



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

Worth Discovering • [auroragov.org](http://auroragov.org)

June 10, 2022

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

**Re: Initial Submission Review – Windler Street Network – Infrastructure Site Plan and Plat**  
Application Number: **DA-1707-13**  
Case Numbers: **2022-6025-00, 2022-3033-00**

Dear Don Provost:

Thank you for your initial submission, which we started to process on June 3, 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 June 27, 2022. There is an outstanding balance for this application for \$43,436.00, which must be paid prior to the acceptance of your second submittal.

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 August 10, 2022. 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 303-739-7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
City of Aurora Planning Department

cc: Debbie Klisis, Olsson, 1525 Raleigh St., Ste 210, Denver CO 80204  
Scott Campbell, Neighborhood Liason  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-13rev1



## *Initial Submission Review*

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

- The street sections, street classifications, master traffic study, PIP and other street and circulation details within the Master Plan need to be finalized as soon as possible. These unresolved items significantly effect this ISP document and make it difficult to determine what is expected within this site plan.
- It appears that Linear Parks are being primarily proposed along the Primary Connection route. Please clarify and update either this ISP or the draft master plan.
- A complete review of the landscape plans was not possible. In accordance with the Landscape Reference Manual, the landscape plan should include a table documenting the required curbside landscaping which includes a breakdown of the required and provided trees and shrubs.
- These plans cannot be approved until surrounding utility infrastructure ISPs have been approved. Similarly, civils for these improvements cannot be approved without surrounding civils being approved.
- Where an urban street condition is proposed, that is a 16' sidewalk/hardscape area, then street trees shall be provided in tree openings that 5'x15' with understory plantings. This has not been provided and should be with the next submittal.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. DEN Planning and Adams County have both reviewed the proposed plans have notified staff that they do not have any comments on this application referral.
- 1B. Staff did not receive any initial application comments from citizens or neighborhood groups with the initial referral. Therefore, a neighborhood meeting will not be required for this application at this time.

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

- 2A. There is an outstanding balance of \$43,436.00 for the submittal fees for this application. These must be paid prior to the acceptance of your second submittal.
- 2B. The site plan set should have a consistent north arrow orientation through out the plan set. It should not shift between the overall sheet and the detail sheets, and it should not shift between the plan sets (from site plan to landscaping plan).

#### **3. Streets and Pedestrian Comments**

- 3A. Per the draft Master Plan, a primary connection path is required along the east side of Fultondale, north side of 53<sup>rd</sup>, east side of Buchanan, and the north side of 50<sup>th</sup>. The draft ISP is demonstrating 16' attached walks in these areas instead of the 10' detached walk loosely outlined within the master plan. If an urban sidewalk (16' attached) is being proposed in response to intended linear park alignments, please confirm. A wider attached walk will be acceptable if tree grates and landscaping are provided as indicated within the Urban Design Standards. The master plan should be updated to indicate that this style of walk (rather than a 10' detached sidewalk) will be used for the primary connections.
- 3B. Why are the local street connections included for some streets/neighborhoods but not in others? For example, looking at sheet 7, the local street curb cut is shown into Neighborhood H, but the aligned local street access to the west is grayed out and shows the sidewalk across it. What is the reasoning behind including some curb cuts/local road access, but not others? Please clarify and/or make the local roads connections consistent.
- 3C. Street classifications and sections need to be finalized and reviewed within the master plan. Any changes to the master street sections may impact the proposed ISP.
- 3D. There appear to be several street crossings without curb ramps on both sides of the street. Please coordinate with Public Works, but I believe curb ramps are required for all sidewalks at street crossings.
- 3E. The proposed on-street bike lanes on local streets (Buchanan and 53<sup>rd</sup>) are not identified within the draft master plan. In general, bike circulation routes and connectivity are not clearly identified within the draft master plan, which makes it difficult to determine if this ISP is consistent with that document. Please address planned bike circulation routes within the draft master plan and align them with this proposed ISP.

**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

## Sheet 40

- 4A. A complete review of the landscape plans was not possible. In accordance with the Landscape Reference Manual, the landscape plan should include a table documenting the required curbside landscaping which includes a breakdown of the required and provided trees and shrubs. Refer to Section 146-4.7.5.C Curbside
- 4B. Where an urban street condition is proposed, that is a 16' sidewalk/hardscape area, then street trees shall be provided in tree openings that 5'x15' with understory plantings. This has not been provided and should be with the next submittal.
- 4C. Landscaping for the specific landscape requirements and restrictions. Each street and side of the streets should be listed individually.
- 4D. Because there will be no buildings constructed as part of this ISP and so no certificates of occupancy, note 5 should be revised to state that landscaping will be installed upon construction of the individual streets identified within this Infrastructure Site Plan.
- 4E. Update note six to remove the reference to the previous landscape code.

## Sheet 41

- 4F. Remove the note/this sheet from the plan set as the city does not review construction drawings and these notes are all construction/contractor related/directed notes.

## Sheet 42

- 4G. Please be advised that the street trees for the following streets shall be a minimum of 2.5" at time of installation: Buchanan Street, 52nd Avenue, 53rd Avenue, Fultondale and 50th Avenue. Please update the plant schedule accordingly.
- 4H. Update the plant schedule per the comments provided.

## Sheet 44

- 4I. Add the required street name.
- 4J. Provide tree openings that are 5' x15' with street trees and under story plantings. Trees shall be provided at a ratio of one tree per 35 linear feet.

## Sheets 46 &amp; 47

- 4K. No more than 40% of the total required plant material may be ornamental grasses.
- 4L. Provide tree openings that are 5' x15' with street trees and under story plantings. Trees shall be provided at a ratio of one tree per 35 linear feet.

**5. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / comments in teal)

- 5A. This is a non-standard cross section. Per the \*\*\* note on 2016 Roadway Design Guide cross section S1.10, this walk should be minimum 6' wide.
- 5B. Include the bike network on the overall context map.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 6A. The site plan will not be approved by public works until the preliminary drainage letter/ report is approved.
- 6B. The street classifications/sections are still under review with the master documents.
- 6C. Add the following note:  
Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 6D. Label curb return radius, typical
- 6E. Min 250' centerline radius required
- 6F. Label slopes



- 6G. Min 0.5% slope for streets
- 6H. Less than 0.8% slope is not recommended

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

- 7A. Master Traffic Impact Study is still under review. Approval of such will be necessary for the approval of this document, and comments on that ongoing review may result in needed changes to this document.
- 7B. Add bike symbols and Bike Lane signs every 600' for bike lane facilities
- 7C. Bikes may use full lane signage on all roundabout approaches with bike lane/slip lane (to sidewalk), typical other roundabouts as well.
- 7D. Label all signs and pavement markings (including symbols).
- 7E. Label taper lengths for turning lanes at intersections.

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 25 - 39 of 67 / Utility

- 8A. See new fire hydrant locations with fire hydrant symbol.
- 8B. See removed fire hydrants with blue lines.
- 8C. See note to show new fire hydrant locations per ISP 2nd review comments.
- 8D. See comment to show existing fire hydrants abutting this site.

**9. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 9A. Advisory: These plans cannot be approved until surrounding utility infrastructure ISPs have been approved. Similarly, civils for these improvements cannot be approved without surrounding civils being approved.

Sheets 23-39

- 9B. Please use a more standard cross alignment for all intersections. This may benefit from a meeting to discuss the roundabouts and utilities.
- 9C. ISPs do not typically include services as those require horizontal control information for tap location and distance from property lines. Please remove.
- 9D. Aurora Water does not typically maintain Type C inlets. These are to be private and future storm can be public provided it is in public ROW and serves said ROW.
- 9E. What is the intent of this utility easement? Sanitary services don't require easement unless they are crossing another owners' property.
- 9F. Exceeding 90 degrees of deflection
- 9G. Light poles are to be 8-feet from edge of storm mains, inlets, hydrants, water mains, manholes, or sanitary mains.
- 9H. Please plan for the necessary water stubs to avoid wet taps. Size on size wet taps are not allowed so any connections to this main larger than a hydrant lateral will require a cut in tee.
- 9I. Are any hydrants going to be needed along this road?
- 9J. These roundabouts are not going to be allowed. Manholes are exceeding 90 degrees of deflection and water is just poorly configured.
- 9K. Ensure a minimum distance of 10-feet between water and sanitary and storm.
- 9L. Please check with Fire and Life Safety on this hydrant placement. It looks to be close to another hydrant to the north and may need to be moved south for proper placement.
- 9M. What is the size of this stub? (see redlines on sheet 31)
- 9N. Please include flow arrows on sanitary and storm mains.
- 9O. Call out unmarked inlet(?) on sheet 32.
- 9P. As with the sanitary services please remove water services.
- 9Q. Proposed grades need to tie into existing grades.
- 9R. Move the light pole from redlined location on sheet 33.
- 9S. Are the storm and sanitary mains on sheet 33 being proposed? If not, please use a stub symbol and



- terminate there.
- 9T. Sanitary stubs longer than 4-feet require a manhole.
  - 9U. Is this sanitary being constructed by another application? If so, please include that application number or RSN number.
  - 9V. Provide easement for stubs.
  - 9W. Light pole cannot be on top of the storm main.
  - 9X. Possible to move light pole to east side of ped ramp? Needs to be a minimum of 8-feet from edge of sanitary main.
  - 9Y. Does Neighborhood E need any water stubs?
  - 9Z. Show the mains connecting.
  - 9AA. What is the purpose of this stub (see redline on sheets 37)?
  - 9BB. Please include application numbers whenever possible.
  - 9CC. Show the connections between the utilities in 52<sup>nd</sup> Ave and Harvest Road.
  - 9DD. Show the connections between the utilities in 50<sup>th</sup> Ave and Denali Street.

**10. PROS (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)**

- 10A. Review redlines plan comments – comments below are not all inclusive.
- 10B. Ensure plans are following the master plan. Many sidewalks widths are not called out, most north/south and east/west connections have either a 10' walk or an 8' walk noted in the master.
- 10C. Provide detail on the ongoing maintenance and ownership of the medians. These should be owned and maintained by the developer/metro district/HOA. If City ownership and maintenance is planned, medians will need to follow strict requirements found within the PROS D&DC manual for softscape and hardscape – separate median submittals are required as well. Please reach out to PROS staff if this matter needs to be discussed further.

**11. Real Property (Roger Nelson / 303-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

- 11A. Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat (include 1/16th's & C1/4)
- 11B. Provide certificate of taxes due
- 11C. Provide title commitment within 120 days of plat acceptance date.

See redline comments on subdivision plat and site plan.

- 11D. Match basis of bearing on subdivision plat?
- 11E. Confirm the correct suffix for Denali and revised accordingly.
- 11F. Be consistent with the easement types and dedications between easement dedications.

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

- 12A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Street Network. Comments are provided below, and the review letter has been attached for reference.
- 12B. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.
- 12C. Please be aware PSCo has existing underground electric distribution facilities along the west property line near E-470. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) as the project progresses.

**13. Mile High Flood District (Colin Haggerty / 303-455-6277 / [www.mhfd.org](http://www.mhfd.org))**

- 13A. We have no comments on this submittal as it relates to maintenance eligibility. Review letter has been attached for reference.



**14.E-470 Highway Authority** (Chuck Weiss / 303-537-3420 / [cweis@E-470.com](mailto:cweis@E-470.com))

**Site Plan**

- 14A. ISP plans replace C-470 references with E-470.
- 14B. Future intersections along 48<sup>th</sup> Avenue and 56<sup>th</sup> Avenue shall be spaced no less than 660' from the nearest E-470 ramp.
- 14C. A comment/response document would be helpful to track the revisions to each submittal.
- 14D. Additional comments will be issued as design progresses.

**Plat**

- 14E. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 14F. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW prior to construction.
- 14G. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 14H. Clearly identify the E-470 ROW and MUE on applicable plan sheets.
- 14I. E-470 will be widened in the future to 4 lanes each direction beginning this summer. Please account for the increased runoff when evaluating/designing drainage facilities for the project including regional detention.
- 14J. Continue to coordinate with the designers of the E-470 widening project.
- 14K. Drainage improvements upstream and downstream of E-470 cross culverts will need to be coordinated between the City, MHFD, and E-470.
- 14L. Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.
- 14M. A comment/response document would be helpful to track the revisions to each submittal.
- 14N. Additional comments will be issued as design progresses.



**Right of Way & Permits**

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

June 3, 2022

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

Attn: Aja Tibbs

**Re: Windler Street Network, Case # DA-1707-13**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Windler Street Network**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Please be aware PSCo has existing underground electric distribution facilities along the west property line near E-470. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) as the project progresses.

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

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10008853
Partner ID:	1618922
MEP Phase:	Referral

**Date:** June 2, 2022  
**To:** Aja Tibbs  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Windler Street Network ISP and Plat
<b>Location:</b>	Aurora
<b>Drainageway:</b>	NA

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- NA

We have the following comments to offer:

- 1) We have no comments on this submittal as it relates to maintenance eligibility.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Colin Haggerty, PE, PMP  
Watershed Manager  
Mile High Flood District

