

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 1 of 20		

Item No.	Reviewer	(1)Dwg No. or Page No.	Comments	(2)Code	(3)Response	(4)Final Disposition	
						Code	Date
<u>ERA Concept Review of Illustrative Site Plan, 01/25/16</u>							
1	B. Simon	N/A	The design needs to accommodate peds using the west side of Thompson Court. The sidewalk on the west side of Thompson Ct. is currently incomplete but it is City policy to build sidewalk as part of new construction (like the Cover) and to fill the gaps as pieces redevelop. The ped path between the Cover and the west side of the street is not clear, with the planted tree area on the south side of the alley where a sidewalk connection would otherwise be.	1	Sidewalk connections to Thompson Court from the cover will be included in the RFP #3 draft plans; note that new sidewalks will not extend beyond the I-70 East limits of construction except to tie into existing conditions.		
2	B. Simon	N/A	As the design progresses, I'd suggest showing ADA curb ramps at the intersections. They are likely to impact the plantings or sidewalk bands shown.	1	ADA ramps have been added to the RFP #2 draft plan set.		
3	B. Simon	N/A	As you progress the design, please keep in mind Transportation Standard Detail 5.2a, which says "All plantings within the tree lawn shall be per the Encroachment Rules & Regulations. No loose material shall be allowed in the ROW. Decorative concrete or low growing plant material may be allowed	1	Noted. Will look at this comment with future plan development/revisions.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
 (2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
 (4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 2 of 20		

			only with specific approval of Public Works. Trees shall be a minimum of 20' from property corners at intersections, 25' from street lights, 10' from the edge of driveways, 20' from curb ramps and 30' from stop signs." Here's a link to the Encroachment Rules & Regs, which defines the type of ground cover materials that may be used in the ROW: https://www.denvergov.org/content/dam/denvergov/Portals/730/documents/Encroachment%20Rule%20&%20Regulation.pdf				
4	B. Simon	N/A	Future plans should show the intersection sight triangles defined by PW and AASHTO (I can help you locate those).	1	Noted. Applies to future plan development/revisions.		
5	Z. Yuan	N/A	A drainage tech memo with drainage and water quality as well as grading information shall be provided for reviewing during design stage.	6	The Developer will be required to develop the necessary drainage reports and/or drainage tech memos throughout the design development. Grading information will be shown in future plan development/revisions.		
6	S. Forvilly	N/A	The ballfield and event lawn would be ideal locations for sand filter water quality treatment facilities of surface runoff that could be routed to this location.	6	Noted. Will consider in future designs.		
7	B. McMurtrie	N/A	Has a parking study been performed for this area? It appears that there may not be enough parking for any eventual events that may occur within this area. Also, what consideration has taken place for the mobility of non-vehicular traffic to gain access to	4	A parking study has not been performed. It is anticipated that an agreement with Denver Public Schools will be completed to assist with available parking. CDOT is not proposing to acquire additional properties for parking.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

- (1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

- (3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 3 of 20		

			these open area / event fields?				
8	D. Potter	N/A	Any City owned & maintained street could be designed for a 'to-be-determined' minimum asphalt or concrete thickness if placed over a concrete structural or topping slab. Thus any future milling for maintenance would still have about a 1 inch layer remaining that would still protect the topping slab or permanent structure slab.	4	Noted.		
9	D. Potter	N/A	The effects of vehicle exhaust and brake/tire particles should be considered on both the long term durability of chemical bonds in structural concrete, and on sealants to protect surface coloring the concrete or any structure material.	4	Noted.		
10	H. Debesu	N/A	No significant erosion control related technical comment can be provided at this concept level. Project appears to be within CDOT MS4 and Stormwater discharge permit will be required either from CDOT or City and County of Denver, depending on the agreement that is effective during final design. CDPHE Stormwater discharge permit will also be required.	1	Noted.		
11	K. Nguyen	N/A	Would additional parking spaces to accommodate the event lawn and sports court be necessary? I only see the parking lot next to the elementary school.	4	See response to comment #7.		
12	J. Myer	N/A	Who will be maintaining new area? Will this	4	The executed IGA between CDOT and		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 4 of 20		

			area be DPS responsibility solely?		Denver lists the City as the Cover Maintainer. Discussions between the City and DPS are occurring.		
13	J. Myer	N/A	Based on maintenance Forestry Operations may need to review future submittals, contact Mike Swanson	1	Noted.		
14	J. Myer	N/A	All PRW trees proposed must be approved by Forestry Inspections, contact Jim Myer	1	Noted.		
15	J. Myer	N/A	What is depth of cover?	4	Current level of design does not provide an answer to this question. This will be decided during the Developer's design process.		
16	J. Myer	N/A	What is depth of soil?	4	Current level of design does not provide an answer to this question. This will be decided during the Developer's design process.		
17	J. Myer	N/A	Once the two above questions are answered that will dictate the following: <ul style="list-style-type: none"> - Due to open, elevated location trees will be subject to higher wind forces = higher chance of blow down - Due to open, elevated location trees will be subject to higher wind exposure = more irrigation needed to prevent desiccation - Will trees be irrigated? - What is drainage system under area? - What are the various surface area treatments? - What is soil volume proposed for 	6	Current level of design does not provide answers to some of these questions. The following responses do apply: <ul style="list-style-type: none"> - Trees will be irrigated - Tree palette will be included in RFP #3 - Tree sizes will be included in RFP #3 		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 5 of 20		

			<ul style="list-style-type: none"> - trees within hardscape areas? - What is tree palette? - What size trees proposed? - Where are trees coming from/supply location? 				
18	F. Kemme	N/A	The ERA group will review this project. There are currently no DS projects in this area, Jeff Williams is reviewing the vacation request for Elizabeth Street.	1	Noted.		
19	J. Williams	N/A	Reviewed for coordination with private development only.	1	Noted.		
20	K. Brekke	N/A	The City and County of Denver has completed its Public Works Construction Engineering review of the submitted I-70 East Cover and has generated no comments. Additional comments will be forthcoming as actual design plans are produced.	1	Noted.		
21	J. Brasel	N/A	<p>Zoning</p> <p>A Site Development Plan (SDP) will be needed for all site improvements outside of the public ROW. It appears that the Swansea Elementary campus improvements, playground and parking facilities fall into this category. In order to be flexible in providing documents without specifically carving out a portion of the project, we would be ok with the SDP documents to contain the entirety of the project, with a note a boundary outlining the portion of the project that the SDP is</p>	1	Noted.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 6 of 20		

			<p>specifically applies to. This will also help with site plans for the purpose of building permits. A SDP checklist can be found at the following link: http://denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/site-development-plan-review.html</p> <p>Zoning permits would be issued off the approved SDP.</p> <p>The SDP documents will be circulated to ERA staff, rather than Development Services for consistency of review. Timing of the SDP submittal needs to be discussed. As it is a regulatory document, it may be prudent to hold off submittal of the SDP document to when the design is more fully developed and refined. The SDP will not be the driver of design (other than parking lot requirements) of the project.</p>				
22	J. Brasel	N/A	<p>Building Permits Building permits will be required for any building or structure on the surface of the cover including, but not limited to the amphitheater and bathrooms, plumbing associated with the splash pad, HVAC associated with the buildings/structures, electrical work not associated with typical</p>	1	Noted.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
 (2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
 (4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 7 of 20		

			ROW improvements (such as Street lighting, signals, etc), and any retaining walls associated with site amenities.				
23	J. Brasel	N/A	Fire Review It appears that the concept plan wasn't routed to Fire for comments, it is suggested that Fire be included in the review sooner rather than later.	1	Noted. The Fire Department has reviewed conceptual plans with the CDOT team.		

ERA 30% Review of I-70 East – Cover Draft Plan Set, 02/09/16

24	B. Simon		See my comments on the previous Concept Review, they still apply to this review.	1	Noted.		
25	B. Simon	L0-02	Please cut and paste Denver's General and Site Specific standard notes onto this page from this document: https://www.denvergov.org/content/dam/denvergov/Portals/696/documents/Guidelines/EngineeringGuidelines/TEP%20Guidelines_07-26-2012%20NEW%20LOGO%20-%20final%20draft.pdf	6	To be included in future RFP drafts.		
26	B. Simon		Add a note that explains what this plan set covers within the ROW. I am assuming that this plan set covers everything behind the curb, and that the Developer will submit different Roadway plans for everything between the curbs. That needs to be stated somewhere in the plans so that it is clear	6	To be included in future RFP drafts.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 8 of 20		

			what is ultimately being approved here.				
27	B. Simon	L1-01	Show the drive cut to the service area off of Columbine per CCD Transportation Std. Detail 6.1. (For all driveways, add a callout to this Standard Detail. Also call out all driveway throat widths.).	6	To be included in future RFP drafts.		
28	B. Simon		Add a note that Denver needs to approve cut sheets for the pavers that will be placed in the ROW once the specific material is selected by the Developer. We'll mostly be looking for a material that will meet ADA, drain acceptably without icing, and will not pose tripping hazards (i.e. smooth surface with minimal vertical undulations).	6	To be included in future RFP drafts.		
29	B. Simon	L1-02	The sidewalk to be reconstructed on the south side of 47 th meets CCD standards at the 5' attached shown. However, consider widening that sidewalk if there's room and grades allow, as 5' is pretty narrow for a SRTS path.	6	To be included in future RFP drafts.		
30	B. Simon		Show ROW lines.	6	To be included in future RFP drafts.		
31	B. Simon	L1-02	How much of the existing alley pavement will be affected by the parking lot work? Limits of surface reconstruction are unclear.	6	To be included in future RFP drafts.		
32	B. Simon		Add a note that all paver and streetscape surface materials need to comply with ADA. Also add a note that the streetscaping shall allow for a continuous 5' clear ADA-accessible path, with a 1.8% cross-slope.	6	To be included in future RFP drafts.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 9 of 20		

33	B. Simon		Note that an Encroachment Permit may be necessary for the shade structures and pedestrian lighting in the ROW (tbd with more detailed design and discussions about O&M).	1	Noted.		
34	B. Simon		Show curb ramps at each corner. I'm particularly concerned about fitting two directional ramps on both corners at 46 th & Columbine with the streetscaping currently shown.	1	Curb ramps have been added to the RFP #2 draft plan set.		
35	B. Simon	L1-05	Dimension the 'L' alley configuration so that we can make sure it meets Std. Detail 15.0.	6	To be included in future RFP drafts.		
36	Z. Yuan		A drainage report or a tech memo with drainage and water quality designs shall be provided for reviewing.	6	Detailed drainage plans will be determined during the developer's design process.		
37	Z. Yuan		Grading plan shall be provided to show the positive drainage.	6	Detailed grading plans will be determined during the developer's design process. Conceptual grading plans are included in the RFP #2 draft plan set.		
38	Z. Yuan		Storm sewer and street capacity design shall be per CCD Storm Drainage Design & Technical Criteria.	1	Noted.		
39	S. Forvilly		Please provide a drainage technical memorandum detailing the drainage design.	6	Detailed drainage plans will be determined during the developer's design process.		
40	S. Forvilly		Planters should be sumps, not humps, to serve as water quality facilities.	4	Planter design will be determined in part by structural design of the cover below.		
41	S. Forvilly		The ballfield and the event center lawn are opportunities for water quality treatment	4	Water quality opportunities on the cover will be determined in part by the		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

- (1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

- (3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 10 of 20		

			facilities. To date CDOT has not provided any water quality facilities for local improvements and significant water quality improvements will be required.		structural design of the cover below.		
42	S. Forvilly		Please provide a comment response with resubmittal.	1	Noted.		
43	D.Potter		Unit pavers for city sidewalks in ROW should be set on solid concrete substrate so they don't tilt and become trip hazards as they would on sand base supported by gravel or soil base.	1	Noted.		
44	H. Debesu		The City and County of Denver Construction Activities Stormwater Discharge Permit, CASDP, will be required for this project. Approval of this permit will require submittal and approval of a Stormwater Management Plan and Narrative Information Worksheet. All submitted documents shall follow CCD guidelines set forth in the Construction Activities Stormwater Manual found in the following link on the CCD Website: https://www.denvergov.org/Portals/711/documents/StormConsCriteriaFinWCover121610.pdf .	1	Noted.		
45	H. Debesu		CDPHE Stormwater discharge permit will also be required due to size being >1 acre.	1	Noted.		
46	K. Nguyen		Is additional parking being considered to accommodate the event lawn, sport courts and multi-use field?	4	A parking study has not been performed. It is anticipated that an agreement with Denver Public Schools will be completed to assist		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

- (1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

- (3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 11 of 20		

					with available parking. CDOT is not proposing to acquire additional properties for parking.		
47	F. Kemme		There are currently no active DS projects in this area.	1	Noted.		
48	K. Brekke		The City and County of Denver has completed its Public Works Construction Engineering review of the submitted I-70 East Cover 30% Concept and has generated the following comments: This is a concept review, additional comments at higher design iterations can be expected.	1	Noted.		
49	J. Brasel		Parking Lot. The parking lot needs to be designed per Section 10.4.6 of the Denver Zoning Code. It was difficult to review because scale appears to be incorrect on drawings. The following items may need to be addressed:	1	Noted.		
50	J. Brasel		Parking stall dimensions appear to be too small. Please provide parking angle information and refer to Table A in Section 10.4.6.2.	6	As currently drawn, parking stall dimensions meet or exceed the dimensions in referenced Table A.		
51	J. Brasel		For one way parking aisles, widths can be reduced to 13 to 18 feet depending on angle of parking. It is suggested that the parking aisles be reduced in width to avoid two way traffic in a one-way lot given potential conflicts with parking lot access.	6	RFP #3 will show reduced parking aisle widths per referenced Table A.		
52	J. Brasel		At a minimum, entryways need to be necked	6	Noted.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 12 of 20		

			down to discourage two-way traffic and signed accordingly.				
53	J. Brasel		Consider widening perimeter strip for better parking lot separation of drive aisle and alleyway. Consider adding a sidewalk along western perimeter of parking lot.	6	Reductions in drive widths may allow for the widening of the perimeter strip. A sidewalk along the western perimeter is unlikely due to space constraints with outdoor school programming.		
54	J. Brasel		Parking Lot Landscaping and Screening requirements. The parking lot needs to be landscaped and screened per Section 10.5.4.4. Specifically:	6	RFP #3 will reflect screening requirements per Section 10.5.4.4		
55	J. Brasel		Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way applies. For the E-TU-B zone district, a minimum 5-foot landscape strip is required adjacent to E 47 th Ave. (provided), 1 deciduous canopy tree for every 25' of linear frontage, spacing of trees not to exceed 40 feet, and a garden wall designed according to specification in 10.5.4.4.B.	6	Tree planting requirements are met in the RFP #2 draft plan. RFP #3 will also include a garden wall per specifications.		
56	J. Brasel		Interior Surface Parking Lot Landscaping Requires. Please see Section 10.5.4.5 for requirements. SDP should provide analysis.	6	RFP #3 will reflect interior surface parking landscaping requirements.		
57	J. Brasel		If a fence is desired along the alleyway, please show and provide details in the SDP document.	6	Conceptual fencing design will be included in future RFP drafts.		
58	J. Brasel		All structures or elements that are not specifically exempt from permit requirements	6	Noted. Permit requirements will be addressed following selection of the		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

- (1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

- (3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 13 of 20		

			(and there are very few) per 2011 DBCA Section 130.5, here: https://www.denvergov.org/content/dam/denvergov/Portal/696/documents/BuildingCode/2011%20Amendments%20Final.pdf will require commercial construction permits. This includes – BUT IS NOT LIMITED TO: <ul style="list-style-type: none"> - Accessible pathways outside of ROW - Retaining walls/planters - Non-exempt fences - Mural wall - Restroom buildings - Shade structures - Non-exempt signs (that are not part of the ROW/CDOT) - Stage 		Developer.		
59	J. Brasel		One major thing to consider now is to ensure the amphitheater/event lawn is provided with fully compliant accessibility seating and features.	6	Event lawn grading currently meets ADA accessible grading. The design team will further investigate ADA seating compliancy.		
60	J. Brasel		You will need stamped and signed electrical engineering plans to submit for review (for site related electrical work). A professional engineer should know what will be required on the electrical plans to show compliance with the 2014 NEC.	1	Noted. This requirement is for SDP submittals which will occur in a later phase.		
61	J. Brasel		We would need to see any plumbing servicing buildings such as restroom facilities	1	Noted. This requirement is for SDP submittals which will occur in a later		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with “No Comments” in the comments column.

- (1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

- (3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 14 of 20		

			and amphitheater structures and the backflow protection of domestic water taps to water features.		phase.		
--	--	--	---	--	--------	--	--

CCD Comments for Cover RFP2 Architecture Drawings, 02/11/16

62	DPR		Standard Parks sidewalk dimensions are 8' width, 6" thick to accommodate maintenance vehicle access	1	Noted.		
63	DPR		For foodtrucks access to park areas should have min 12' wide min, 6" thick; specific food truck staging locations should provide 20' min, 6" thick to allow operations and pedestrian circulation.	1	Noted.		
64	DPR		Sport court sizing to maximize function (basketball, futsal, etc.) <ul style="list-style-type: none"> i. Allows futsal and high school basketball to fit within court ii. Standard basketball court is 90'x50' and can accommodate various smaller courts within 	6	RFP #3 will reflect sport court striping and size to maximize function.		
65	DPR		Consider other courts including bocce, horseshoes, volleyball, ping pong, chess, etc.	6	The design team will look for opportunities to provide additional courts.		
66	DPR		Preference for event lawn space to be	1	The RFP #2 draft plan set includes		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
 (2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
 (4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 15 of 20		

			slightly graded for better viewing angles. a. 5% max to provide viewing angles while retaining use of lawn for other uses		conceptual grading of the event lawn.		
67	DPR		Preference for higher grading on bookends to further buffer highway noise/view. a. DPR recommends 4:1 max, 1:50 min slopes.	1	The RFP #2 draft plan set include conceptual grading of the bookends.		
68	DPR		Preference for grading change to enhance west-end “look out” area a. DPR recommends 4:1 max, 1:50 min slopes.	1	The RFP #2 draft plan set include conceptual grading of the bookends.		
69	DPR		Low glare, low energy LED lights for multi-purpose field a. DPR would encourage using LED lights.	6	Noted. Will need to discuss between RFP #2 and RFP #3.		
70	DPR		Low energy LED lighting for all pedestrian lights a. DPR would recommend this approach pending operational with (Xcel franchise agreement, etc)	6	Noted. Will need to discuss between RFP #2 and RFP #3.		
71	DPR		Lighting controls for cover lighting that allows adjustment to lighting based on cover programming (dimmer capability, no lights on	6	Noted. Will need to discuss between RFP #2 and RFP #3.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with “No Comments” in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 16 of 20		

			event lawn for movie in park, etc.)				
72	DPR		Artistic, warm fencing used for field enclosure. Fencing must allow for openings that at key entry points that are welcoming to public for after school hours.	1	Noted.		
73	DPR		Appropriate net fencing along 46 th and Columbine that will protect streets from balls leaving field of play. Fencing should be non-discrete and designed to minimize enclosed feeling.	6	Noted.		
74	DPR		Any fencing on east part of field should be minimized and only used to serve specific design purpose.	3	Per conversations with DPS, fencing in east side of multi-purpose field is to provide adequate protection and supervision of school children during school hours.		
75	DPR		Preference for natural, at-grade trees located at the key congregation areas where (i.e. plaza areas, and/or event lawn space, etc.)	1	Noted. A tree planting plan is included in the RFP#2 draft plan set that addresses tree planting.		
76	DPR		Preference for natural in grade landscaping at main entry points for the Cover.	6	Noted.		
77	DPR		Multi-use field should be synthetic turf. DPR standard includes a mix of crumb rubber and sand. Typical manufacturer's warranty is 8 years. Artificial turf must be set up to properly	6	Noted.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 17 of 20		

			maintain the surface and to sustain the events and the longevity of the product. There are many to choose from several that we have currently at the city are, Field Turf, Astro Turf, Shaw, Desso, but there are others. Artificial turf must include a good base for support. Turf is typically designed for various types of uses; therefore the turf selected for the multi-use field must be proven for these types of athletic uses. Other aspects that should be considered include the warranty, maintenance requirements, and manufacturer.				
78	DPR		Regarding the turf for the open area/theater area, DPR suggests natural turf for this area, assuming proper maintenance and conditioning.	1	RFP #2 draft plans specify natural turf at the event lawn.		
79	DPR		DPR standard is separate sex plumbed restrooms, 3 stalls each side, with chase between to accommodate equipment and custodial needs. Should be 4-season.	6	Noted.		
80	DPR		Drinking fountain included and DRP recommends including bottle filling function.	6	Noted.		
81	DPR		The primary purpose of this space should be used to provide more	6	Noted.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 18 of 20		

			family/picnicking/gathering space. This additional space within building may offer opportunity to be used as storage/maintenance supplies/equipment.				
82	DPR		Could provide recent examples of splash pads (Barnum Park splash pad). The feature should recirculate and filter the water. Adequate filtration design is critical to maintaining health and safety.	6	Noted.		
83	DPR		DPR does not have standards for design of landscape over structure, and we typically do not have these conditions in our parks. We did not review the spec in detail, we recommend referencing the following local projects for similar conditions. <ul style="list-style-type: none"> • DBG Children's Garden on top of parking garage • Union Station • Harlequin Plaza • Skyline Park • Millennium Bridge 	6	Noted.		
84	DPR		Are the mounds shown on the east side of soccer field artificial or natural turf? If artificial, the trees should be removed from the rendering.	1	Mounds are intended to be artificial turf. RFP #2 draft plans have removed the trees in question.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 19 of 20		

85	DPR		Need to provide some planning around seating for watching games? Suggestions included a. Collapsible benches on north or south side	6	There is concern that there is not adequate space for collapsible seating, and that said seating may be operationally difficult for school day use. Bermed hills are included at the east end of the field to serve as viewing areas.		
86	DPR		Need to make sure that bookend space is either usable and/or includes amenities landscaping that will discourage illegal or non-social activities in the space.	6	Cover planning will continue to consider social activities of functions for the bookends.		
87	DPR		Central gathering space/plaza should be called out more. Understanding is that this will be near stage/splash pad, yet hard to get this as takeaway from rendering.	6	The central gathering space is intended to me a multi-functional space, and extends north to south across the cover at the alignment with Thompson Court to the south. Further design refinement will look more closely at the relationship of functions and circulation within this space.		
88	DPR		Focus of stage area should be gathering space as priority 1, event use as priority 2.	6	Noted.		
89	DPR		Is another sports court best use for that space on east side of cover? There are already multipurpose field and sports courts in playground that will be usable after school hours? a. If yes, should be built to maximize type of sports (futsal, basketball,	6	The sports courts have been included in response to the desires of the community. This court space will be further studied to include maximization for additional court sport uses.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion

CITY AND COUNTY OF DENVER REVIEW COMMENT SUMMARY AND RESOLUTION SHEET – I-70 EAST				CODE	
Submittal: I-70 East (Central 70) – Swansea Cover Review (s)		Designer: CDOT	Date: 2-11-16	1. Accept comment - correct, add, clarify 2. Delete Comment 3. Conflicts with previous direction 4. Clarify or discuss 5. Disagree with comment 6. Resolution of comment in next phase of design	
Reviewer: CCD Phone: N/A E-mail: N/A	Agency/Company: CCD Internal Departments Combined Comments		Page: 20 of 20		

			tennis?, volleyball, etc.)				
90	DPR		The CCD team did not provide detailed comments on tree or landscaping layout as it is understanding that shade coverage details/specs will be provided in future version. Please confirm.	1	Noted.		
91	DPR		City request to review updated documents/version prior to release of RFP2.	1	Updated plans were submitted to the City on 2/16/2016. Comments are due by close of business on 2/18/2016.		

RCSR sheets document all comments from reviewers. If you have no comments. Submit an RCSR sheets with "No Comments" in the comments column.

(1) Indicate Drawing No. or Page No., or use "G" for General Comment
(2) To be filled out at Review Meeting

(3) To be filled out by DBC/CDOT
(4) To be determined in subsequent meeting/discussion