

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



November 21, 2023

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

Re: Third 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 third submission, which we started to process on November 2, 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 December 8, 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 is *tentatively scheduled for January 10, 2024*. 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:\SDA\1707-21rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Data Block Information (Planning)
- Elevations (Planning)
- Signage (Planning)
- Pedestrian Crossing (Planning)
- Callouts and Code Minimums (Landscaping)
- Walls and Railing Heights (Public Works)
- Site Plan Notes and Labelling (Traffic)
- Signage (Fire/Life Safety)
- Fire Lane Easement dedication (Fire/Life Safety)
- Storm Sewer, Fire Service and Water Line Service Notes (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. All sheets-Please add lengths and heights **for all structures.** (Second Request)

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.** (2nd Request)

3. Signage, Lighting and Service Area Comments

- 3A. 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. **Do not include actual sign language but indicate a placeholder.** (Second Request)

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

- 4A. The Shrubs and other symbols must be shown with the keys. This is required to demonstrate meeting the code minimum shrubs for the park. The shrubs above and beyond the required numbers can be shown per the note on this sheet.
- 4B. It appears that the callouts are only shown for the trees. The deciduous shrubs and evergreen shrubs must be called out with the labels/keys to demonstrate compliance with the code.
- 4C. Sheet 5-Six shrubs are required for the single island and 12 shrubs are required for the double islands.
- 4D. Sheet 10- Six shrubs are required for the single islands.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. Sheet 5-Repeat: When and where are the walls proposed? They are not shown on the Wenatchee ISP which includes the channel improvements. Please remove them if they're not shown on any other plans. The comments on the latest submittal of Trib T civils plans (RSN 1708587) indicate that the walls are shown as existing on those plans as well and it is unclear which plan set is constructing the walls.



- 5B. Sheet 4-Repeat: If this is a fire lane easement, please label it as such. If this is required to be a fire lane easement, no portion of the curb and gutter will be permitted in the fire lane. Label the inside and outside radii, the minimum inside radius for a 23' fire lane easement is 29' and the outside radius is 52'. Sheet 24 seems to indicate that this is a fire lane which typically requires a lane easement associated with it.
- 5C. Coordination with PROS indicated that these access easements weren't required by them. If they aren't required by any other department, please remove them from all of the internal sidewalks/trails.
- 5D. Sheet 8-Repeat: 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'. Sheet 24 seems to indicate that this is a fire lane which typically requires a lane easement associated with it.
- 5E. Sheet 12-Railing is required for walls over 30" adjacent to pedestrian paths. Add "with railing" to the lab. This wall appears to be in conflict with the headwall. The grading is not reflective of the proposed wall.
- 5F. Sheet 13-Identify the height of this wall, and label it on the site plan sheet as well.
- 5G. Sheet 15-Identify what these new dark lines are. If they are walls, indicate the maximum height and material of these walls. Provide a typical section detail. The railing is required for walls over 30". The maximum height of any wall is 8'.

6. Traffic Engineering (Jason Igo / 303-739-7339 / JIgo@auroragov.org / Comments in amber)

- 6A. Sheet 10-The leader is pointing off the page and not at the sight triangle.
- 6B. Sheet 11-Call out Sight triangle.
- 6C. Sheet 2-Remove language. Signs should conform to the City of Aurora Sign Code.
- 6D. Sheet 17-Full movement is called out on the rest of the sheets.

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

- 7A. Sheet 4-ADA Parking Sign must NOT be located on the sidewalk. Show Parking Stop or Bollard-type signs in the gutter pan or show sign at the back of the sidewalk as shown in the graphic.
- 7B. Sheet 8-Mid-Parking lot ADA parking spaces shall have bollard-type signs. Fire Access should be a dedicated Fire Lane Easement with posted NO PARKING FIRE LANE signs at approved locations.
- 7C. Sheet 22 - Use these symbols for the riser room and show the location of the door.
- 7D. Sheet 24 - Auto Turn shall be based on COA Fire Dept. Cyclone Apparatus with a minimum corner turn radius of 29 feet inside and 52 feet outside. The cab-forward design of the fire truck has a front bumper that will track differently than a bus. The Roadway Manual equivalency is based on a 2-lane roundabout.
- 7E. Identify in the drawings the dedicated fire lane easements for the area highlighted in red. A 23-foot fire lane easement is required where fire hydrants are located for fire use.

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

- 8A. Check all notes - All Storm Sewer is private and maintained by the owner or metro district. All notes need to be in agreement.
- 8B. Sheet 13- Show the sanitary sewer and manholes. A drainage sump area cannot be located over an existing manhole.
- 8C. Sheet 19+20+22-This should be a sanitary sewer easement. Show sewer line and all manholes.

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

- 9A. Please clearly identify trees specific to tree mitigation. (Second Request)

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

- 10A. Sheet 25-The master plan identifies this at 14.36 acres. Please identify how this will be made up elsewhere within the master plan. Note that the creditable area is slightly under what the master plan approved. Please note how the additional acreage will be made up within the master plan. Work with PROS staff to either increase park size in other sites or provide a tracking table if you're anticipating a large decrease in density.



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

- 11A. Any easements shown that need to be dedicated should be dedicated by the separate documents. See other red-line comments on the Site Plan.
- 11B. Send easement documents to: releaseeasements@auroragov.org; the easement process must begin prior to the next submission.

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

- 12A. ****Please provide an update on the needed public art for this project with the next submission.*** 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 .