



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

AuroraGov.org

May 13, 2024

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

Re: Second 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 second submission, which we started to process on Wednesday, April 24, 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 following your administrative decision. 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, June 5, 2024. Ahead of the Administrative Decision, please send your case manager an updated landscape plan showcasing the interim condition without the community building being constructed. 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, AICP
Planner II

cc: Jeff Norberg Pcs Group 200 Kalamath Street Denver, CO 80223
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\\$DA\DA-1707-32rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The community center's interim condition remains a point of confusion. Please revise to show the landscape and material before the administrative decision (Planning).
- The proposed access is conflicting with Windler Connector Roads 2 ISP. The ISP and associated plat will need to be updated to show the access point (Traffic).
- Minor conflicts with landscaping and inlet locations will need to be revised (Utilities).
- Minor comments regarding easement dedication and tract labeling (Land Development Services).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- With the changes in the overall Windler Master Plan to host the majority of the Public Art in Butterfly Park please work with Roberta Bloom on artists and timeline of the pieces.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

- 2A. Eliminate the AutoCAD SHX text on the site plan set.

Cover Sheet

- 2B. Please update the Title to follow the format used for other recorded site plans. Staff sees there was a minor update from the first submittal, but the legal description is missing. See example below:

DISCOVERY PARK SITE PLAN WITH ADJUSTMENT

LOCATION IN SECTION 18 AND 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND 66 WEST, WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

2C.

- 2D. Please include the street work and parcel location of Butterfly Park on the vicinity map.

3. Urban Design Issues

- 3A. Repeat Comment: There are still a few areas where the ground cover is not consistently labeled for the interim condition. Please revise the site plan as redlined to be consistent in the technical submission. Also note that a site plan amendment will be required prior to the construction or future building permit to complete a code review and update the site plan information.
- 3B. Please call out the internal path material on the site plan legend (page 3).
- 3C. Please include the parking stall length on page 3.

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

- 4A. No further comments.

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)

Site Plan

2 of 30

- 6A. Repeat Comment: Per section 4.08.1 and 4.04.2 of the Roadway Manual, identify the public/private ownership (typ. ALL).
- 6B. Provide ADA compliant directional curb ramps (in conformance with the 2023 Roadway Manual) across the access. Update the Windler Connector Roads 2 - Infrastructure Site Plan and Plat to add access and curb ramps.

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

Cover Sheet

1 of 30

- 7A. This Site Plan shall be consistent with the Windler Connector Roads 2 ISP

Site Plan

3 of 30

- 7B. Move callout off bulbout.

Site Plan

6 of 30

- 7C. Proposed access? Not shown in the Windler Connector Roads 2 ISP. Need to redesign parallel parking, median and curb for parking access

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

Site Plan

3 of 30

- 8A. 4" service lines are not allowed to empty into a manhole. The connection to the 8" main shall be done with a saddle tee.

Landscape Plan

8 of 30

- 8B. Shrubs shall not be planted on top of an area inlet.
- 8C. Inlet top shall be free of landscaping.

Landscape Plan

9 of 30

- 8D. Area inlet top shall be free of landscaping.

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

- 9A. No further comments.

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

Cover Sheet

1 of 29

- 10A. Add the reception number once obtained.

Site Plan

3 of 29

- 10B. There are what appear to be easements shown off site and may require an easement by separate document.



- 10C. Label Tract E with area.
- 10D. Walls within any easement may require a license agreement.
- 10E. Confirm Tract geometry matches the subdivision plat.

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

- 11A. Please Add more features designed for ADA play. These could be musical features or sensory features

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

- 12A. As per discussion with Roberta Bloom, the Windler Master Plan has been amended to host the majority of the Public Art in Windler Butterfly Park. Please submit the public art site specific art plan to Roberta Bloom. This will need to be approved ahead of recordation.