

Westwood

Date: February 15, 2024

To: Liz Fuselier
City of Aurora Planning Department
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012

From: Tom Odle
Westwood
10333 E Dry Creek Road, Suite 400
Englewood, CO 80112

This document is a response to the Technical Submission Review of the Windler 1881 Homestead Park Site Plan (Application Number: DA-1707-21) received on December 29, 2023, from Planning and Development Services. Responses are below in **RED**:

Technical Submission Review – Windler 1881 Homestead Park –SITE PLAN

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pedestrian Crossing (Planning)
- ISP Approval (Public Works)
- Fire Hydrants (Fire/Life Safety)
- Contact Reviewer for Comments (Fire/Life Safety)
- Easements (Land Development Services)
- Public Art on Site (Public Art)

PLANNING DEPARTMENT COMMENTS

1. Streets and Pedestrian Comments

1A. Confirm the Tibet pedestrian crossing will be completed with the Tibet ISP. This should be clearly noted on the site plan. (3rd Request)

Response: Additional notes have been added onto all overall and area plan sheets stating that the Tibet Road pedestrian crossing will be completed with the Tibet Road ISP.

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

2A. Approved.

Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Cover Sheet: From the first review: This site plan will not be approved until the ISPs showing required infrastructure are approved. DA-1707-29 and DA-1707-20 still need approval.

Response: Acknowledged.

3B. Please verify with Fire & Life Safety that this fire lane easement configuration is appropriate since it does not meet minimum radii requirements.

Response: Richard Tenorio was contacted with Fire & Life Safety and he had already approved of the parking lot orientation based on the AutoTurn results with the specified truck.

3C. Sheet 29: Remove from the site plan, pavement depths for vehicular use will be reviewed on the civil plans.

Response: Detail Removed.

4. Traffic Engineering (Steve Gomez / 303-739-7339 / segomez@auroragov.org / Comments in amber)

4A. Approved

Response: Acknowledged.

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

5A. Please contact the Fire/Life Safety review directly for comments; please include the Planner Case Manager in all correspondence.

Response: Rich Tenorio was contacted directly and he has no more comments.

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

6A. Sheet 22: The private fire line and fire hydrant can't both be tapped on a dead-end water main. Tap the private fire line on the water main in E. 45th Place before the gate valve.

Response: Private Fire line now connects into E. 45th Place. E. 45th Place submittal will reflect the additional fire line stub.

6B. Sheet 17: The fire hydrant and private fire line can't be tapped on the same dead-end water line. Tap the private fire line on the water main in E. 45th Place (East of the valve).

Response: Private Fire line now connects into E. 45th Place. E. 45th Place submittal will reflect the additional fire line stub.

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

7A. Approved.

Response: Acknowledged.

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

8A. Approved.

Response: Acknowledged.

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

9A. Approved. Any easements shown that need to be dedicated should be dedicated by separate document.

Response: All applicable easements have already been submitted and are ready to be recorded.

9B. Send easement documents to: releaseeasements@auroragov.org; the easement process must begin prior to the next submission.

Response: All applicable easements have already been submitted and are ready to be recorded.

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

10A. *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.

Response: The development team has coordinated with city staff and 1881 Park is no longer being considered a location for public art (Repeat Comment Response).