



Planning Division  
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Aurora, Colorado 80012  
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April 1, 2022

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

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

Dear Mr. Provost:

Thank you for your initial submission, which we started to process on Thursday, March 10, 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, April 21, 2022. 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 Wednesday, June 1, 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) 739-7259 or [amuca@auroragov.org](mailto: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:\SDA\1707 09rev1.rtf



## First Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide street trees on Denali Street (Landscape).
- Create one seamless combined package of Landscape and Site Plans (Planning).
- Site Plan edits need to be made based on crossing, road widths and turning radius (Public Works).
- Begin the easement process (Real Property).
- Update the signage and site plan (Traffic).
- Multiple widths for sidewalk and bike facilities don't match between all cross-sections and subsequent roadway plans (Transportation).

### PLANNING DEPARTMENT COMMENTS

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

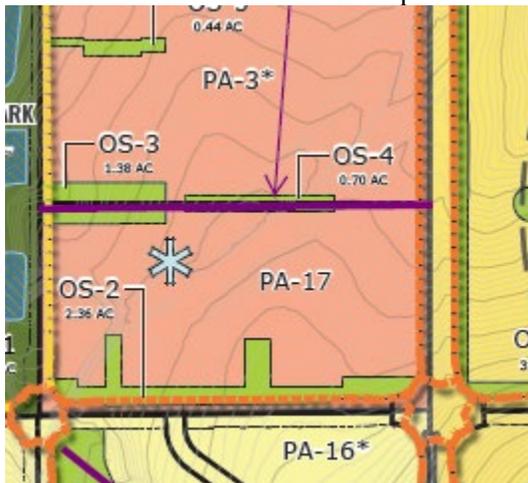
- 1A. Adams County, Denver Planning and Design, Mile High and Xcel have included comments. These comments are at the end of the review letter.
- 1B. A fee of \$21,528.50 is due upon second submittal.

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

- 2A. The North Arrow for the Site Plan when places together are confusing. The North Arrow for the Key Map is incorrect.
- 2B. In your next submittal combine the landscape plan and site plan as one document.
- 2C. On the Landscape Site Plan Set include intersection street names such 50<sup>th</sup> Ave.
- 2D. It is recommended to have the site plans and landscape plans in similar orientation.
- 2E. In the Introduction Letter please add how the streetscape will allow and incorporate the open space on the eastern section of Denali. How will the open space be brought in? Through a site plan? A note will need to be added to the application.
- 2F. In the introduction letter include fiber in your list of utilities/site improvements

#### 3. Architectural and Urban Design Issues

- 3A. There is a community trail between PA-3 and PA-17 within the Master Plan Open Space please include connections to the trail in the site plan.



- 3B.
- 3C. Please lighten the sidewalk hatch on the site plans to match the same color tone as the proposed concrete median cover.
- 3D. Dotted hatch needs to be added onto legend as seen on page 16 of 18.
- 3E. The Match Line text should be made smaller to match the "see sheet x" text size.
- 3F. In general, a higher level of design for how the bike lanes are entering the intersections needs to be depicted or



described. Pedestrian, cyclist, and vehicular safety is a large concern for staff.

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

*Cover Sheet*

- 4A. Update the landscape consultant to reflect The PCS Group.
- 4B. Update the Sheet Index to include the Landscape Plan Sheets.
- 4C. Update the Title Block total sheet count to include the landscape plan sheets.

*Landscape Cover Sheet*

- 4D. Use the Title Block that was created for the overall Site Plan submittal.
- 4E. Update Note 23 under the Landscape Notes to read upon construction of the roadway and sidewalks.
- 4F. Sheet numbering should follow the Site Plan submittal sheets.

*Landscape L0-1*

- 4G. The median landscaping may stay as is however, the applicant does have the option to landscape the medians in accordance with PROS standards which is a more xeric option.
- 4H. Update the curbside and urban landscape streetscape tables per the comment provided.
- 4I. As part of the letter of introduction, there is mention of two detention ponds being constructed to capture and treat stormwater runoff from Denali Street, yet the ponds are not being included in the submittal. If there are ponds being proposed, they must be included on the landscape plan sheets and a detention pond landscape table provided.

*Landscape LI-0*

- 4J. Include the utilities water, sewer etc.
- 4K. Include the grading grayed back.
- 4L. Darken the roadway and sidewalks included for 56th Avenue.
- 4M. Remove the box/limit of work line from around all the plans.
- 4N. Enlarge the Key Map on all sheets. This is too small to read.

*Landscape LI-1*

- 4O. The tree opening outline is missing.

*Landscape LI-2*

- 4P. The median area that has landscaping is designated as hardscape on the site plan sheets.

*Landscape LI-3*

- 4Q. Why aren't the street trees being provided for this portion of Denali Street?

*Landscape LI-5*

- 4R. This sheet does not align either at the north or south ends with the sheets that are supposed to adjoin it.

*Landscape LI-6*

- 4S. The landscaping for this round-about should be included with this submittal. The round-about is being designed and constructed as part of Denali Street and a separate Infrastructure Site Plan/engineering design package is not being submitted for this. Include the landscaping with the next submission.
- 4T. The median area that has landscaping is designated as hardscape on the site plan sheets.
- 4U. Sheet numbering is off.

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

- 5A. Multiple widths for sidewalk and bike facilities don't match between all cross-sections and subsequent roadway plans. South of 48th, Denali has a 14' walk/bike path.
- 5B. Denali Street is identified in NEATS as a secondary bike route served by buffered or separated bike lanes. See NEATS roadway typicals for guidance.
- 5C. Minimum 7' bike lane when next to on-street parking. See NEATS cross section.
- 5D. Provide 52nd Ave cross-section.
- 5E. What's width of bicycle entrance ramp?
- 5F. How will bicyclists in separated bike lanes on 56th access the bike facilities on Denali?



**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto: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.

*Sections*

*2 of 18*

6B. Is this ROW width correct?

*Site Plan*

*4 of 18*

6C. Dimension the ROW width.

*Site Plan*

*5 of 18*

6D. Table 4.04.4.1: The minimum radius for a one lane couplet is 425', typical.

6E. Dimension the ROW width, typical.

*Site Plan*

*8 of 18*

6F. The minimum radius for a two lane collector is 425'.

6G. Is 52nd included with this site plan? Please provide a section. Can the label be moved so the linework is not blocked?

*Site Plan*

*10 of 18*

6H. Why does the ROW not connect with a radius instead of this configuration?

6I. Why doesn't the ROW match the other side of the street?

6J. Dimension the ROW width.

*Grading and Utilities*

*11 of 18*

6K. How does grading tie in?

6L. Max 3:1, add slope labels indicating that the slope is not greater than 3:1 outside of the ROW, typical.

6M. Easements are required for public storm outside of the ROW.

6N. Revise all crossings and T's to match up.

*Grading and Utilities*

*12 of 18*

6O. Where are leader locations.

*Grading and Utilities*

*13 of 18*

6P. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.

*Grading and Utilities*

*14 of 18*

6Q. Pedestrian railing will be required at areas where the slope is greater than or equal to 3:1 adjacent to pedestrian areas, typical.

6R. Label this swale. Label the proposed slope in the swale.

6S. Revise leader location.

6T. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.

6U. The low spot appears to be here aka not where indicated on plan.

6V. Label swale and slope. Minimum 2%.

*Landscape*

*Sheet 1 of 12*

6W. Typical all sheets: please show storm sewer. Ensure trees are a minimum of 10' from storm sewer.



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

*Cover Sheet*

*1 of 18*

- 7A. Add note: Applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends, and at one corner of each intersection.

*Section Sheet*

*2 of 18*

- 7B. Provide roadway classification.

*Roadway Plans*

*4 of 18*

- 7C. Roundabout design comments will be forth coming.
- 7D. Callout all roundabout pavement markings.
- 7E. R4-7 sign.
- 7F. Add R4-11 sign.
- 7G. Callout pavement markings.
- 7H. Add W2-6 & W13-1P sign.
- 7I. Add W11-2 and W16-7P signs to all roundabout legs.
- 7J. Callout all ped crossing pavement markings.
- 7K. Update graphic.

*Roadway Plans*

*5 of 18*

- 7L. Add D sign.

*Roadway Plans*

*6 of 18*

- 7M. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.
- 7N. Callout all lane widths.
- 7O. Add W2-6 & W13-1P sign.
- 7P. Add D sign.

*Roadway Plans*

*7 of 18*

- 7Q. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.
- 7R. Add W2-6 & W13-1P sign.
- 7S. Add D sign.
- 7T. Remove striping within intersection.
- 7U. Replace with R3-5R.

*Roadway Plans*

*8 of 18*

- 7V. Add bike lane pavement marking.
- 7W. Add D sign.
- 7X. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.

*Roadway Plans*

*9 of 18*

- 7Y. Roundabout design comments will be forth coming.
- 7Z. Callout all roundabout pavement markings.
- 7AA. Add bike symbol and arrow pavement markings at intersections.
- 7BB. Replace with R3-5R.
- 7CC. Add W2-6 & W13-1P sign.
- 7DD. Add R4-11 sign.
- 7EE. Callout STOP bar, typ.
- 7FF. Add W11-2 and W16-7P signs to all roundabout legs.
- 7GG. Add R4-11 sign.



7HH. Replace with R3-5R.

7II. Add R4-7 sign.

*Roadway Plans*

*10 of 18*

7JJ. Callout all lane widths.

7KK. Callout all pavement markings.

7LL. Add traffic signal easements.

7MM. Replace with R3-5R.

7NN. Remove crosswalk markings.

7OO. Add R4-7.

7PP. Add R4-7.

7QQ. Remove striping within intersection.

7RR. Add lane widths.

7SS. Doesn't match TIS laneage.

7TT. Add r4-7.

7UU. Move sign.

7VV. Replace with R3-5R.

7WW. Add R3-17 & R3-17b signs.

7XX. Verify sign designates all appropriate laneage

**8.Uilities** (Chong Woo/ 303-739-7249/ [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

*Grading and Utilities*

*Sheet 11 of 18*

8A. North arrow is not correct. Typical for all.

8B. All hydrants to be set 3'6" - 8' back of curb. 6" laterals with isolation valve (TYP).

8C. All existing piping to be removed. (TYP).

8D. What is the size of the storm pipe?

8E. What does this rectangle represent?

8F. Ensure all T's and crosses are at right angles (TYP).

8G. Depict existing water main size (TYP).

8H. Any proposed storm pipe not located in a ROW will require a 16' wide utility easement and maintenance access (TYP).

8I. Please consider future extensions and isolations of water lines in civil plan layout. Ensure this ISP matches the Master Utility Study (MUS). MUS must be approved prior to ISP approval.

*Grading and Utilities*

*Sheet 12 of 18*

8J. Careful consideration should be made for future connections and ensure matches MUS. Prefer not to stub in steep slope. Depict pipe diameter and provide isolation valve. Stub outs will require a utility easement (typical for all).

8K. Correct to 36" for proposed water line.

*Grading and Utilities*

*Sheet 13 of 18*

8L. MUS does not depict this cross. Modify this ISP or MUS. Cross connection needs to be right angle.

8M. Provide isolation valve with vault on 36" water line south of the cross.

8N. Correct to 36" for proposed water line.

8O. Depict water pipe diameter.

*Grading and Utilities*

*Sheet 14 of 18*

8P. Depict water line diameter. Also, where is this water line going?

8Q. See previous comment regarding water main removal.

8R. Is a stub out required for this construction to tie into future construction?



8S. Ensure minimum separation of 8' between water and storm pipes.

8T. Depict all water line diameters (TYP).

*Grading and Utilities*

*Sheet 15 of 18*

8U. What is proposed in this area? Is future water service needed? No service connections are permitted from 36" water main.

8V. Consider this revised water alignment and proposed stub. Also consider future extensions.

8W. Where is this leader pointing to?

8X. Ensure minimum clearance of 8' between water and storm pipes.

8Y. This water line alignment does not match MUS.

*Grading and Utilities*

*Sheet 16 of 18*

8Z. Provide isolation valve at stub.

8AA. Must be minimum 90-degree angle.

8BB. Depict pipe diameter.

8CC. Provide isolation valves at T with access considerations.

8DD. Careful consideration should be made for future connections for water and sanitary sewer. Provide stub outs as needed for local streets.

8EE. Provide isolation valve at stub w/ 2" blow off.

*Grading and Utilities*

*Sheet 17 of 18*

8FF. See comments regarding water main removal.

8GG. No hydrant is depicted.

8HH. Depict pipe diameter.

8II. Depict existing pipe diameters.

8JJ. Correct leader location.

8KK. Is sanitary sewer service needed in Future Street 3? If so, provide stub outs.

*Landscape*

*Sheet 1 of 12*

8LL. Landscape irrigation system will require a separate meter, pit, and dedicated easement.

8MM. No trees are allowed in public easements.

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

9A. Fire and Life Safety Comments

**10. Real Property** (Dave Berglund / 970-590-8666 / [dberglun@auroragov.org](mailto:dberglun@auroragov.org) / Comments in magenta)

10A. Dedicate any proposed right of way or easements with the proposed plat(s). For easements or rights of way to be dedicated by separate document, visit [www.auroragov.org](http://www.auroragov.org), click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300. For street vacations, contact the Planning department to begin that process.

*Cover Sheet*

*1 of 18*

10B. Edit the aliquot description in the title.

10C. Edit to "EASEMENTS" in Site Plan Note 5.

10D. Add a comma after "OVERHANG" in Site Plan Note 6.

*Sheet*

*3 of 18*

10E. Show proposed ROW as a heavy, solid line.

*Sheets 4-17*

10F. Edit the Proposed Right-of-Way line type in the legend to a heavy, solid line.



- 10G. Edit the Existing Right-of-Way line type in the legend to match the illustration.
- 10H. Edit the Proposed Right-of-Way line to a heavy, solid line.
- 10I. Add “Denali Street” on Sheet 4, 7, 9 and 10.
- 10J. Add “Existing Denali Street” on 11, 14, 16 and 17.
- 10K. With dashed lines show all proposed easements (including fire lanes) and any easements which are not going to be released. Show the size, type of easement, and who the easement belongs to (if other than the City). The sizes, labels and configurations need to match the plat or what is being dedicated by separate document. You do not need to show bearings and distances on easements shown on the site plan.
- 10L. Show the names and locations of any existing and proposed streets or alleys which are within the site and abutting the site.
- 10M. Show and label all items which encroach into easements or rights of way (i.e. medians, retaining walls, gates, fences, monument signs, trash enclosures, etc).
- 10N. Dedicate any proposed right of way or easements with the proposed plat(s). For easements or rights of way to be dedicated by separate document, visit [www.auroragov.org](http://www.auroragov.org), click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300. For rights of way to be released by separate document, contact the Planning department.

*Sheet 18*

- 10O. Show proposed ROW as a heavy, solid line.
- 10P. Add “Denali Street”.

**11.PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

- 11A. No further comments.

**12. Denver Planning and Design**

- 12A. No comments at this time. Thank you for the continued opportunity to review and provide comments.

**13. AdamsCounty**

- 13A. See below for comments. Thank you for including Adams County in the review for Project Number: 1610528. We have no comment on the subject referral.

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

- 14A. See below for comments.



**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](mailto:donna.l.george@xcelenergy.com)

March 28, 2022

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

Attn: Ariana Muca

**Re: Windler at Denali Street - ISP, Case # DA-1707-09**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Windler at Denali Street - ISP**. 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.

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](mailto:donna.l.george@xcelenergy.com)

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

15A. See below for comment.



2480 W. 26th Ave Suite 156-B | Denver, CO 80211  
TEL 303 455 6277 | FAX 303 455 7880



**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**

**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10008300
Partner ID:	1610528
MEP Phase:	Referral

**Date:** March 23, 2022  
**To:** Aurora  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Windler at Denali Street
<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) What is the intended use of the land between NB and SB Denali Road?

**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