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February 15, 2024

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

**Re: Second 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 second submission, which we started to process on Monday, January 31, 2022. 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 Friday, March 15, 2024. 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 will be set following the third submission. 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 cause the public hearing 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](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\1707-22rev2.rtf



## *Second 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).
- 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).
- Questions and updates regarding private vs public, and sanitary line connections (Utilities).
- Add a tacking table identifying which areas do not receive park credit such as the pool area (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.
- Xcel comments are attached.

### **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. Thank you for including a cover sheet. Please be sure that the sheet names match the index. For example, the sheet index does not include signage and public art. Update the cover sheet title to be consistent format with other site plan titles.
- 2B. Ensure the sheet numbering is consistent throughout the plan sets (both sets 1 and 2). The numbers should be cumulative and should include Sheet X of X.
- 2C. Thank you for including two vicinity maps. Please keep just one on the cover sheet – staff prefers the outline of Discovery Park to be included.
- 2D. Please remove Public Art from the application per conversations with the Master Developer and Roberta Bloom. Public Art will no longer be required in Discovery Park.
- 2E. Ensure the section for 52nd matches the Denali ISP. Coordinate with the master developer to ensure the two documents match. This site plan should show the appropriate ROW width, sidewalk width, and curbside landscaping in conformance.
- 2F. A future pool and community center are part of the overall site plan application as a future phase. Please include site plan sheets showing the interim condition, landscaping, and grading.

#### **3. Urban Design Issues**

- 3A. Thank you for including a sign detail. There are still some minor conflicts with the signage presented upon staff review. First, the sign face square footage is for any image, words, or marketing on the sign. If the sign is double-sided, please include both sides of the façade in the total data block count. A monument sign is part of package in the details please update the data block accordingly.
- 3B. Outline how the proposed wayfinding signs are compatible with the signs planned for in the Windler Sign Program. Overall wayfinding and marking materials should remain consistent throughout. This can be achieved in the response to comment or introduction letter.
- 3C. Please provide further details regarding the dog fence, such as material and height. Please note that height cannot exceed 48". Please review section <https://aurora.municipal.codes/UDO/146-4.7.9.K> of the UDO. Fences may be up to four feet in height for parks and open space, and up to nine feet for athletic courts and fields and may exceed those maximum heights if the Parks, Recreation and Open Space Department determines that the additional height is needed and will not create a traffic hazard. Please note that if a fence adjustment is being pursued, this would need to be resolved ahead of decision.

#### **4. Architecture**

- 4A. The architecture submittal for this application remains incomplete. Please review the site plan manual for all



- building elevation requirements. [Site Plan Manual 9.21.2020.pdf \(civiclives.com\)](#)
- 4B. Please include all buildings as part of the elevations package. Staff does see the recreation center is no longer part of the elevation/architecture package. Please note that the future phase will require major site plan amendment application.
- 4C. Please include building materials, height, light fixtures, rooftop equipment, signage for the restroom overlook, fireplace pavilion, and roboboxes.
- 4D. Include trash enclosure details, locations, and footprints on the site plan.
- 4E. Repeat Comment: Page 18 of 27 (second set) shows imagery of two shipping containers. The page is labeled Dog Park Roxbox, but the imagery and description give a narrative of food and beverage. As part of the code, there are Building Material standards that must be met. As per the UDO, corrugated metal is not permitted in Mixed Use Districts. Shipping containers are made entirely of corrugated metal and will require an adjustment. Please include the building heights, lengths, and elevations of all four sides in the third submission.
- 4F. At this point the Roxboxes will require an adjustment per Table 4.8-5 - Permitted Primary Exterior Building Materials. This adjustment will need to go in front of 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.

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

*Sheet Set*

*SP-1*

- 5A. Make sure that the sheet numbering is consistent throughout the plan set. The number should be cumulative and should include Sheet X of X.
- 5B. Correct spelling for Connection.

*Sheet Set*

*SP-2*

- 5C. Label and dimension the curbside landscape area.
- 5D. Provide hatch and label this material.
- 5E. Provide the required trees in the terminal islands.
- 5F. Please enlarge the key map.
- 5G. At intersections, show sight triangles and provide label.
- 5H. Please label this material and provide hatch.
- 5I. On Sheets 41-43 the layer is not visible for edge of walks.

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

- 6A. 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**

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

*Grading Plan*



- 7A. Typical all grading sheets: remove the proposed contours from the adjacent Denali street. Clearly identify which improvements are provided by the master developer and which are provided by this site plan.
- 7B. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- 7C. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 7D. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 7E. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 7F. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 7G. Please add the following note:  
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 7H. Provide the street name and ROW width, typical.
- 7I. Provide the slope down to the public ROW, max 4% down (typical).
- 7J. Note: the comments on this sheet in green apply to all grading sheets.

#### *Grading Plan*

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- 7K. Identify the max wall height and material. Railing is required for walls over 30".

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

- 8A. Comments to be forwarded directly from our Traffic Engineer.

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

##### *Cover Sheet*

1 of 35

- 9A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 9B. Please submit with the next Site Plan package submittal a Utility Conformance Letter verifying that the proposed water demand and sanitary loading comply with the approved Master Utility Study (EDN 222155).

##### *Utility Plan*

4 of 35

- 9C. Please show the RSN, EDN or DA number of existing wet utilities involved in connections with proposed utilities (TYP).
- 9D. Sanitary services shall not tie into an existing manhole unless the manhole has been specifically designed for the new service line. Please extend a short section of main off of the manhole and tie in the new service to the new main.
- 9E. Please consider moving the cleanout away from the crossing.
- 9F. Show who owns this fire hydrant (public or private). If this hydrant is proposed as public, dedicate a pocket water easement from the ROW to 5 ft behind the hydrant. The easement shall be 10 ft wide. Private utilities (ie. fire line) shall not be inside the easement without a license agreement.
- 9G. Specify whether this service line is existing or proposed.
- 9H. Please label the ownership of all storm pipe, manholes and inlets on this site (TYP).
- 9I. There is a discrepancy between the callout and the depiction/symbol used to show this connection; please reconcile. Be advised that the smallest allowable size for storm manholes is 5 ft.
- 9J. The previous sheet shows that all storm infrastructure is private; please reconcile (TYP) on all sheets.



9K. The portion of the existing sanitary main located in private property shall be covered by a sanitary easement.

9L. Show the gate valve on site plan.

*Utility Plan*

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9M. Show how this beer stand will get water & sanitary service.

9N. Please show the sanitary service line associated with this cleanout.

9O. Show the diameter of this service line and if it is existing or proposed.

9P. If this is intended to be a sanitary service line, please replace manholes with cleanouts. Otherwise, the smallest diameter sanitary main allowed is 8", and public sanitary mains shall be covered by a sanitary easement.

*Grading Plan*

*20 of 35*

9Q. Sheet 4 shows a different storm design; please reconcile.

*Second Site Plan Set*

*1 of 27*

9R. Meters shall not be obscured by plantings.

9S. Manhole shall not be obscured by plantings.

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

*Sheet 2 of 35*

10A. Please update note #16 & #17 to the currently adopted code cycle. The adopted codes should be the 2021 I-Codes, 2017 ANSI A117.1 Standards and the 2023 NEC.

*Sheet 9 of 35*

10B. Please add the notes shown for landscaping materials not encroaching into a Fire Lane Easement and Hydrant location from back of curb.

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

11A. The easement names need to match the dedicating document(s). Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. This is a repeated comment. A Line or Curve Table is acceptable to accomplish the task.

*Overall Utility Plan*

*3 of 35*

11B. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist.

*Utility Plan*

*4 of 35*

11C. Match the names of the dedicating document easement name (Typ.).

11D. Match the names of the dedicating document easement name (Typ.).

11E. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist (Typ.).

*Utility Plan*

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11F. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. (Typ.).

*Utility Plan*

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11G. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. (Typ.).

*Utility Plan*

*7 of 35*

11H. Add the boundary info (bearings, distances, and curve data) per the Site Plan Checklist. (Typ.).

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

12A. Ensure that there is pedestrian access from the residential areas to the East and West.

12B. Add a tacking table identifying which areas do not receive park credit such as the pool area.

12C. Ensure that detail sheet is accurate.



- 12D. 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.

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

*Public Art*

- 13A. No public art for PK-2 per conversations with the Master Developer.

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

- 14A. 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.