.gov) assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33
- 17B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable



Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 processes can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.

18. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 18A. Based on the land use plan in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement for Windler is approximately 42 acres. The land use plan in the Master Plan application includes a 15.5-acre school site adjacent to a 2.5-acre shared park and school playfield. The 18-acre school and school/ park playfield site will meet the district's need for a P-8 school to serve the future Windler community. Aurora Public Schools will require cash-in-lieu for the school land obligation that exceeds the acreage that will be dedicated to the school site. Cash-in-lieu is required in order to serve high school-age students at other district locations. The school district will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of the school site. Cash-in-lieu may be required for this phase of Windler if the total school land obligation of approved site plans exceeds 18 acres. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

3/14/2023

Revolve Denali at Windler (DA-1707-25) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	201	0.145	29
TOTAL	201		29

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	15	0.04	8	23	0.03	6	29
TOTAL		15		8	23		6	29

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	15	0.0175	0.2638
MIDDLE	8	0.025	0.2010
HIGH	6	0.032	0.1930
TOTAL	29		0.6578

Windler Tracking - 3/14/2023

Filing

Neighborhood C (DA-1707-14)

Neighborhoods E and F (DA-1707-19)

Neighborhoods H and I (DA-1707-15)

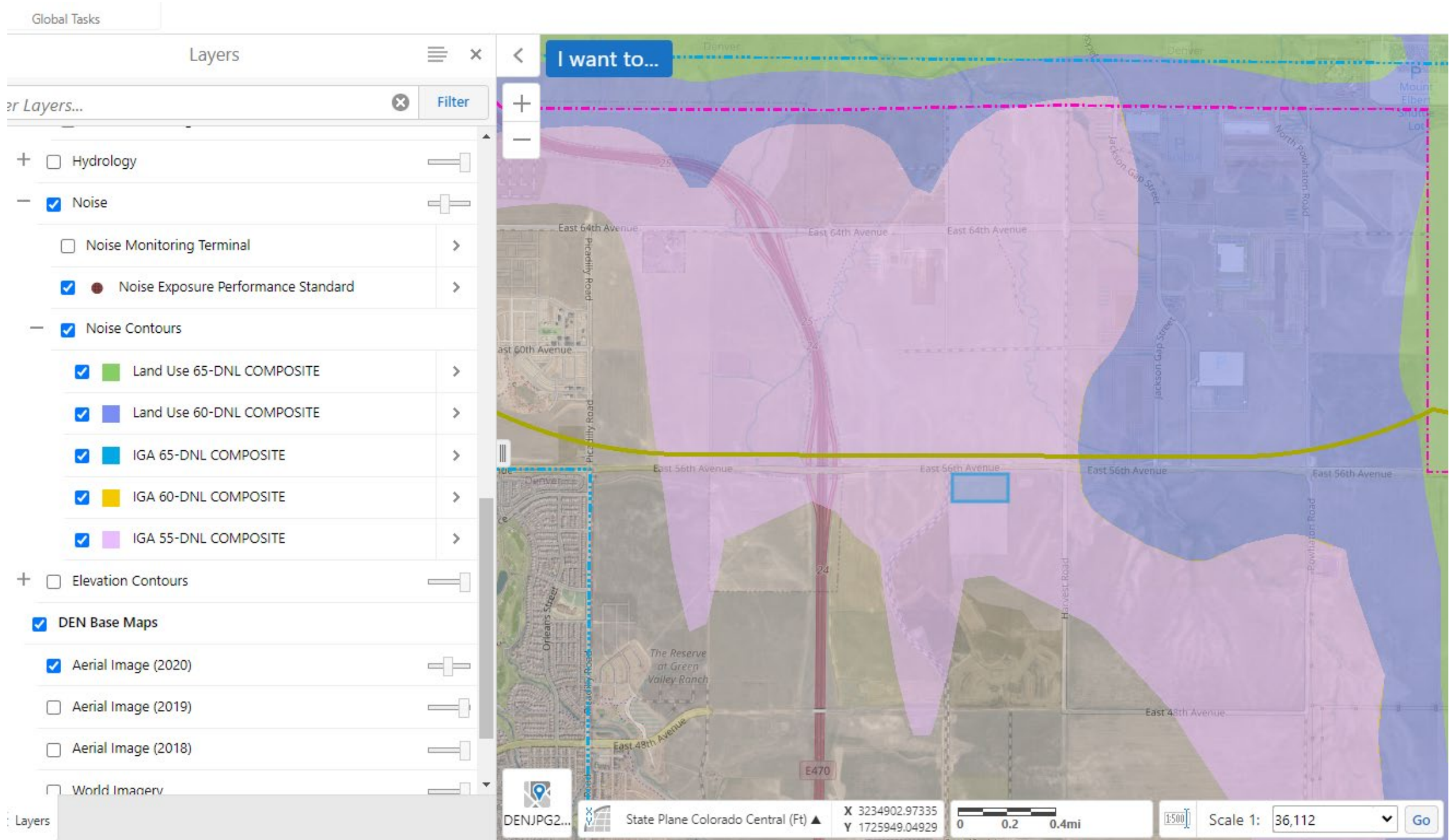
Neighborhood P -Phase 1- (DA-1707-20)

Revolve Denali at Windler (DA-1707-25)

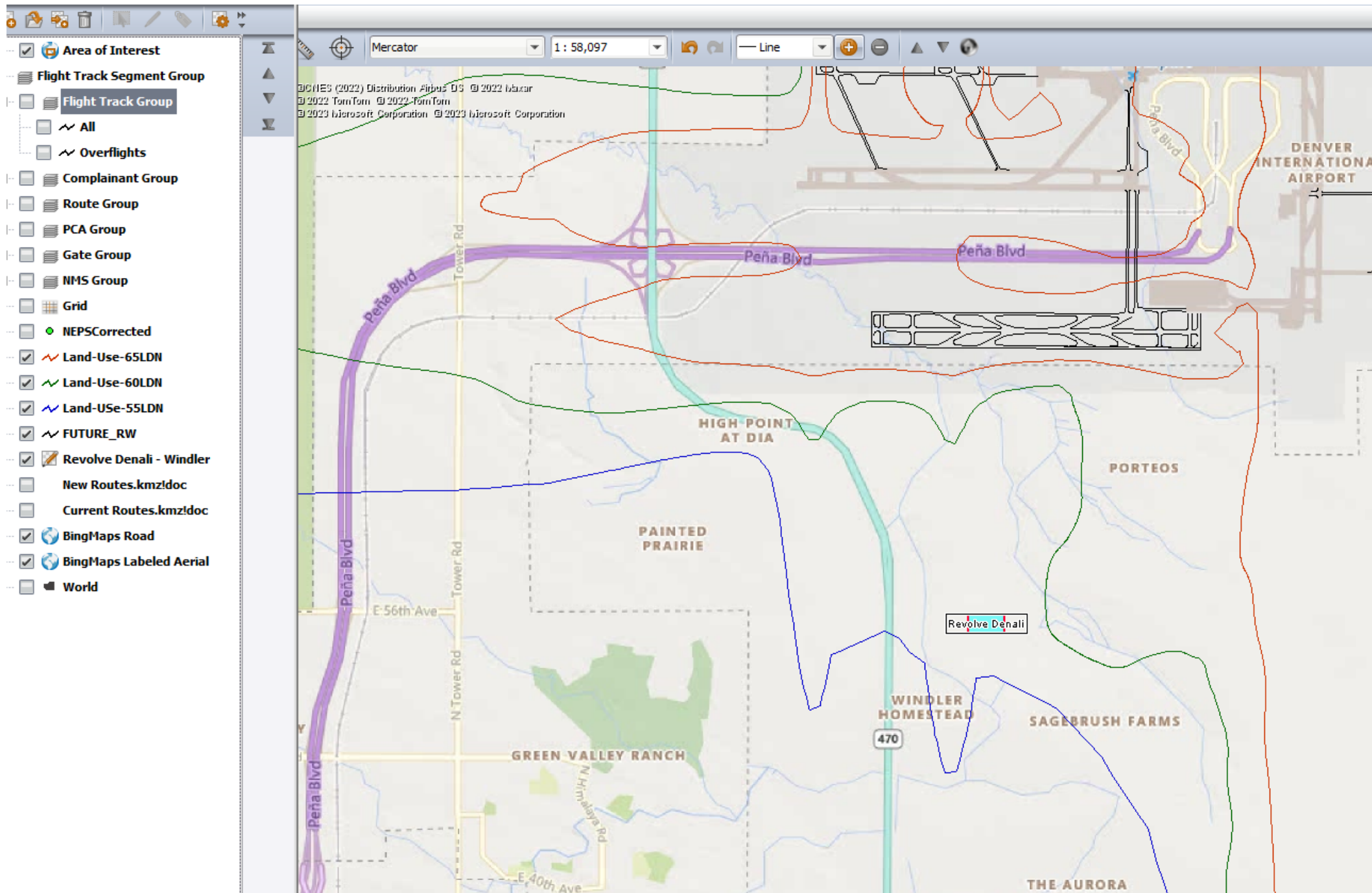
Total

SFD	MFL	MFH	Total Units	Total K-8	Total HS	Total Yield	Dedication Requirement	Status
108	190		298	102	31	133	3.0151	2nd Submittal
165	185		350	129	42	171	3.9141	2nd Submittal
178	403		581	190	56	246	5.56	1st Submittal
276			276	138	55	193	4.5126	2nd Submittal
		201	201	23	6	29	0.6578	1st Submittal
727	778	201	1,706	582	190	772	17.6596	

Revolve Denali at Windler – Site Plan



Revolve Denali at Windler – Site Plan

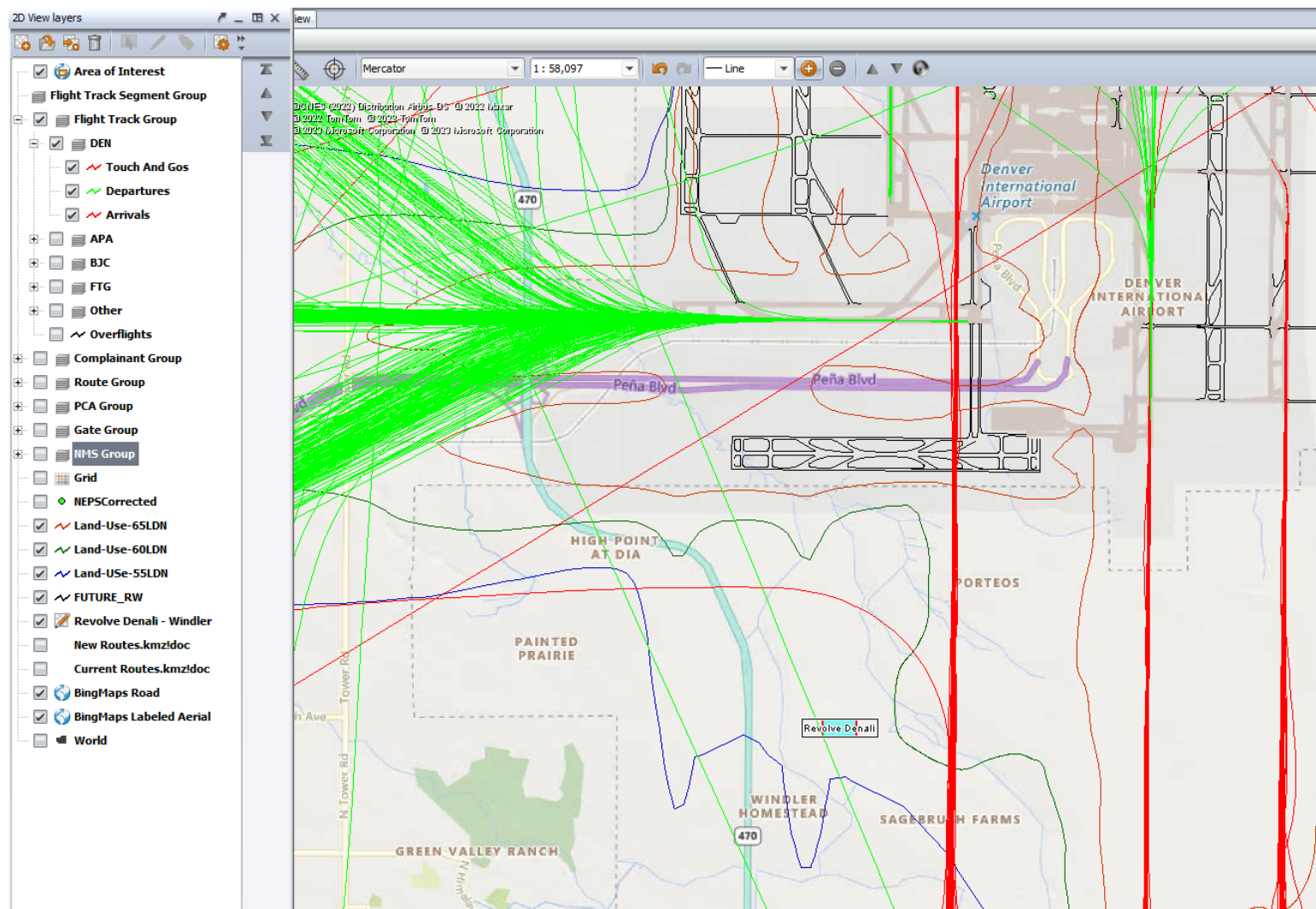


Revolve Denali at Windler – Site Plan

DEN Aviation Noise:

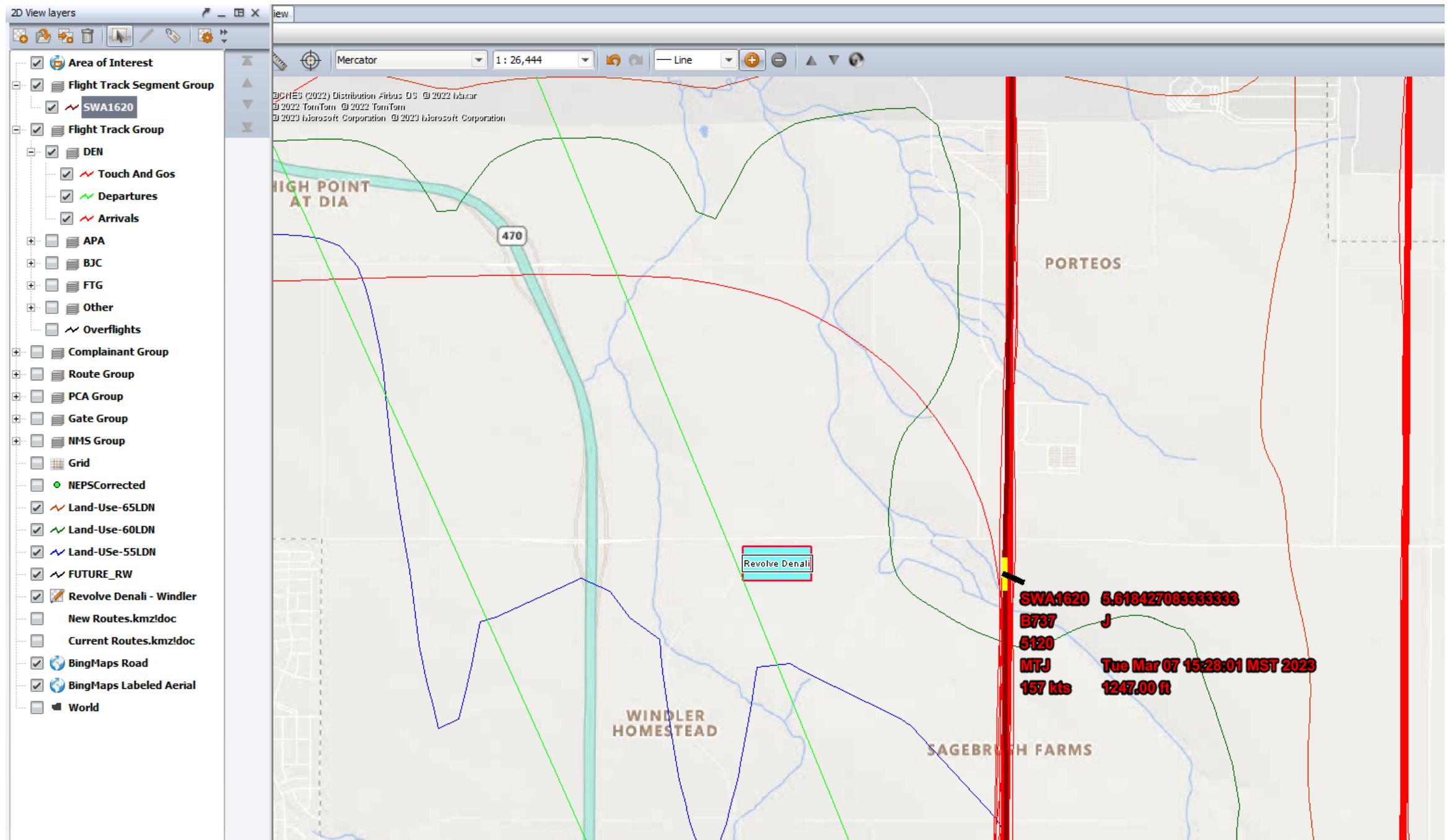
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

This subject property area is not currently under and arrival pattern, the future north/south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development could potentially have arrival overflights from the south at altitudes of between 1,100 feet above ground level (AGL) and 1,500 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 3/7/23. This days of flights depicts a typical flight pattern for a 24 period. See next page for a zoomed in version.



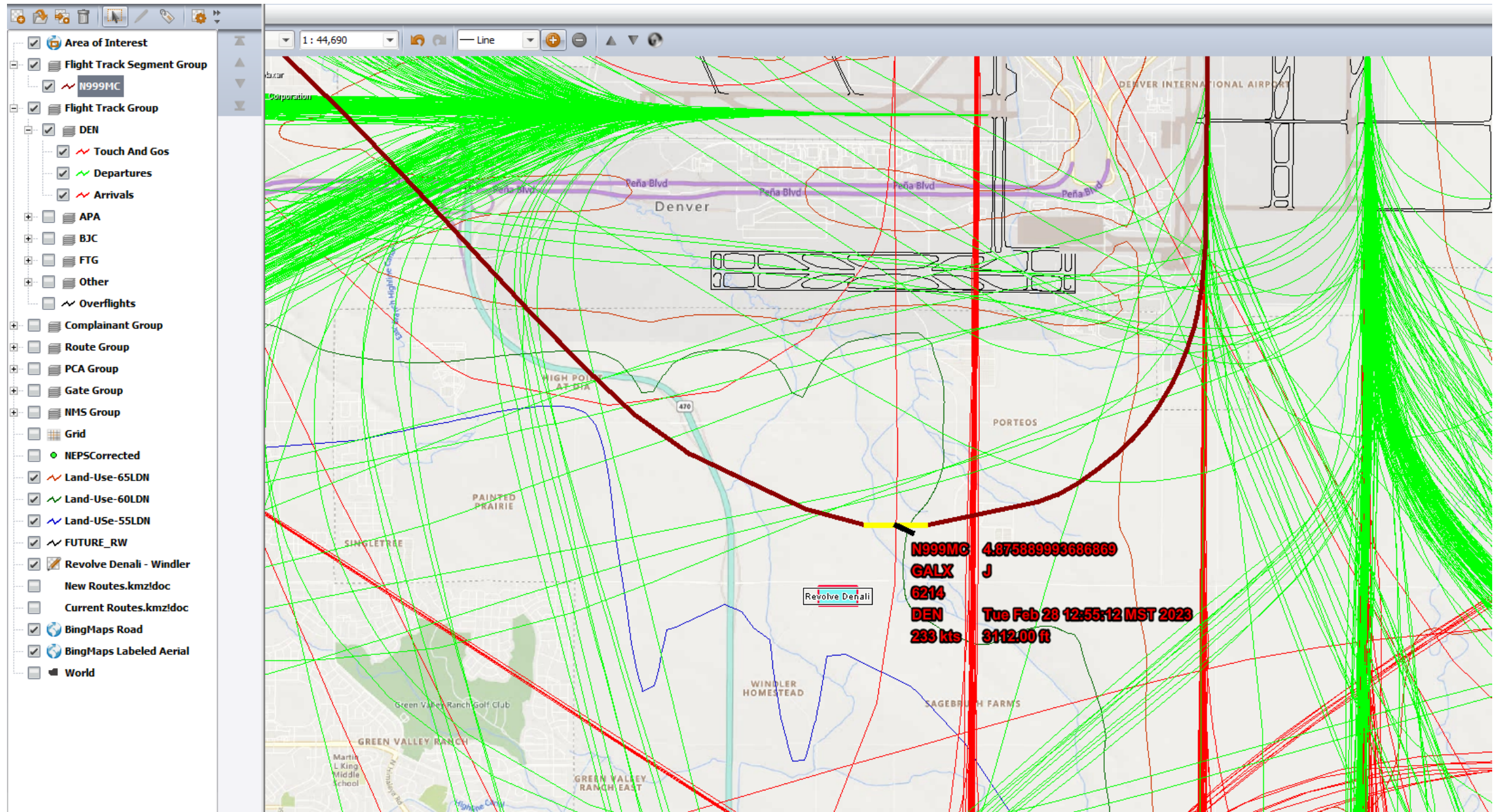
DEN Aviation Noise:

Same flight data from 3/7/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. This subject property lies within the 55 DNL. This portion of the 55 DNL contour shows the noise footprint of aircraft arriving/departing to/from the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north-northwest of this property is built, 16C/34C (might be the runway name) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those current/future runways, at anywhere between 1,110 feet AGL to 1,500 feet AGL depending on the aircraft type.



DEN Aviation Noise:

Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and then turn to the south to then get them onto their final assigned pattern. This departure was approximately .45 miles to the NE of the subject property.





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 10, 2023

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

Attn: Aja Tibbs

Re: Revolve Denali at Windler, Case # DA-1707-25

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Revolve Denali at Windler**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

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