



Planning Division
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September 15, 2022

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

Re: Third Submission Review – Windler at Denali Street ISP
Application Number: **DA-1707-09**
Case Numbers: **2022 6012 00**

Dear Mr. Provost:

Thank you for your recent submission, which we started to process on Friday, August 26, 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 Thursday, October 6, 2022. Please notify the case manager following the 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 will be set upon the full completion of the Master Plan. 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 Administration Decision 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.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Chris Rolling Olsson 1880 Fall River Dr Loveland CO 80538
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1707-09rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- How is the bike lane ending on 48th – please include the bike lane through 48th (Planning).
- Public Works and Traffic would like the bike lanes removed from the street section and put on the sidewalk for the entire length of Denali, but especially the sections before and after the couplet. The projected traffic volumes make on-street bike lanes unsafe (Public Works and Traffic).
- Fire Hydrant locations need to be updated and improved (Fire and Life Safety).
- Add all trees where indicated on the site plan (Landscape).
- The street sections should either match the PIP or the COA standard sections (Public Works).
- A new subdivision plat has not been submitted since the first Review. The site plan and plat need to match (Real Property).
- Need updated MTIS to verify vehicle queues and storage lengths (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Adams County, Denver Planning and Design, Mile High, and Xcel have included comments in the previous review letter. There are no new comments.

2. Completeness and Clarity of the Application

2A. Cannot find ArialMT font. Please be sure to switch any text in the document to simply Arial.

2B. No Plat was submitted with this review set.

3. Architectural and Urban Design Issues

3A. The street sections should either match the PIP or the COA standard sections. In response to the comment, please indicate which sections will not match the PIP and move to the COA standards. This has been an ongoing comment that needs closure to move to an administrative decision.

3B. Page 5 of 34: Where is the bike lane ending? Is it terminating at the roundabout? Will it move south to the 48th? Will it become part of the trail? Reviewing the master plan submittal, the bike lane moves completely through Denali, not becoming part of a mixed-use trail.





4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

Page 23

4A. *Repeat Comment:* Darken the hatches here and on the actual plan sheets as they do not read well. Too light.

Page 24, 25, and 31

4B. Add additional street trees where indicated.

Page 25

4C. There is a detached sidewalk condition along 52nd Avenue. Why aren't street trees being provided.

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / Comments in teal)

5A. Need to add slip ramps for bicyclists coming from roundabout to access shared-use path.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@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. Public Works and Traffic would like the bike lanes removed from the street section and put on the sidewalk for the entire length of Denali, but especially the sections before and after the couplet. The projected traffic volumes make on-street bike lanes unsafe.

Sections

2 of 34

6C. *Repeat Comment:* The street sections should either match the PIP or the COA standard sections. – Denali Street Collector.

6D. *52nd Avenue Section:* The sidewalk should be built with the street section. The sidewalk should be contained within an easement or ROW. This section does not match the Windler Street Classifications dated 8.3.2022.

6E. *52nd Avenue Section:* Add a note: Sidewalk shall be installed with either the EDN __, or with the street, whichever comes first.

6F. *52nd Avenue Section:* Please add a note to this section explaining why the superelevation is required, similar to the comment response.

Roadway Plan

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6G. *Repeat Comment:* The intersection should be at 90 +/-5 degrees. A variance request has not been received. It is not clear at this time if a variance would be supported at this intersection.

Roadway Plan

8 of 34

6H. A sidewalk easement is needed.

Roadway Plan

9 of 34

6I. This portion of the site is not included with Discovery Park. Show the required detached sidewalk and ROW.

Site Plan

12 of 34

6J. 0.8% is the preferred minimum slope for public streets. Minimum 0.5% slope in streets, typical.

Grading and Utility Plan

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6K. Include the ROW width, typical all grading sheet.

Grading and Utilities

16 of 34

6L. Per Section 4.03.3 of the roadway manual: Inlets shall be installed to intercept cross-pavement flows at the point of transition in superelevation.

6M. Label the longitudinal slope. The maximum approach slope for a street intersecting a through street is 3%.



Grading and Utilities Plan

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6N. Max 3:1 slopes

Grading and Utilities Plan

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6O. If the swale is going to cross the maintenance path, how is the maintenance path going to be revised?

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

7A. Updated Windler MTIS has not been officially submitted for Review. ISP will not be approved until MTIS is approved.

7B. Need updated MTIS to verify vehicle queues and storage lengths.

7C. Public Works and Traffic would like the bike lanes removed from the street section and put on the sidewalk for the entire length of Denali, but especially the sections before and after the couplet. The projected traffic volumes make on-street bike lanes unsafe.

Roadway Plans

5 of 34

7D. Move S and 8 move to east side of crosswalk.

7E. Move S and 8 move to west side of crosswalk.

Roadway Plans

10 of 32

7F. Move S and 8 move to east side of crosswalk.

7G. Move S and 8 move to west side of crosswalk.

Roadway Plans

11 of 34

7H. *Repeat Comment:* Need updated MTIS to verify vehicle queues and storage lengths.

8. Utilities (Chong Woo/ 303-739-7249/ cwoo@auroragov.org / Comments in red)

8A. No further comments.

9. Fire / Life Safety (Jeremiah Willmott / 303-739-7489 / jwillmot@auroragov.org / Comments in blue)

Page 15 of 34

9A. Add Fire Hydrant

Page 16 of 34

9B. Add Fire Hydrant

Page 24 of 34

9C. These two fire hydrants are too close and one will need to be removed.

9D. Show fire hydrant in this area.

Page 26 of 34

9E. Show relocated fire hydrant in this area.

Page 27 of 34

9F. Add Fire Hydrant

9G. Show proposed fire hydrant in this area.

Page 28 of 34

9H. Add Fire Hydrant

Page 29 of 34

9I. Add Fire Hydrant

Page 30 of 34

9J. Add Fire Hydrant or landscaping material will have to be relocated.



10. Real Property (Roger Nelson / (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

10A. See comments on subdivision plat and match the description on 1st Review of subdivision plat

Site Plan Sheet

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10B. 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

10C. Fully describe all stamping.

10D. In the basis of the bearing section there is a text error.

10E. Shown on Assessor Map and Sheet 5 of 32 as 144' Public ROW. Provide Reception Number for ROW creation.

10F. 56th Avenue is existent as shown on the Assessor Map. Provide existing ROW width and Recording information.

Sheets 5 of 34

10G. Add Reception Number where indicated on the site plan.

10H. Provide Reception No. for 144' ROW.

Sheets 6 of 34

10I. Label Easement purpose? & Reception Number.

10J. Label lots.

Sheets 7 of 34

10K. Add Reception Number where indicated on the site plan.

10L. Label Easement purpose? & Reception Number.

Sheets 8 of 34

10M. Label Easement purpose? & Reception Number.

Sheets 9 of 34

10N. Label Easement purpose? & Reception Number.

10O. Include all recording information and reception number on the site plan.

Sheets 10 of 34

10P. Label Easement purpose? & Reception Number on the site plan.

Sheets 11 of 34

10Q. Reception Number for existing ROW?

11. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

11A. No further comments.

12. Adams County

12A. No new comments.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

13A. No new comments.

14. Mile High Flood District (Colin Haggerty / 303-455-6277)

14A. No new comments.