

INSPIRATION METROPOLITAN DISTRICT

405 Urban St., Suite 310

Lakewood, CO 80228

June 29, 2023

Ariana Muca
Case Manager
Planning and Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Dear Ariana,

Thank you for the review response dated June 5, 2023 for the Contextual Site Development Plan Amendment 4 for 23393 E. Glidden Dr., Aurora, CO, Inspiration Metropolitan District, Community Services Center Project. We have completed the resubmittal package for the next review and uploaded it to the Planning Portal.

Answers to specific written comments follow in this letter. Responses to general comments are depicted in the revised Letter of Introduction and updated drawing sheets.

Thank you again for your attention in approval of this important District project. Please feel free to reach out to me or our team if additional clarification is needed. I can be reached at 720-213-6612 or via email at geol@publicalliance.com.

Respectfully,

Geol Scheirman
Geol Scheirman
District Manager



June 29, 2023

Ariana Muca
Case Manager
Planning and Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: 23392 E. Glidden Dr. – Rockinghorse Contextual Site Plan No. 5 submittal, Amendment 4, Revision 2

Dear Ariana,

We are pleased to present our Letter of Responses for the Rockinghorse Contextual Site Plan No. 5 submittal, Amendment 4, Revision 2, for 23392 E. Glidden Dr., Aurora, CO. This submittal includes the following elements:

- Project Narrative (below)
- Municipal Code Compliance List (in this letter)
- Contextual Site Plan Civil, Architectural, Landscape and Site Photometric Plans

An overview narrative describes the community need for this facility and the thoughtful design considerations that have been used. The next section provides targeted responses to address the detailed comments received from planning departments in the City letter of June 5, 2023. We believe our prior responses have satisfied earlier questions; thus, they are not re-addressed in this submittal.

Respectfully,

Jennifer Grant, AIA
Quintessence Design Group
1605 Quebec St.
Denver, CO 80220



**Inspiration Metropolitan District / Rockinghorse Subdivision Contextual Site
Plan No. 5 – Amendment 4
DA-1370-41
City of Aurora Application to Planning Department**

Project Narrative:

This application requests approval of the design and siting plans for construction of a simple multi-purpose community center within the boundaries and framework for the NAC II Park in the heart of the Inspiration Metropolitan District (the District). As described below, this facility fulfills the original plans for provision of a center of this nature, falls within the current Master Plan, and satisfies City planning codes. The center is a long overdue building to meet the desires of residents and to foster their wishes for year-round social engagement on many levels. The original Rockinghorse Master Plan specified inclusion of a building as part of what is now labeled as the “Inspiration Club,” an area that includes numerous existing amenities that are highly used in summer months. Master Plans and amenity designations have been changed numerous times since the original plans were approved, yet this one element of community resources has been neglected until now.

Statement of Need

Inspiration residents have waited for a true community building from the time the first homes were built in accordance with the Master Plan approved at that time, and they repeated their desire over the ensuing years. Under various Master Plans the successive developers have provided these amenities in what is now the NAC II Park space: an extensive event lawn of 11,550 square feet, an open pavilion, a community swimming pool with small storage/restroom shed, a garden area with plantings and outdoor seating, and most recently a sand volleyball court. All of these are completed and are in place; only the indoor community engagement space is missing. The volleyball court will be relocated, and no existing amenities will be reduced in size. Summer activities are intensive with classes and events for residents. Individuals, families and other groups use the outdoor “Inspiration Club” space in a variety of ways because this is an actively engaged community. What is lacking is the promised completion of a facility with year-round space to extend social connection during all months of the year.

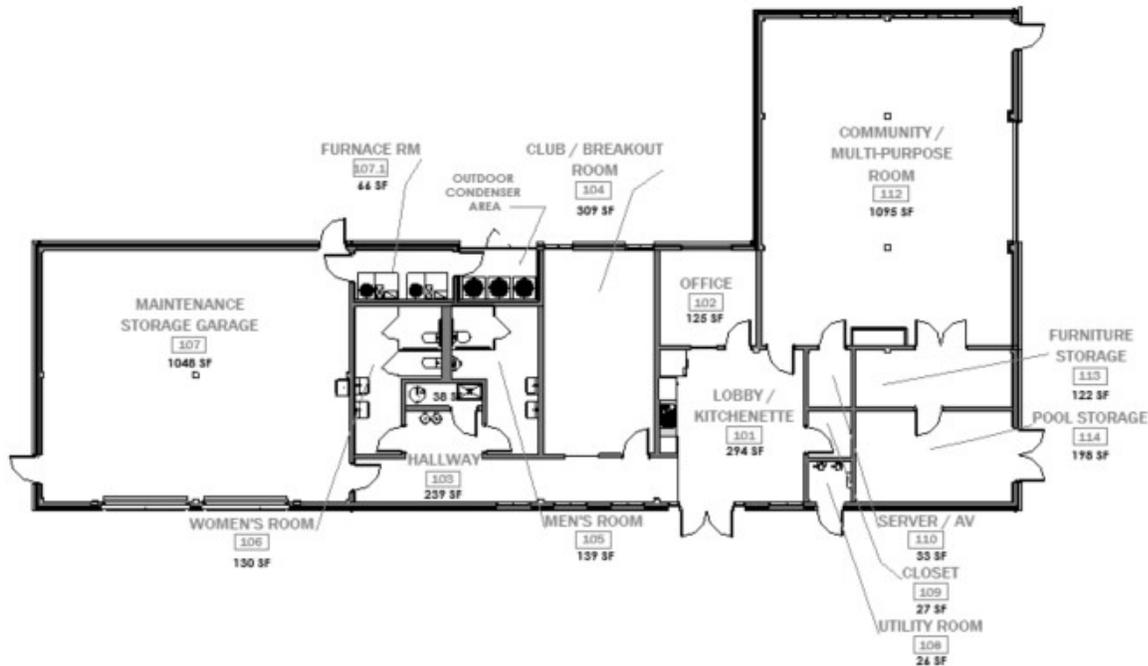
As part of the planning process for the community services center, the District conducted two surveys that were sent to all residents. In Sept. 2022 88% of residents stated they support the current siting for the building. In December 2022 a subsequent survey (attached as Exhibit C) showed overwhelming agreement with the project and a host of enthusiastic remarks about how residents will use the new multi-purpose space that predominates the design. Homeowners said the space will allow for: club meetings, children’s birthday parties that can spill onto outdoor space, continuation of yoga classes offered only during summer months, resident rentals for private gatherings, sporting event parties, welcome and mingling for new neighbors, and discussion with our City Council member to name a few. Throughout the opportunities for neighbor comments to the City, support for the building outweighed the concerns expressed by a limited number of individuals.

Building Design

Diagram 1 shows a simplified view of the building shape and major areas by purpose. The largest floorspace is a multi-purpose room that can be subdivided as needed and that will be available to schedule the many expected uses listed in the preceding paragraph. There is a meeting room available for clubs or the dozens of volunteers serving on the District's very active committees and Board of Directors. There is a necessary space for restrooms, and a very small kitchen space that does not provide for cooking but is adequate to allow catering and other food support for events held in the public use rooms or the concerts, game days and other events that occur on the existing lawn. A small office area and a storage and minor maintenance garage provide auxiliary support for social activities and proper maintenance of outdoor areas. These auxiliary spaces are permitted under the code for NAC II Park. Items now housed in the parking lot in two metal storage containers will move to the garage and no heavy maintenance will occur.

Table 1 – major areas

- Community multi-purpose room, club / breakout room, office, bathrooms, kitchenette and hallways - 62% of total building space (2,331 sq. feet)
- Utility rooms and storage spaces - 8% (338 sq. feet)
- Maintenance storage garage - 28% of building (1,048 sq. feet)



Respecting Neighbors

Over the course of initial building design, the Inspiration Board of Directors and the Community Services Center Committee listened closely to resident and city input, resulting in numerous changes to the facility plans. This included evaluation of alternative locations in the District, downsizing the facility, reducing the height of the building and re-siting to reduce the visual impact on immediate neighbors, redesign of landscape and plantings to further screen the building from view, elimination of

some interior spaces, and modification of the patio to better integrate with the adjacent event lawn. Attached are photos and diagrams to show that viewsheds of the open space to the north are not compromised for immediate neighbors. Neighbors across the street to the south are shielded by an existing berm that will be raised approximately six (6) feet while additional planting will increase the buffer for these homes. Some existing older trees will be relocated to preserve them and enhance the landscaping. Neighbors have asked that all plant materials be water-wise and fitting for the Colorado climate. Plantings will provide attractive seasonal color throughout the year.

During the design process, residents participated in the many opportunities to voice their concerns and support. Neighbors are always encouraged to attend the monthly committee and Board meetings where project matters are discussed. They also have had several opportunities to give input directly to City planning staff, including a neighborhood meeting via Zoom on May 18, 2023 that attracted 50 participants. As is typical, residents commented on a wide variety of wishes and concerns regarding this public building. In one of the larger sets of comments sent to the City, the majority were in favor of the project, and a number contained outdated or misinformation. Despite all efforts to mitigate the impact of this small community engagement facility, there remains strong opposition from a small number of homeowners who live immediately adjacent to the area.

Summary

Since inception, residents of Inspiration have lacked and longed for a community center similar to those found in surrounding developments. Extensive evaluation shows the “Inspiration Club” area as the best location, complementing existing outdoor amenities and finally offering a year-round building to meet many needs. This vibrant social community requests approval for a modest building that will support many aspects of public engagement not possible today. The facility integrates with current amenities and will foster greater enjoyment of the outdoors.

Responses to Municipal Code Compliance Comments and Questions

Second Submission Review – Update to reflect citizen comment

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Work with your case manager, Ariana Muca, on a master plan amendment.
RESPONSE: We are of the understanding that Planning staff discussed this requirement with the owner and came to the conclusion that a master plan amendment will not be required.
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
RESPONSE: Addressing file has been submitted as required.
- Update and check tree counts and locations (Landscape).
RESPONSE: Please see landscape series drawing updates.
- Traffic Conformance Letter was not updated in the Amanda portal (Traffic).
RESPONSE: Traffic Conformance Letter has been updated in the Amanda Portal.
- Each individual building is required to have its own meter. It is not permitted to have multiple buildings tie into the same meter (Utilities).
RESPONSE: The Utility Plan has been updated to include new meter location.
- Xcel comment attached.
RESPONSE: Ownership is working with Xcel on the process of providing electrical service to the new building.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Thank you for completing your neighborhood meeting. The meeting was well attended, and staff encourages the applicant to continue to reach out to the neighborhood. The comments below were received following the first review.

RESPONSE: Acknowledged

1B. See end of the letter for an attached comment from resident Aaron Curtis.

RESPONSE: Acknowledged

1C. See new comments below:



Ariana,

We would like to express our support for the proposed Activity Center. We have reviewed the design drawings and feel that our community can benefit from this project. We understand that change can be upsetting for the few neighbors looking down on this building but the projected design fits well into the existing pool structure and is a needed facility & storage garage. In addition, for the past 7 years we have been here, there has been little use of the pool and parking. Only exception being HOA sponsored events. So, minimal parking changes should be expected.

Respectfully,

Mark and Heather Mason

--

Heather and Mark Mason 8445 S Biloxi Ct Aurora, CO 80016

H: 303.341.7466

Ariana -

My wife is in hospice and ailing, so I won't be able to participate in tonight's zoom call. That said, I wanted to reiterate my support for the Rockinghorse Center as described and at the location as proposed.

This is a facility that the Rockinghorse/Inspiration community needs, and given a chance, will prove to be an invaluable asset. Even the simple provision of year-round toilet/bathroom facilities at the existing event lawn, grill area, and picnic shelter would be significant.

Personally, I believe the proposed location provides the most benefit to the overall community and would do so at the least cost and most expeditious manner.

No other location anywhere in the Rockinghorse/Inspiration community offers this combination of benefits.



I respect the concerns of adjacent and nearby homeowners, but in my opinion stronger weight needs to be given to the benefits of the overall community. The adjacent and nearby homeowners may feel their views are being ignored, but in practical reality local sacrifices often have to be made for a larger community benefit. Previous examples that come to mind for our community include -

- Homeowners that bought along Inspiration Lane and now experience the traffic of 9000+ vehicles a day passing by their back yard in part since the Aurora Parkway extension to Parker Road continues to get delayed.
- Residents that bought along Inspiration Drive only to see Inspiration Drive relocated closer to their homes.
- Residences in the Filing 16 area of the community that purchased when an open field was behind their property, only to see their view replaced with a tall block wall.
- Residents in the Vistas area of Rockinghorse that didn't want our dog parks added close to their homes.
- Residents along the Pathfinder Park drainage that didn't want the noise from our skate and bike features added to the existing concrete trail system.
- Residents at the intersection of Inspiration Lane and Gartrell Rd that didn't want the stop light and intersection lighting illuminating their windows overnight.

My point is that until a development is completely finished, all residents should expect that things can continue to change. To me, this is just another example, and one that has a potential for significant benefit to our community.

Kevin Buehner

Name: Rick Coldsnow

Organization: 22960 E. Del Norte Circle Address: Aurora CO 80016

Phone: 303.345.7641

Email: cengineer16@comcast.net

Comment: I am the chairperson of the building committee and participated in the Neighborhood Meeting on May 18. We appreciate the opportunity to hear additional comments from residents. We have communicated with these residents in the past at our open committee meetings and at a kiosk we had at a community event last summer. There were a couple of comments that I wanted to follow up on after communicating with a board member since the committee only recommends.

1. Security - There was a question about security at the facility. Most problems in the community have been due to vandalism from youth in the neighborhood. Since installing cameras at parks the vandalism has decreased. I checked with the Hilltop Club president and no vandalism or serious crime has occurred at the Hilltop Club building in the six years it has been in use. We will recommend exterior cameras on the building to help with security.

2. Trees in open space line of site. There are three properties on Narrowleaf which will have their line of site to a small portion of the open space impacted by the building. (see attached map). We agree that trees or berms should not be located within the line of site for the open space or mountains and will work with neighbors. We agree that the mature trees shown on the rendering at the meeting were not to scale and will be changed. Again, we feel that we have addressed neighbor concerns to the greatest extent possible on the site and looked at alternatives.

Thank you.



Name: Nick Hilton Organization:
8836 S YAKIMA CT

13142206354

Email: nick.hilton@millstoneweber.com

Comment: As a resident of Inspiration, I would much rather see this money spent on a better pool. I have several friends that live in neighboring subdivisions and our pool is so small in comparison.

2. Completeness and Clarity of the Application

- 2A. Please update the cover page per the staff's comments. In addition, the site data table will need to be updated based on the site plan amendment application. Please add in the amount of parking, etc.

RESPONSE: The cover page and site data table has been updated per staff recommendations.

- 2B. Is the applicant pursuing a master plan amendment? There was no master plan amendment submitted, but it was discussed in the introduction letter. Please confirm with the case manager – both planning and pros would like an amendment.

RESPONSE: We are of the understanding that Planning staff discussed this requirement with the owner and came to the conclusion that a master plan amendment will not be required.

- 2C. Why are some clouds red vs. others black. Be clear in what revision this is.

RESPONSE: The submittal revision bubbles have been modified per staff recommendations. New information is clouded with red bubbles.

3. Letter of Introduction

- 3A. The introduction letter is intended for staff to understand the purpose of the application and how the application meets UDO and Master Plan Standards. In addition to the items outlined below, please review the letter of introduction for additional comments and notes. Please revise accordingly and resubmit.

RESPONSE: The introduction letter has been modified to show how the application meets UDO and Master Plan Standards. Staff comments on the letter have been addressed in the revised letter.

- 3B. The introduction letter does not represent the pre-application meetings held by current staff and the applicant. Two pre-application meetings were held – April 2022 and September 2022. Please reference both or the most recent pre-application meeting. The staff does not feel that the previous meetings or recommendations are accurately represented.

RESPONSE: The letter of introduction has been modified to address the above staff comment.

- 3C. Please update the introduction letter; PA-12 is designated NAC II Park per the master plan.

RESPONSE: The letter of introduction has been modified to address the above staff comment.



3D. Please confirm the maintenance is for the park, not the metro district. Also, what is the overall % of the building going to maintenance and storage? Vehicle storage and overall storage should be included as one percentage.

RESPONSE: The letter of introduction has been modified to address the above staff comment. A section showing building area percentages has been included under the Building Design heading.

3E. As per the pre-application notes and meetings with staff, the building will be used for the Community and is open to the community. This should not be a site for district business. Several citizens have voiced concern about the building being used as an office space, particularly a maintenance office. The staff would like the introduction letter to confirm that the community center will not have metro district or maintenance offices as stated in the neighborhood meeting.

RESPONSE: The letter of introduction has been modified to address the above staff comment.

4 Design Issues

Thank you for including the garden space originally shown in pre-application site plan.

4A. **RESPONSE:** Acknowledge

4B. Many citizens spoke of concerns involving the kitchen area and neighborhood pool. Staff recommends showing a phasing plan on this site plan for a pool expansion. Thus, the applicant will not need to come back for another amendment in the future for the deeper pool and showing good faith to the neighborhood. The kitchen is internal and will not be part of the site plan but could be included in the building expansion and outlined in the letter of introduction to meet address neighborhood and will not be

RESPONSE: A phasing plan with the above information included has been added on sheet 26 of 26.

4C. As mentioned in the previous review, the site plan can be difficult to read. Staff cannot tell whether the volleyball court is in the setback. The volleyball court cannot be in the rear setback. The rear setback for zone R-1 is 25' from open space see <https://aurora.municipal.codes/UDO/146-4.2.2.A.1>.

RESPONSE: We have moved the volleyball court out of the rear setback which is 25'

4D. The Rocking Horse FDP does call for a community pool, multi-purpose event lawn, shelter, play structure, and parking. The staff would like to see the multi-purpose event lawn and play structure included in this submission or it needs to be removed from the master plan.

RESPONSE: The multi-purpose event lawn was approved through Planning and Development Services in Rockinghorse Contextual Site Plan 5, dated February 24, 2015. This multi-purpose event lawn has already been constructed and is existing to remain. The play structure was constructed in 2015 under permit # 15-924342.

4E. Include property lines in the enlargements shown on sheet 25, Photometric Plan. They are needed to accurately read the site plan documents.

RESPONSE: Property lines have been added to the Photometric Plan on sheet 25.



5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)
Landscape Plan Sheet 6 of 25

5A. Please clarify if all this is existing or some existing and some proposed. If some of the sod is proposed, then I recommend contacting Aurora water to determine if it can be approved.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. This multi-purpose event lawn has already been constructed and is existing to remain. The currently proposed work that we are calling Amendment 4 to the site does not include any new sod.

5B. Please provide all the required trees.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. The currently proposed work that we are calling Amendment 4 to the site shows the tree requirements on sheet 17 of 26, Enlarged Landscape Plans – Amendment 4

5C. Please clarify, as some plans have 11 trees being relocated.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. The currently proposed work that we are calling Amendment 4 to the site shows the relocated tree requirements on sheet 24 of 26, Tree Mitigation Plan – Amendment 4

Landscape Plan Sheet 7 of 25

5D. Please clarify the chart, as existing trees are being proposed for removal and relocation.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. The currently proposed work that we are calling Amendment 4 to the site shows the relocated tree requirements on sheet 24 of 26, Tree Mitigation Plan – Amendment 4

Landscape Plan Sheet 14 of 25

5E. Please check the quantity of proposed trees, as there appears to be more than 3.

RESPONSE: During the neighborhood meeting several neighbors expressed concerns with the landscaping obscuring their views. Subsequently the owner has decided to provide fewer trees and move the relocated trees further away from neighbor property lines and closer to the new building. We have modified the tree quantities to reflect this and respond to staff comments.

5F. Please check the quantity of proposed trees, as it appears that there are more than 6 on the landscape plans.



RESPONSE: During the neighborhood meeting several neighbors expressed concerns with the landscaping obscuring their views. Subsequently the owner has decided to provide fewer trees and move the relocated trees further away from neighbor property lines and closer to the new building. We have modified the tree quantities to reflect this and respond to staff comments.

5G. Please provide all the proposed relocated trees, as it appears that two are missing.

RESPONSE: The two missing trees have been added to sheet 16 of 26 – Landscape Plan – Amendment 4.

5H. Please clarify if all the existing manicured grass to remain is labeled on this plan.

RESPONSE: All the existing manicured grass to remain is labeled on sheet 16 of 26 Landscape Plan – Amendment 4.

Landscape Plan Sheet 22 of 25

5I. Please advise if all of this high water turf is proposed or is all existing. Please label all existing as existing and new as new. NOTE: Recommend contacting Aurora Water to see if any new areas will be approved.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. This multi-purpose event lawn has already been constructed and is existing to remain. The currently proposed work that we are calling Amendment 4 to the site does not include any new sod or high-water use areas.

5J. Please clarify the proposed total irrigated area number, as it does not add up.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. Please refer to sheet 23 of 26 Hydrozone Map – Amendment 4 for areas of landscape irrigation.

5K. Please clarify the high water use areas, to determine if they are existing or proposed.

RESPONSE: The staff comment box placed is on the previously approved Rockinghorse Contextual Site Plan No. 5, Amendment 3 PDF sheet. The new work proposed in the drawing set is shown with red bubbles. The black bubbles are from previous work with previous revisions. This multi-purpose event lawn has already been constructed and is existing to remain. The currently proposed work that we are calling Amendment 4 to the site does not include any new sod or high-water use areas.

Landscape Plan Sheet 23 of 25

5L. Please have the proposed 11 relocated trees concur on all sheets.

RESPONSE: Hydrozone Map Plan sheet 23 of 26 has been updated to include all relocated trees.

Landscape Plan Sheet 24 of 25

5M. Please indicate where this tree came from to concur with the others.

RESPONSE: Tree Mitigation Plan sheet 24 of 26 has been updated to show where the relocated tree came from.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

RESPONSE: The requested CAD file was sent to Addressing on 7/5/23.

7. Civil Engineering (Christopher Eravelly)

7A. No comments.

RESPONSE: Acknowledged

8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

8A. No additional traffic comments to Site Plan. Traffic Conformance Letter was not updated in the Amanda portal, will not approve site plan until an update is provided.

RESPONSE: Traffic letter has been uploaded to the portal.

9. Utilities (Nina Khanzadeh/ 720-859-4365/ nkhanzad@auroragov.org/ Comments in red) 9A. Please be clear in what revision we are in for this submission.

RESPONSE: This is Amendment 4.



Utility Plan 3 of 25

9B. 4th revision? Why are some clouds red vs. others black. Be clear in what revision this is.

RESPONSE: This is Amendment 4. All red clouds have been removed from the approved Rockinghorse Filing 9 SDP.

Utility Plan 6 of 25

9C. Each individual building is required to have its own meter. It is not permitted to have multiple buildings tie into the same meter.

RESPONSE: Meter added for new building accordingly.

9D. Not clear in understanding where services are.

RESPONSE: Each utility service has been labeled.

9E. Label private.

RESPONSE: Storm service labeled "private" accordingly.

9F. You will be required to submit a fixture unit table for new building.

RESPONSE: Acknowledged. Fixture units will be submitted.

9G. Note a SWMP permit will be required.

RESPONSE: Acknowledged.

9H. Storm needs to be labeled as private as it is being shown as proposed. Aurora Water has no record of an existing storm line here -TYP.

RESPONSE: Storm labeled "private" accordingly.

9I. Please be clear in what revision we are in for this submission, so clouds are red vs. black.

RESPONSE: This is Amendment 4, Revision 2.

10. Fire / Life Safety (Rich Tenorio / 303-739-7656/ rtenorio@auroragov.org / Comments in blue)

Cover Sheet 1 of 25

10A. Occ Load Construction Type 1004 of the IBC. If this bldg is required to be sprinklered by the IBC and IFC, you will need to provide a fire service line, FDC, and fire riser room.

RESPONSE: The occupant load for the building is 98 occupants. The building is not required to be sprinklered.



Cover Sheet 2 of 25

10B. Show the specific occupancy classification for the proposed building use.

RESPONSE: Occupancy classification has been added to Site Data Table.

10C. Show on the Data Block the proposed occupant load for the building per Table 1004.1.2 of the 2015 IFC. If this bldg is required to be sprinklered by the IBC and IFC, you will need to provide a fire service line, FDC, and fire riser room.

RESPONSE: Occupant load added to Site Data Table and calculations provided on Cover Sheer. The building is not required to be sprinklered.

10D. Provide all the correct data for parking.

RESPONSE: Parking data corrected accordingly.

Site Plan 4 of 25

10E. Show on drawings the Accessible Parking access aisle and curb ramp to the sidewalk as shown in the previous submittal on Sheet SD C2.0 Site Plan (graphic of the Handicap Parking Space Striping Detail). TYP.

RESPONSE: Additional parking spaces are not needed. Parking requirements are met with the existing parking spaces.

10F. Fire hydrant shall face the Fire Lane.

RESPONSE: Fire Hydrant adjusted accordingly.

10G. The proposed location does not meet Code requirements.

RESPONSE: Fire Hydrant adjusted accordingly.

Landscape Plan 12 of 25

10H. Proper orientation for the fire hydrant along the fire lane.

RESPONSE: Fire hydrant location has been adjusted per staff comment.

Landscape Plan 25 of 25

10I. This sheet shows the proper placement of the fire hydrant.



RESPONSE: Acknowledged.

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

11A. No further comments.

RESPONSE: Acknowledged.

12. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org)
Site Plan Set Sheet 4

12A. Reference detail and sheet.

RESPONSE: Retaining wall detail is located on sheet 12 of 26.

Site Plan Set Sheet 6

12B. Call out retaining and screen wall, refer to detail.

RESPONSE: Keynote 13 has been modified accordingly.

12C. Provide spot shots for proposed grade, height of retaining wall and show contours for proposed grading.

RESPONSE: Volleyball court is included with Phase 2 improvements. Spot elevations and top of wall, bottom of wall to be provided on the Phase 2 construction documents.



Site Plan Set Sheet 16

12D. This is not existing, it is the new location.

RESPONSE: Note has been updated per staff comments.

12E. Call out new screen wall and refer to detail/page.

RESPONSE: Callout has been added to plan per staff comment.

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

13A. Comment Below:

RESPONSE: Owner is working with Xcel on process for providing energy to the new facility.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 31, 2023

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

Attn: Ariana Muca

Re: Rockinghorse Pool and Activity Center – 2nd referral, Case # DA-1370-41

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Rockinghorse Pool and Activity Center**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

At the end of the last century, the City of Aurora and Douglas County engaged in an epic court battle over the land that eventually came to be called Inspiration. The rationale at the time, as expressed by the City Council, was to set a new development standard for the E-470 corridor and enhance Aurora's image.

More than 20 years, three owners and four developers later, the density at Inspiration has been increased by 30 percent while the promised amenities and public improvements have been allowed to dwindle. Inspiration is now perhaps the only master-planned community in southeast Aurora without an indoor facility to serve its nearly 2,000 families.

Had prior developers been held to their obligations as spelled out in the master plan, the community center proposed next to the existing pool would have been built years ago at developer expense – and before the homes of the handful of adjacent neighbors who oppose the project. Instead, like the Piney Creek Trail connection, this long-promised amenity has been designed and paid for by the community itself.

At one time, the master plan called for TWO facilities – one in the currently proposed location for use by the entire community and another private facility for resident of the 55-plus neighborhoods. Only the latter was built – and a prior developer was allowed to process permits for the pool mechanical building with the wholly misleading name of “Inspiration Clubhouse.” It then amended the plan to show the site as complete, with no further improvements.

The applicant has spent years involving residents across the community to conceive and program a building that serves a vital recreational and social need – and unites diverse neighborhoods. Community input has been considered at every phase and incorporated into the design now under consideration by City staff. The building has been moved more than 100 feet from the nearest home; the property setback is triple the City's requirement; the footprint has been reduced; the building has been repositioned to protect viewshed. Unfortunately, the most vocal opponents to this project chose not to participate in any of these modifications or even to respond to direct questions about what additional changes could be made. Instead, as vocalized during a recent neighborhood meeting, they simply do not want it in what they describe as their “backyard.”

Except this is not their backyard. In one of the many master plan revisions that scaled down developer obligations, this parcel was redesignated from a Neighborhood Park of nearly 10 acres to a NAC of just five. Importantly, it was also one of just two parcels in the community excluded from PROS credit. The other parcel, also five acres, is the site of the private, members-only Hilltop Club. This site was designated in that revision for a facility of the type now being proposed. The City itself noted as much in the applicant's 2022 pre-application meeting.

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that revision for a recreation facility of the type now being proposed. The City itself noted as much in the applicant's 2022 pre-application meeting.

In sum, the City has the opportunity to do what it said it would do more than 20 years ago and allow Inspiration to add an amenity that at least brings it on par with surrounding communities. It has taken years for the community to finance this project in such a way that it does not raise fees or taxes and to include as many residents as chose to productively participate.

This is a good project with clear community benefit. It should be approved.

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