



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

AuroraGov.org

May 23, 2024

Megan Waldschmidt
Westwide Investment Partners
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Second Submission Review: High Point PA-74 Neighborhood Park – Site Plan
Application Number: DA-1746-41
Case Number: 2024-4006-00

Dear Ms. Waldschmidt:

Thank you for your second submission, which we received on May 1, 2024. We have reviewed your plans and attached our comments along with this cover letter.

The administrative decision date is tentatively scheduled for June 20, 2024. A technical corrections submittal will be required following this date to address all outstanding comments. Instructions regarding public notice requirements will be sent in the coming weeks.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Al Cunningham, PCS Group
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-41rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Update the number of bike parking spaces to ten since there are five bicycle racks shown.
- 1B. The bike racks on the Site Plan appear differently than the detail included on Sheet 6. They should be separate inverted-U bike racks and not connected to each other as shown.

2. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

- 2A. Clearly identify which linetype is the fire lane and access easement. Per EDN 22041, the radii is 47' and this seems to be a little different.
- 2B. Change "RSN" to "EDN" where requested.

3. PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org / Comments in purple)

- 3A. Consider relocating the dog park entrance to a more spacious area along the fence line. Entrances in the corner may make dogs and their owners feel "cornered" when entering secure dog park areas.
- 3B. Provide details on the locking gate system for the dog park. Entry points should be secure, with hinged gates that close on their own. Double gated entrances aid in ADA access and allow for a transitional area at the point of entrance.
- 3C. Consider adding a play feature and shade structure to the dog park space.
- 3D. Ensure that ADA access is provided to playground features. A ramp should be provided from the concrete path to the surfacing to allow for ADA access.
- 3E. Include an additional ADA accessible play feature that encourages inclusive play.
- 3F. Dogs should not be able to escape from or jump over the dog park fence. Staff recommends increasing the height of the fence to a minimum of 6' for security purposes.

4. Aurora Water (Jenny Wynn / 724-258-6523 / jwynn@auroragov.org / Comments in red)

- 4A. Show the Aurora Water water line within the Aurora Water easement (in addition to the two Denver Water water lines that are shown).

5. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 5A. The fire hydrants shown as "existing" have not been installed yet, so the labels should be changed to "proposed" on all sheets.

6. Land Development (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 6A. Submit required easement dedication documents to dedicationproperty@auroragov.org.

7. Denver Water (Gina Begly / 303-628-6219 / gina.begly@denverwater.org)

- 7A. No additional comments were received with this review.