

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



April 11, 2024

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

**Re: Third Submission Review – Discovery Park At Windler Site Plan**  
Application Number: **DA-1707-22**  
Case Numbers: **2022-6057-00**

Dear Mr. Provost:

Thank you for your third submission, which we started to process on Monday, March 25, 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 important issues remain, you will need to make another submission following your Planning and Zoning Commission Hearing. Please revise your previous work and send us a new submission. 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 Planning Commission date is set for May 8th. Please send your case manager an updated cover sheet, architectural elevations and introduction letter no later than Friday, April 19, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will postpone the public hearing date. 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Debbie Kliss, Olsson, 1525 Raleigh St Ste 210, Denver, CO 80204  
Ariana Muca, Case Manager  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1707-22rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Further details regarding the architecture for the proposed buildings. The use of corrugated metal as a primary building material will require an adjustment (Planning).
- Please provide the building material pdf.
- Provide the required trees in the terminal islands (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Minor comments to the utility conformance letter (Utilities).
- Add pedestrian crossings in locations that already have civil plans submitted. (PROS).
- The easement names need to match the dedicating document(s). Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist (Land Development Services).
- Traffic comments to be forwarded directly from the engineer.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No community comment was given upon the first review.

#### **2. Completeness and Clarity of the Application**

- 2A. Please eliminate any AutoCAD SHX text.
- 2B. Please include a material board pdf ahead of the Planning Commission.
- 2C. Please note landscape's continued comment to include landscape island trees. Please confirm to your case manager that this will be provided during the technical review. Omitting the landscape island trees would be an adjustment request.

#### **3. Architecture**

- 3A. Thank you for including the architectural elevations in this submittal. The application requires an adjustment per the UDO; corrugated metal is not permitted as a primary material in Mixed Use Districts. Shipping containers are made entirely of corrugated metal and will require adjustment.
- 3B. For the adjustment, please refer to Table 4.8-5 - Permitted Primary Exterior Building Materials. This adjustment will need to go in front of the Planning Commission. The site plan cover sheet will need to be updated to include the adjustment as well as the introduction letter. Feel free to reach out to planning with any questions.
- 3C. Please include the building material breakdown and height in the elevations. The elevations with signage should give rough dimensions.

#### **4. Landscaping Issues (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright red)**

*Sheet Set*

*Page 36*

- 4A. In the curbside landscape area, provide hatch pattern and label this material.
- 4B. No more than 15 parking spaces without a landscape island. Add two islands each with one tree and six shrubs.
- 4C. On all sheets show the light pole locations on the Planting Plans. The electrical lines are running directly under the street trees and this must be coordinated with the planting.
- 4D. These two hatch patterns for sod and synthetic turf are too close to the same. It is difficult to differentiate them on the plans. Please revise the synthetic turf hatch.

*Sheet Set*

*Page 38*

- 4E. At intersections, show sight triangles and provide labels.
- 4F. Provide the required tree in the terminal island.

*Sheet Set*

*Page 42*



- 4G. Identify this material.
- 4H. Sheet 48: No edger is shown here and label this material.
- 4I. Sheet 58, 60 and 61: Show the light pole locations on the Planting Plans. The electrical line is running directly under the street trees and this must be coordinated with the planting.

**5. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto: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](mailto:CADGIS@auroragov.org)

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

*Utility Plan*

4 of 35

- 6A. No portion of vertical curb or parking is permitted within the fire lane easement.

*Grading Plan*

20 of 35

- 6B. Identify the FFE of the buildings.
- 6C. Identify the max height of the wall. Walls over 30" require railing.
- 6D. Show/label the easements on the grading sheets.

*Grading Plan*

21 of 35

- 6E. Provide the slope down to the public ROW, max 4% down (typical).

*Grading Plan*

22 of 35

- 6F. Provide the slope down to the public ROW, max 4% down (typical).

*Grading Plan*

23 of 35

- 6G. Identify the max wall height and material. Railing is required for walls over 30".

*Grading Plan*

25 of 35

- 6H. Identify the max wall height and material. Railing is required for walls over 30".

*Grading Plan*

26 of 35

- 6I. Identify the FFE of all proposed buildings.

**7. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 7A. Comments to be forwarded directly from our Traffic Engineer.

**8. Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Utility Plan*

4 of 35

- 8A. No need to add a second gate valve on the hydrant lateral; please remove this gate valve.



- 8B. Please add "SHALL BE MAINTAINED BY THE CITY OF AURORA", where indicated on the site plan.
- 8C. Private utilities shall be maintained by the private owner.
- 8D. Specify as private in note 2.
- 8E. This hydrant lateral is public and shall be covered by a pocket water easement.
- 8F. Revise to EDN 223307 since this is the civil plan that proposed these stubs and has invert, size and materials information.
- 8G. Verify that upsizing the service line at the cleanout is feasible with the materials in the market that is approved by Aurora Water.
- 8H. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Utility Plan*

*7 of 35*

- 8I. Please use a different linetype for the water service line to differentiate from stamped concrete.
- 8J. Which meter is this getting service from? Please show.
- 8K. Consider using a single meter to service the restroom, splash pad and beer stand.
- 8L. Revise to 223307. 223307 states that this is a 1" tap and meter. Please reconcile. Meter size and service line size shall be consistent from the tap at the main to the building.
- 8M. Include (EDN.222253) 1.5" TAP.
- 8N. Replace manholes on the sanitary service line with cleanouts.
- 8O. Please specify that this is to be a private sanitary service line.
- 8P. Dedicate a sanitary easement to encompass the sanitary main stub from the ROW to 5 ft upstream of the manhole. License agreements will be required for all surface improvements and private storm crossings.
- 8Q. This manhole shall be public and maintained by Aurora Water. Please look into locating the manhole within 5 ft of the dog park gate or other access points to make it more accessible for vac-trucks. I am available to discuss other alternatives if necessary before the next submittal.

*Planting Plan*

*1 of 29*

- 8R. Meter shall not be obscured by plantings.

*Planting Plan*

*5 of 29*

- 8S. Meters shall be in landscaped areas.
- 8T. Meter shall not be obscured by plantings.

*Utility Conformance Letter*

- 8U. Address to the following: Chong Woo Aurora Water - Utilities Division 26711 E Quincy Ave Aurora, CO 80016
- 8V. Update approval numbers.
- 8W. Please include calculations showing the new water and sanitary demands and compare to what was approved in the MUS.

**9.Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 9A. Please add the Landscaping notes shown at the bottom of plan sheet #9 to the site plan notes and delete the current note crossed out in red.

**10.Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 10A. (Repeated comment) add the dimensions, bearings, distances, and curve data on the boundary of the site plan. And match the name of the proposed easements with the name of the dedicating document. Once these are changed or added there should be no more comments.

*Site Plan*

*4 of 35*

- 10B. Match the names of the dedicating document easement name (Typ.).

*Utility Plan*

*7 of 35*

- 10C. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. (Typ.).



*Utility Plan*

8 of 35

10D. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. (Typ.).

**11.PROS (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / comments in purple)**

11A. Add note stating that pedestrian crossings will be added when future road plans are submitted.

11B. Add pedestrian crossings in locations that already have civil plans submitted. For example the section connecting this park with butterfly park.

**12.Public Art (Roberta Bloom/ 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )**

*Public Art*

12A. No public art for PK-2 per conversations with the Master Developer.

**13.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

13A. As previously stated, for any new natural gas and/or electric service, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). No resubmittals are necessary.