

**INSPIRATION METROPOLITAN DISTRICT**

405 Urban St, Suite 310  
Lakewood, Colorado 80228  
Tel: 720-213-6621 • Fax: 303-231-1056

*Ariana Muca*  
Case Manager  
Planning and Development Services  
City of Aurora, CO

*May 11, 2023*

*Dear Ariana,*

*Thank you for the Review dated 4-20-23 of the Contextual Site Development Plan Amendment 4 for 23392 E. Glidden Dr. Aurora, CO, Inspiration Metropolitan District, Community Services Center Project. We have completed the resubmittal package for your review and uploaded it to the Planning Portal.*

*Answers to written comments follow in this letter. Answers to redline comments are depicted in the updated drawing sheets, and the revised Letter of Introduction.*

*Thank you again for your attention to this important project. Please feel free to reach out to myself or our team with additional clarifications on this project. I can be reached at 720-213-6612 or email: [geol@publicalliancellc.com](mailto:geol@publicalliancellc.com).*

*Respectfully,*

**Geol Scheirman**  
**District Manager**  
720-213-6612 (office)  
720-340-2533 (cell)  
[geol@publicalliancellc.com](mailto:geol@publicalliancellc.com)



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April 20, 2023

AJ Beckman  
Public Alliance  
405 Urban St, Suite 310  
Lakewood, CO 80228

**Re: Initial Submission Review – Rockinghorse Pool and Activity Center Site Plan Amendment**  
Application Number: **DA-1370-41**  
Case Numbers: **2014-6036-04**

Dear Mr. Beckman:

Thank you for your initial submission, which we started to process on Monday, March 27, 2023. 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, May 11, 2023. Please email your case manager following the upload. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated administrative decision date will be set following a neighborhood meeting. Please remember that all abutter notices for decision must be sent and the site notices must be posted at least 10 days prior to the administrative decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Briant Stephens Hotopp Calibre Engineering 9090 S Ridgeline Blvd #105 Highlands Ranch, CO 80129  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\DA 1370 41rev1.rtf



## First Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Work with your case manager, Ariana Muca, on a neighborhood meeting.
- Because the building is not identified in Inspiration’s Framework Development Plan (master plan) as a future facility for the neighborhood park, a master plan amendment should be pursued either independent from or concurrent with site plan approval (PROS).
- Minor comments regarding signage and curb cuts (Traffic).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- See the red line comments on sheets SD C1.0, 2.0, & 3.0 for of the distances are repeated and the description is missing some items as indicated thereon. Also, on sheet L-2 the notes need to be added or changed as indicated (Land Development Services).
- Specific requirements are needed for gates and Knox boxes (Fire and Life Safety).

### PLANNING DEPARTMENT COMMENTS

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

1A. Neighborhood concerns have come in the form of emails, phone calls, and comments uploaded to the Development Application website. Staff requests a neighborhood meeting ahead of the application decision. Please work with case manager Ariana Muca on getting this set up.

**RESPONSE: Neighborhood Meeting is scheduled for 5/18.**

1B. Exhibit A is attached at the end of this letter and is the results of a survey. Comment provided along with exhibit: The property owners started a survey as we were getting nowhere with the board at all. The survey fully shows that the majority of the residents are fully opposed to this building. Also, I would like to add that we are adjacent to a 55+ community that is part of our HOA. They already have a clubhouse and pool and it is separate so we do not get to use their facility as they pay for it separately, yet they get to vote on if we need this building? Makes absolutely no sense! And if you take out their votes in the survey the numbers are even more glaring! If you can add this to the comments section this would be greatly appreciated. Thank you!

**RESPONSE: The property owners also conducted neighbor surveys. These surveys informed the neighbors of the added costs of building on other properties and asked the neighbors if they would be willing to bear these added costs to move the building to another site. The results of the survey are attached to the Letter of Introduction as EXHIBIT C.**

1C. Please see below for all comments sent in via email, phone call or through the development website.

Name: Forrest Oldham

Organization: 23724 E Eads Dr

Address: Aurora CO 80016

Phone:

Email: Forrestoldham@yahoo.com

Comment: To whom it may concern, I’m writing in support of the proposed community center in our neighborhood of Inspiration. For a neighborhood or our size, population, and demographic, a community center is long over due; it will make a great addition to where we live, and it is a perfect way to round out our Community. My family and I Vote YES! to the construction and completion of the proposed center. Thank you!

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Name: STEPHANIE & JEFFREY BONNET

Organization: 22491 E Narrowleaf Circle

Address: Aurora CO 80016

Phone:

Email: jeffrey.bonnet79@gmail.com

User FileID: 7041166

Our family lives on the all-ages side of Inspiration. Although we do not live close to the site for the proposed



Community Service Center building, we have some concerns we would like to share:



- The building includes a garage that will be used for community maintenance purposes. The maintenance garage will be close to several homes. Multiple homeowners have expressed concerns with noise nuisance and obstructing views of open space and wildlife, and the resulting loss of quality of living and property values. This also exposes the Community to an unnecessary risk of hefty costs from lawsuits.
- Expenses for constructing & maintaining a garage, and buying& maintaining equipment, and employee(s) are cost burdens passed onto the homeowner. There is also a risk of employees suing at the homeowner's expense. Using services from competitive companies eliminates these concerns and offers more flexibility of choice.
- The proposed building includes a conference room. The board has been successfully holding meetings online for years. The meeting room is an unnecessary luxury for the very few with the privilege to use it, subsidized by the remainder of homeowners.
- The project budget does not have adequate contingency to cover the cost of change orders that inevitably arise during construction - costs that will ultimately be passed onto the Community.
- The proposed building appears to partially obstruct the mountain views for users of the pool and playground area.
- The proposed building will lead to more parking congestion.
- The proposed building will restrict opportunities for future development that could provide improved benefit to the Community and their property values. For example, the existing pool is undersized and overcrowded, and needs to be expanded. This building is taking up space and funds that could be used in a more advantageous way.
- Wildlife (particularly deer) frequently cross through this space and feed. The impact of the proposed building on local wildlife needs to be studied and considered.
- The community meeting space could be a valuable addition and will have some nice mountain views to the Northwest. However, the proposed meeting space is too small for the size of the Community which will limit its functionality.

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Name: Susan White  
Organization: 22041 E Allenspark Drive  
Address: Aurora CO 80016  
Phone: 9783600715  
Email: sawte2@gmail.com  
Comment: I urge you all to support this endeavor, as it will benefit a large number of residents in the area.  
Thanks  
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Name: Judith Weaver  
Organization: 22162 E Allenspark Dr.  
Address: Aurora USA 80016  
Phone: 13038843641  
Email: judyweav4@gmail.com  
Comment: My husband and I are in support of the activity center in Inspiration. It would be wonderful to have a larger facility in our neighborhood.  
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Name: Teresa LeGare  
Organization: 22061 East Allenspark Drive  
Address: Aurora CO 80016  
Phone: 7607975200  
Email: LeGareTJ@outlook.com

Comment: I support the Rockinghorse Pool and Activity Center Site plan because the area needs a building for meetings and activities. The plan is well designed to minimize impact on nearby residents, the site already has parking adjacent to it, and it will be an asset to the Community.

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Name: Teresa LeGare  
Organization: 22061 East Allenspark Drive  
Address: Aurora CO 80016  
Phone: 7607975200  
Email: LeGareTJ@outlook.com

Comment: I support the Rockinghorse Pool and Activity Center Site plan because the area needs a building for meetings and activities. The plan is well designed to minimize impact on nearby residents, the site already has parking adjacent to it, and it will be an asset to the Community.

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Name: Bob LeGare  
Organization: 22061 E. Allenspark Drive  
Address: Aurora CO 80016  
Phone:  
Email: legarebl@comcast.net

Comment: This multi-purpose community center will serve a variety of needs throughout the Inspiration community. A great deal of community involvement was included in the planning and design process and a dedicated group of residents volunteered a lot of time to make sure the building fit the needs of Inspiration residents.

We hope that Aurora Planning Department will approve this project so we can move forward with the next steps in the building process.

Thanks,

Bob LeGare

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Name: Elisabeth Walker  
Organization: 23279 E Narrowleaf Dr  
Address: Aurora CO 80016  
Phone: 7142802384  
Email: bethanne8129@gmail.com

Comment: When our HOA first proposed this, it was proposed in a location that wouldn't be impactful to neighboring homes. There was green space between neighboring homes. They've changed the location of this building to be in our backyards. We and many neighbors have expressed our opposition to this building and raised many questions/concerns, none of which have been answered by the HOA.

My family and our neighbors paid a lot premium for having a green belt behind us. We enjoy the open space immensely. When we brought the lot premiums up to the HOA, they dismissingly stated they don't need to honor the assurances made by the builder about this green space.



The HOA keeps changing description and applications of this building. They mention it COULD be used for x, y, or z, but the Community hasn't requested these needs. They are building this structure for their own purposes – to have an HOA meeting space, and a storage garage/workshop.

My family and our neighbors are concerned about security and lighting for the building. Since this plan places a large building closer than a neighboring house would even be to our backyards, we're rightfully concerned about our safety. We already have frequent security concerns with people using the parking lot adjacent to this area to explode cans and set off fireworks. We've had someone attempt to enter peoples' homes in the night.

The HOA has done nothing to monitor or act on these concerns, despite having cameras around. We don't trust their ability to keep our children and pets safe with another and no surveillance. For lighting concerns, the HOA has been unable to tell us what the lighting situation will be around the building. We may have flood lights that are literally in our back yards.

This is a poorly planned, extremely expensive project that is adamantly opposed by those of us who back into their planned development space, as well as many other neighbors. The HOA wants something for their use that the Community doesn't want.

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Name: Ronald Lee  
Organization: 23441 E Rockinghorse Parkway  
Address: Aurora CO 80016--7810  
Phone: 2132760818  
Email: ronaldjlee@me.com

Comment: As an original resident of Rockinghorse since 2009 I have seen the growth and importance of our Community. I believe we are at a size and maturity that requires us to continue to invest in our infrastructure to support out needs

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Name: Ronald Lee  
Organization: 23441 E Rockinghorse Parkway  
Address: Aurora CO 80016--7810  
Phone: 2132760818  
Email: ronaldjlee@me.com

Comment: As an original resident of Rockinghorse since 2009 I have seen the growth and importance of our Community. I believe we are at a size and maturity that requires us to continue to invest in our infrastructure to support out needs

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Name: Brandon Wareing  
Organization: 8878 S. Zante St  
Address: Aurora CO 80016  
Phone:  
Email: bkwareing@protonmail.com

Comment: I would like to express my opposition to the service center that is being proposed by the Inspiration HOA. The location that the board has chosen was not based on consultation with other Inspiration residents and will be placed in open space directly behind several homes. These residents purchased those particular lots and paid a premium because the lots backed to open space. It is not right for the HOA to unilaterally decide to place this building directly behind these homes and eliminate their open space views. Many residents tried to propose alternative locations that would not restrict anyone's view but the HOA refused to seriously entertain these other options. Please do not put this facility at it's proposed location in the open space behind our pool. It is just not the right thing to do and the vast majority of Inspiration residents are opposed to it.



Name: Karl Hans Frohreich  
Organization: 23281 E Rockinghorse Parkway  
Address: Aurora CO 80016  
Phone:  
Email: Hans.frohreich@gmail.com

Comment: The location of the proposed structure is not acceptable to homeowners whose property backs up to what is now open space. These homeowners paid a premium for their lots to have access to open space. The city and/or metro district may be liable for the decreased property value of if the adjacent lots. This is a good project for the metro district, but there are other locations on the inspiration property where this structure should be built.

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Name: Maurice Smith  
Organization:  
Address:  
Phone:  
Email: Reese808@gmail.com

Comment: Wanted to extend my support to the construction of the Rocking Horse Pool and Activity Center for the Inspiration Neighborhood. I have been a resident in the neighborhood for more than 10 years now and we have long been in need of a flexible community space for residents to reserve for a range of activities such as recreational club meetings, birthday parties, graduation parties, pool parties, yoga & fitness classes, arts & crafts classes, board games, baby & bridal showers, chili cook-offs, book club, poker club, etc. This facility could also serve as an emergency shelter for outdoor events that are impacted by unexpected bad weather. The proposed location is perfect in that it is connected to the pool and lawn event area allowing multiple activities to take place within a centralized location.

Additionally, I like that there would be an option for the 5 resident-run committees (Common Area Committee (CAC), Residential Improvement Committee (RIC), Social Committee, Finance Committee, and the District Board) to conduct in-person meetings, if needed. And District management can use this space to provide in-person service to residents, as needed. Having these options is a great value-add for the Community. The proposed maintenance and garage space attached to the community building will store District equipment and will replace the two ugly cargo containers currently located in the parking lot by the pool. I believe this new space will allow for the maintenance crew to better serve the Community and preserve the wear & tear of the district purchased equipment because it will be stored in a climate controlled environment vs. in a cargo-can susceptible to the weather temperatures and theft.

Finally, I especially like the fact that I get all of this without any increase in my quarterly assessment fees! I'm all in on this project. A win for everyone! Bottom line...I fully support the construction of this facility and encourage others to do the same.

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Name: Atul Shrestha  
Organization: 8818 S Zante St, Aurora CO 80016  
Address: Aurora CO 80016  
Phone: 6509193653  
Email: MShrestha1@gmail.com

Comment: We are very excited to have this activity center in our Community!!



Name: Russ Paper  
Organization: 22547 Ignacio Place  
Address: Aurora CO 80016  
Phone: 770-329-9715  
Email: russellpaper94@gmail.com

Comment: I support the proposed Rockinghorse Pool and Activity Center site plan as amended as the proposed facility will provide needed amenities for the District by adding amenities to the existing pool, Hopps Center and volleyball court, for the benefit of residents. Placing the proposed facility in this location piggybacks on existing utilities and parking and is within allowed uses of this “park” parcel and preserves open space elsewhere in the District.

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Name: Rick Coldsnow  
Organization: 22960 E. Del Norte Circle  
Address: Aurora CO 80016  
Phone: 303.345.7641  
Email: engineer16@comcast.net

Comment: I support the proposed facility and believe it addresses a need for the Community to reduce maintenance costs and provide Community and meeting space that is currently not available to many residence who are not part of the Hilltop Association. I am biased as a member of the building committee but I know that the committee and leadership has listened to nearby residents and modified plans to reduce the impacts to neighbors.

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Name: David Bourcier  
Organization: 8460 S Biloxi Ct  
Address: Aurora CO 80016  
Phone: 3036386775  
Email: david.bourcier@comcast.net

Comment: I am very much in favor of this project. It will provide the Community with a convenient meeting place for activities and meetings that does not currently exist.

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Name: Sarah Hoffman  
Organization: 8582 S Zante St  
Address: Aurora CO 80016  
Phone: 3038426267  
Email: Hottiehoffie@yahoo.com

Comment: I fully support the proposed community center in Inspiration. The facility will offer many beneficial amenities to our neighborhood without impacting costs. It will also allow the Community to better manage ongoing maintenance efforts from an onsite facility. While there is no perfect location, I believe the proposed building site is fair and balances as many interests as possible.

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Name: Gregory Wolgamott  
Organization: 23620 E Swallow Cir  
Address: Aurora CO 80016  
Phone: 3035016201  
Email: gwolgamott55@gmail.com

Comment: As a resident of the Inspiration neighborhood, and as a past volunteer member of the CommonArea Committee I wish to express my opinion in favor of the proposed Community Activity Center at the Inspiration pool area. This center will meet the many needs for the residents of Inspiration and creates minimal impact upon neighbors at the proposed location, considering that the current location has already been established as a community area.

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Name: Rea Heatherington  
Organization: 23120 E Del Norte Circle  
Address: Aurora CO 80016  
Phone: 3034706148  
Email: rheatherington@comcast.net

Comment: My wife and I are looking forward to the completion of the Community and Maintenance Building being constructed for the Inspiration Metro District. This building will allow the Inspiration Metro District to save money by facilitating in house maintenance and reducing outsourced expenses. The building will also provide for expanded community recreational and social activities. This is a big step forward for the Inspiration Community that we support.

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Name: David Brown  
Organization: 22817 E Bailey Cir  
Address: Aurora Colorado 80016  
Phone: 2816650740  
Email: david-a-brown@comcast.net

Comment: I support the plans of the Inspiration Metro District to construct a multi-purpose community center that will benefit the whole of the District community. The plan is well thought out and is the result of studying many options. The location identified for the facility is the best choice for the District.

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Name: Allen Schubert  
Organization: 23543 East Bailey Place  
Address: Aurora/Parker CO 80016  
Phone: 13039979944  
Email: schubertal@att.net

Comment: I support the proposed Inspiration multi-purpose community center.

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Name: Matthew Peppin  
Organization: 23683 E Eads Dr  
Address: Aurora CO 80016  
Phone:  
Email: mattpeppin@yahoo.com

Comment: I believe this activity center will be beneficial to the neighborhood. This will give us a space to hold small parties up to larger community events. In reviewing the documents the layout of the building on the property is well thought through and the design is inline with the area. Thank you



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Name: David Seufer

Organization:

Address:

Phone:

Email: david.seufer@gmail.com

Comment: I have two issues with this proposed structure. 1) I do not believe the proposed location is the best location for this structure. There are other locations that have much less of an impact on current residents. 2) I do not believe this building is the best use of the space. This structure is right next to the pool and would limit future expansion of the pool and/or the building of a proper clubhouse.

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Name: Marc Malezija

Organization: 8867 S Zante St

Address: Aurora CO 80016

Phone: 3037269989

Email: mmalezija@gmail.com

Comment: We are opposed to this project. We as home owners were never allowed to vote on such project. This is going into the only area that would have room for expanding the pool area. Our pool isn't large enough for the Community. If you ask the residents (not included in the 55+ because they have everything they need) you would have overwhelming response of the Community to expand the pool area. This project is not wanted and I am against it.

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Name: Ryan Fields

Organization: 23199 E. Narrowleaf Drive

Address: Aurora CO 80016

Phone:

Email: fiel2361@yahoo.com

Comment: as an abutting resident, this project will directly effect our views of the open space behind our house. when we purchased our lot from the builder (Lennar) we were charged a hefty lot premium due to the open space as well as promised the open space behind our house would remain open and nothing would ever be built on it. aside from this building blocking our views, the proposed location brings safety concerns as this structure will be less than 100ft from our backyard. We have 2 small children who play freely in our backyard often and with the increase in activity behind our house makes me hesitant to allow them to play outside by themselves. this is the entire reason why we choose, and paid for, a lot that backed up to open space. another concern I have is the effect this building will have on our property value. again, we choose the lot we did to try and retain as much property value as possible with our house backing to open space. the board has multiple alternative options to place such a building that would not effect any residents property values or views but for whatever reason they refuse to listen to the concerns from the Community. this is extremely frustrating as I feel like the vast majority of the residents are overwhelmingly in opposition to this proposed location. please help our voices be heard by denying their desire to place this building at this location forcing them to re-locate this building to another location that will not effect any resident or our property values. thank you.



Name: Steve Prochazka  
Organization: 23219 E Narrowleaf Dr  
Address: Aurora CO 80016  
Phone: 3035178911  
Email: lilpro10@msn.com

Comment: We are fully opposed to this building. This building is less than 100' from our home & will greatly depreciate our property value as this is NOT a clubhouse. The majority use will be for a maintenance person going in out of building with maint equip. We fear there will also be safety & security issues as the back of the bldg will hide any views from street to witness potential crime! This building will eliminate our views, increase traffic, increase noise, add white noise lighting, add snow build up, lengthy construction noise, pollution & traffic, disrupt our wildlife, and ruin our open space that we paid a premium for. The IMD board and developer has been less than honest and has changed the name, usage, location, & purpose multiple times over the last 2 yrs. This bldg will have an address which makes it a business.

We did not buy our home to have a business in our backyard. We feel that we are not being heard at all and the Community is opposed. This bldg will be used 90% of the time for a maint worker & his equip & the IMD meetings. There are more suitable sites in this Community for this purpose. Our pool is completely undersized and if this bldg is approved we will NEVER have the opportunity to expand the pool and/or add a clubhouse as we don't have one. IMD had another space picked that did not pose any burdens on residents. The city reviewed and asked for changes before approval, so they moved the location. They state the site change was due to added costs but did not explain total costs nor ask for a vote from residents. IMD claims all improvements are to provide long term value and minimize impacts to any adjacent homes. This is clearly a false statement! The attached survey confirms the residents DO NOT want this building in this location. Please help STOP this project from being approved! Thank you.

-----  
Name: Steve Prochazka  
Organization: 23219 E Narrowleaf Dr  
Address: Aurora CO 80016  
Phone: 3035178911  
Email: lilpro10@msn.com  
User FileID: 7007218

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Name: Jason Walker  
Organization: 23279 E Narrowleaf Dr  
Address: Aurora CO 80016  
Phone: 3032294934  
Email: jason@two24studios.com

Comment: Hello, I'm writing to voice my concerns about the Inspiration Metro's plans for a "community center". The entire Community has voiced their concerns to the HOA board about this building and how disruptive it will be to surrounding neighbors. It will literally feet away from several neighbors fences. The board has shown ZERO sympathy for surrounding neighbors. We've joined multiple HOA meeting calls to voice our concerns with almost no response from the board. They ignore our emails, our calls for a survey with the Community, and pretty much every other request we've made. They don't answer any of our security concerns or any of the other handful of questions we've had about water runoff, light pollution, wildlife traffic, etc. The community members created a public survey and shared it via social media and the overwhelming response was that we don't want this building. Unfortunately the HOA board dismissed this survey as "unscientific".

The building they want to build will serve primarily as a meeting room for the board to meet in every month. They also want to add a garage and other storage areas for our maintenance crews to store and service their equipment, as well as a place to go to the bathroom (our pool already has bathrooms they can use).

I ask the City of Aurora to please prevent them from building this in our backyards. The Community does not want to spend 1.5 million dollars on a glorified meeting space that will be used once a month. In the world we live in, it is incredibly easy to meet virtually, or even utilize existing locations (e.g. public libraries) if they want to meet in person. There is also already an existing location in our neighborhood where a building can be built to house equipment and for the board to meet, that also has no impact to surrounding neighbors (Toll Brothers location). In addition to all the above, every neighbor that will be affected by this paid the builder a lot premium for their lots to have open space behind them.

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Name: Nicholas French  
Organization: 23831 E Minnow Dr.  
Address: Aurora CO 80016  
Phone: 7203238695  
Email: nafrench35@gmail.com

Comment: The building has been opposed by residents both directly in Board and Committee meetings without a valid compromise. The building negatively impacts residents located near the site and the Board has failed to follow through on promises to meet with residents during public events. Further, the Board has been deliberately deceptive in community communications by comparing the building to that of surrounding communities' club houses (for example Southshore) to gain buy-in. The Board has admitted this project has been a personal goal of members without consideration of the dissenting views of others. Lastly, the Board and it's Committees violated Colorado's open meetings laws, which was made apparent during Q&A sessions with residents. Attached is a survey run for 48 hours prior to a board meeting.

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Name: Tom Haws  
Organization: 23259 E Narrowleaf Dr  
Address: Tom Haws Aurora CO 80016  
Phone: 5627603413  
Email: tommyhaws@yahoo.com

Comment: I strongly oppose this facility as it will lower property value to dozens of homeowners in the Community. It will place a maintenance facility in an area that is currently a park (adjacent to our pool and open space). This is the wrong location for this type of building. The primary purpose of the included "community center" is for board meetings and the building is insufficient for community gatherings due to size.

Name: Holly Emrick Svetz  
Organization: 22877 E Bailey Cir  
Address: Aurora CO 80016  
Phone: 5712302696  
Email: hollysvetz@gmail.com

Comment: Inspiration Metro District will have 1900+ homes at buildout in the next couple of years. Formed over 20 years ago, it is the only Community in this area without an indoor space for meetings, recreation, storage and simple maintenance. It is surprising that the development plans calling for a Recreation Center were never imposed upon the developer to build one. The Board has spent much time planning and gathering financial resources to accomplish what should have been required of the developer.

The size and style of the building has been carefully chosen to fit in with the existing adjacent pool building, to ensure nearby residents maintain their westward view, and to provide sufficient screening and space from neighbors.

The simple garage is for storage of fence and other repair materials and vehicle parking to replace the cargo containers currently in the pool parking lot. District Board and committee meetings will be out of the weather and the space will be programmed for year around social and recreational activities.

Please approve the proposed building.

Name: Aaron Curtiss  
Organization: 23733 East Eads Drive  
Address: Aurora CO 80016  
Phone: 720-281-1395  
Email: aaron@oldhamcurtiss.com

Comment: This modest and much-needed addition completes the long-term vision for the Inspiration community by providing a space for gatherings, activities, meetings and other events. With the plan change that converted the west side of the Community to 55-plus with a private club, the standard amenity of a shared community center was lost.

The current design and location reflects years of work by members of the Community and many public meetings. Some residents want a more elaborate facility, but budget realities make that unfeasible – as does the fact that half of the Community already has use of a much larger private clubhouse.



The building has been downsized and moved to accommodate the concerns of adjacent homeowners and the current site maximizes existing infrastructure such as parking, which sits largely unused for eight months out of every year. The location is the center of the Community adjacent to the pool and has long been the planned location for a future community center – as indicated by the site’s name: Inspiration Club.

Inspiration hosts a robust schedule of community events, but is severely limited by the lack of indoor space for programming. This facility addresses that with gathering spaces of varying sizes that open onto the Community’s existing event lawn. It also offers a small kitchen, a single workstation for onsite staff and a garage smaller than adjacent residential garages to store light equipment used to maintain the NAC and trails.

This project is not, as some opponents have incorrectly claimed, a shed or a maintenance facility or office building – it is a true community center that addresses a variety of significant needs. Please approve the project as it leverages good planning and smart design to finally correct a glaring omission from a community of Inspiration’s size and character.

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*Allen Schubert / 23543 East Bailey Place / (303) 997-9944 / [schubertal@gmail.com](mailto:schubertal@gmail.com)*

Dear Ms. Muca-

I am writing to support the construction of the Service Center in the Inspiration Community that has been recommended by the Inspiration Metro District Board (IMD Board). Having followed the process from the beginning, I believe the IMD Board and the Service Center Committee thoroughly and objectively analyzed potential locations of the Center taking into consideration many things such as location, cost, impact on adjoining residences, etc., and arrived at the best solution for our Community.

Regards,  
Allen Schubert

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*Kevin & Jackie Buehner / 22978 E Bailey Circle Aurora, CO 80016 / [klunkerbus@yahoo.com](mailto:klunkerbus@yahoo.com)*

Ariana -

Your email address was provided as a recipient for community input on the proposed Activity Center (reported as project 1682317) for the Rockinghorse (Inspiration) development. Unfortunately, I have been unable to successfully create and log into an account for the feedback portal. Please accept this as our input.

We wholeheartedly support the proposed building at the designated location. In addition to the limited-scope storage and maintenance support that the building would provide, the provision for year-round restroom facilities, meeting area, and patio grounds will complement amenities already in place at the Inspiration Club park (parking lot, pool, picnic area with shelter, and event lawn. In addition to providing a year-round location for Metro District meetings, the meeting room would provide a location for District committees, clubs, fitness classes, etc. to meet. Our Community is currently lacking that capability.

During community events held at the existing grounds area, the meeting room can provide at least some protection from weather, an area for food catering, etc. The proposed location also has a grand and unobstructed view of the foothills that can't be matched anywhere else in the development.

All things considered, we believe the proposed location just makes sense. A few residents indicate they don't want the facility in their area, but we believe the proposed design and landscaping seems adequate in mitigating these concerns.

Thank you,  
Kevin



*Pamela Syverson / 8603 S Zante St, Aurora, CO / 620-371-9638*

Good Afternoon Ariana,

As a longtime resident of what is now call Inspiration, I find the information that was submitted for this project to be false!

The pictures of the location are not the location that is being proposed.

The residents and the neighborhood that live close to the proposed site are strongly apposed to the building and the actual site.

When we were asked to provide feedback on the location for the "maintenance" building they received the backlash from the residences and we were all told it was too late the project was moving forward - too bad! After that meeting they decided to add some small rooms that potentially could be used for small community meetings or activities... very small... with a partition to try and apese the residents.

There is are a few alternate sites in the Inspiration development. 1. where there was a builders trailer that has been removed and the expanded development open spaces that would not impact residential homes and add additional traffic to the already insufficient space by the pool for parking and potential activities.

Just because they spent money on architectural drawing, engineering, etc. Doesn't mean they did their due diligence to research the potential other sites in the development that would not impact the residents.

I encourage you to actually visit the site, since the pictures submitted are not the proposed site and see the impact to the residents.

Many who paid a premium for mountain views, etc. Thar will now be obstructed. Additional drive the neighborhood and you can see many other potential areas for the "maintenance" building.

Respectfully,  
Pamela Syverson

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*Chris and Anita Holland / 23179 E Narrowleaf Drive / 303-514-2641:*

Ariana,

I am one of the residents in Inspiration where our HOA has decided to build a maintenance building in the open space behind our house which we paid a lot premium for and were told by Lennar, our builder, that nothing would be built in the open space other than a trail to connect both sides of the Inspiration development. I've listed my address and contact information below and am very much opposed to this being done. This will dramatically affect the market value of our property as well as limit the wildlife we see almost daily in this open space. There are plenty of other places within our development where a building such as this could be built including where the previous development office was located for the past 8 or 9 years. This was recently removed, within the last month, and there is already a paved parking lot with no homes within 200 feet of this site. The fact that all of us on Narrowleaf Drive paid lot premiums for our homes to back to open space is something that I believe should have been considered before our HOA made this incorrect decision.

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*Bill and Tammy Thurston / 23119 E. Narrowleaf Drive Aurora, Colorado 80016 / 303-359-2583*

Ariana,

As homeowner's in Inspiration, my wife and I are both vehemently against the construction of the proposed Rockinghorse maintenance/community services building at the proposed location next to the swimming pool. The need for the building in the first place is questionable at best. If a maintenance building / Community Services building is needed, then a better location than right smack dab in the middle of many peoples back yards would be a much better option. My residence is directly down the hill from the proposed sight.



Although it does not affect me as directly as it does others, it would still have an affect on my residence. The noise from the maintenance building, the lighting at night that would be needed to monitor the building, the invitation to possible criminal activity around the building, needless to say the eyesore that it would propose. The people who are directly affected by the building would now have a maintenance building less than 100 feet from their back yards!! That is not what they envisioned when they bought their homes in this wonderful Community, nor is it what my wife and envisioned either!! After many non-transparent zoom meetings with our board, it has become very apparent that they have one goal in mind, and one goal only. They want the building built, and could care less how it impacts other residents! Because it doesn't affect where they live! WE DO NOT NEED A MAINTENANCE/COMMUNITY SERVICES BUILDING BUILT RIGHT IN THE MIDDLE OF OUR NEIGHBORHOOD!!!! This would be right in some peoples back yards for all intents purposes! If it is absolutely necessary, to have the maintenance building, then why not build it right where the temporary maintenance building was on Rockinghorse? The location that is proposed next to the swimming pool is just ridiculous, and very carelessly thought out!! Any and all considerations on your part regarding this matter would be greatly appreciated. Many of us have expressed our disapproval of this building being built at the proposed location, only to find it falling on deaf ears. We are asking for your help with this matter to at least at minimum give us a voice so that our concerns can be heard. Thank you!

Regards,  
Bill and Tammy Thurston

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*Joe Ducey / [JDucey@telesat.com](mailto:JDucey@telesat.com)*

Hello Ms. Muca,

I'm contacting you to express my concern with the subject project. Upon review of the Quintessence Design Group "Letter of Intent for the Contextual Site Plan submittal for 23392 E.Glidden Dr., Aurora, CO" I noticed this composite overlay on page 15. As can be seen in the upper right of the Google Street View image, this perspective is from [23734 E Eads Dr](#) and is nowhere near the proposed location near the Inspiration Club pool. Additionally, the image is from 2012, more than 10 years ago. Further, I believe that the annotation that the "NEW BUILDING IS GREATER THAN 100' FROM THE NEAREST ADJACENT HOME AND IS NESTLED BEHIND A BERM WITH MULTIPLE TREES PLANTED BETWEEN ADJACENT PROPERTIES AND THE PROPOSED BUILDING" is incorrect on several counts for the actual proposed location near the pool.



## EXHIBIT A

NEW BUILDING IS GREATER THAN 100' FROM THE NEAREST ADJACENT HOME AND IS NESTLED BEHIND A BERM WITH MULTIPLE TREES PLANTED BETWEEN THE ADJACENT PROPERTIES AND THE PROPOSED NEW BUILDING.

VIEW CORRIDOR COMPOSITE OVERLAY SKETCH





While I am not personally opposed to the actual proposed location and recognize the need for such a building in the Community, I think that this misrepresentation of the visual impact presents a serious problem and raises concerns about the project's overall credibility. We live near the actual proposed location (at [23282 E Glidden Dr](#)), and our views would not be significantly impacted. However, I fully understand the position of the neighbors that are adjacent to the southwest of the proposed site and agree that their property values would be negatively impacted by this project as proposed.

### Response to Public Comment

The range of commentary on the proposed project reflects the diversity of the Inspiration community and highlights the balancing required by the applicant. Rather than respond directly to each comment, the applicant is responding to the general concerns raised and is providing additional background.

**Community Background:** There are many different and distinct neighborhoods within Inspiration, each with its own concerns and objectives that shaped the project. For example, more than half of the homes are part of a deed-restricted 55-plus neighborhood that includes mandatory membership in the private Hilltop Club, for which those residents pay an additional quarterly fee to the Hilltop Club Association. This constituency does not want the ongoing cost or duplication of a large, lavish clubhouse – but does support a community center that unites all neighbors. The balance of the community is made up of all-ages neighborhoods with homes of various sizes and family configurations.

**Responsiveness to Neighbor Concerns:** The applicant has spent the year between its initial meeting and site plan discussion with the City revising and re-revising the project to address the input and concern from diverse constituencies across such a large community. All meetings of relevant committees were public and duly noticed. Public comment time was available at committee and Board meetings and the committee and Board listened to each comment. The applicant also presented site plans at community events where committee and Board members interacted with the public face-to-face. All revisions and materials have been posted on the applicant's website. In response to resident concerns, particularly those of the adjacent neighbors:

- The building has been moved 100 feet from the nearest residence, significantly farther than required by City setbacks.
- The structure has been downsized considerably.
- The garage doors have been rotated 90 degrees to avoid residential sightlines.
- Additional landscape and earthwork screening has been provided.
- Connectivity between indoor and outdoor space has been enhanced.

In addition, the applicant has conducted two community-wide polls: one asking whether residents would be willing to pay more to develop other more problematic sites and another about how community space should be utilized. Both are attached.

**Consideration of Other Sites:** The applicant thoroughly considered three alternative sites in addition to the current location. All three alternates presented significant challenges and would have required additional land disturbance, duplicative infrastructure and significantly greater expense. A ~~summary table comparing showing the other~~ [summary table comparing showing the other](#) sites is shown in the Letter of Introduction, EXHIBIT A, and has been posted to the applicant's website since last year. At the April 28, 2022 pre-application discussion, the District proposed using the site on the north side of Rockinghorse Parkway. Subsequently the City's recommendation to return to PA-12X led the applicant back to this site as the most logical and effective location.

**Forestalling Added Cost:** As a Title 32 metropolitan district, the applicant operates according to a public budget. The project is fully funded through the applicant's 2021 bond refinancing at a significantly lower interest rate. The District Board chose to extend first-year savings to every homeowner within the



community, lowering property taxes between \$700 and \$1,500 for each household. The District's long-range financial plan contemplates ongoing operation of the facility, which itself is designed to reduce ongoing costs in addition to its primary purpose as a community gathering place: The ability to keep light-duty vehicles and tools onsite and use on-site management company employees (the District has no employees) allows more rapid and regular upkeep of the District's recreational facilities, rather than paying a deployment fee and waiting for large landscaping company employees to schedule time for service and repairs.

**Thoughtful Lighting:** The building will conform to the current guidelines already in place in the community. The applicant adheres to "dark sky" principles and seeks to minimize light pollution. At present, the site is illuminated by 13 high-power light poles that turn off at ~~[WHAT TIME?]~~ dusk, 10 light poles within the Inspiration Club parking lot and 3 along the trail to the west behind the pool area. The building will be illuminated overnight in accordance with the guidelines below, which are shown in section 3E.

**Avoiding Open Space Spoliation:** The site is designated as a Neighborhood Activity Center that does not count toward City of Aurora PROS credit, providing greater flexibility of uses and development. It is already heavily altered from its natural state and highly developed to accommodate the existing pool, parking lot and adjacent homes. All other potentially suitable sites considered by the applicant were designated as open space and would require significantly more land development than the current location, as well as require all new parking which the proposed location does not require.

**Allowing for Additional Development Such as an Expanded Pool or Clubhouse:** The current site location at the south end of the pool complex was chosen expressly because it does not infringe on future potential expansion of the pool. The current location leaves the event lawn and shade structures untouched, which would be the most feasible places for pool expansion. The current location adjacent to the parking lot allows the potential for additional add-ons on the west side of the building should the community at some point decide to expand.

**Minimizing View Degradation:** As with any development, the view from some adjacent properties will change. Considerable care has been taken to minimize the impact and protect views of the mountains and open park space. The site location is downslope from the closest homes and includes both vegetation and earthwork screening. Only four adjacent neighbors wrote to object to the location of the project.

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

- 2A. Maintain the existing title – Rocking Horse Pool and Activity Center. This is a site plan amendment, not a new application; therefore, the title must match the existing.  
**RESPONSE:** Titles and title blocks have been updated per the above comment.
- 2B. Please label pages 1, 2, 3 etc. SD C3.0 is not a naming convention used.  
**RESPONSE:** Numbering of all sheets have been modified to X of 25 numbering convention.
- 2C. Please update the cover page per the staff's comments. The sheet index and site data table will need to be updated based on the site plan amendment application. The minimum setback and master plan table can be eliminated -this does not belong on the cover page.  
**RESPONSE:** Refer to sheet 2 of 25.
- 2D. Include the building FFE and GSF on the site plan.  
**RESPONSE:** Refer to sheet 4 of 25
- 2E. The application has all of the necessary items, but it can sometimes be very confusing to follow. For example, page 7 of 25 has a note to see revision 4 next sheet. Does this mean that all items on page 7 are no longer valid? Is the site keeping the pool building? The site date block says 1 building, and the site plan set is eliminating the pool building elevation page. Will the community center absorb the pool bathrooms and changing rooms?  
**RESPONSE:** The site is keeping the pool and other existing site amenities. We have removed the notes saying see revision next sheet. The updated SDP set will show that the pool building, bathrooms and changing rooms are existing to remain. Some of the amenities in the Community Services Center will be available to neighbors using the pool.



2F. The multi-purpose sports field is shrinking in size and, in turn changing shape. What activities will be facilitated in this area? Staff would like to ensure there is proper space for a sports area.

**RESPONSE:** The multi-purpose activity field was enlarged from its previously smaller size during Amendment 3. The design of Amendment 4 moves the volleyball field from the South corner of the field to the North corner of the site where it is less likely to deposit sand into the pool causing a maintenance issue. The proposed Community Services Center is now located on the previous sand volleyball court location. Very little of the Multi-Purpose field is affected. The activity area will be used for sand volleyball, flag football, frisbee, corn-hole, yoga, tai chi, croquette, badminton, ring toss, bocce ball, lawn darts, musical concerts, picnics, etc.

2G. The introduction letter discusses the plaza/patio space to host an event such as yoga and concerts. The area appears small in size. Please include the square footage.

**RESPONSE:** Refer to sheet of 4 of 25.

### **3. Letter of Introduction**

3A. The introduction letter is very detailed and goes above and beyond with imagery, tables, and requirements. Staff did have some questions but for a detailed review, please see the introduction letter pdf.

**RESPONSE:** The Letter of Introduction has been updated to address staff comments.

3B. 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?

**RESPONSE:** The space use percentages of the proposed building are as follows:

**Vehicle Storage:** 1049 SF, 23%

**Community Pool Storage** (floating toys, folding tables, umbrellas, etc.): 194 SF, 5%

**Community Meeting Spaces** (Multi-Purpose Room, Club / Breakout Room, Office, Kitchenette, Bathrooms, Hallway): 2926 SF, 65%

**Community Multi-Purpose Room Storage** (Furniture Storage, AV Closet, Closet): 188 SF, 4%

**Utility Rooms:** 143 SF, 3%

**IN ADDITION:** The Framework Development Plan shows the project site on sheet 18 of 19 in the Rockinghorse FDP Amendment 2014, Form J: Parks and Open Space Inventory and Phasing Approval Form. The site is listed in column A) Planning Designation Areas as PA-12X: NAC II: Community Pool, Multi-Purpose Event Lawn, Shelter Play Structure and Parking. Out of the 5 designated acres, 0 acres are designated park area. The site is private and therefore the use of the site shall not be limited by a park designation or restricted to maintaining the park. See Exhibit G, Letter of Introduction.

3C. The introduction letter calls out subarea c several times, and staff thinks there may be some confusion. Subarea C is a City of Aurora subzone. The subzones identify which sites are required to go to a public hearing and which can be an administrative decision. This application is in subarea c and is an administrative decision.

**RESPONSE:** The Letter of Introduction has been updated to address staff comments.

3D. Further, in the introduction letter, the UDO definitions for a park and community center are included. 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 an office space. The staff would like the introduction letter to confirm that the community center will not have metro district offices.

**RESPONSE:** Refer to the Letter of Introduction

3E. Include hours of operation, lighting hours, and noise expectations for the surrounding neighborhood.

**RESPONSE:** On days without events the building would operate during normal business hours. Regarding noise, the construction would not be noisier than the residential construction of the surrounding neighborhood. Lighting would comply with the community guidelines, which follow:

4.34 Lights and Lighting A. Committee approval is required to install any non-builder installed exterior lighting. Approval is required to install eaves or soffit lighting, string lighting, motion detector spotlights, spotlights, floodlights, ballasted fixtures (sodium, 23 0514.0005; 1012633 multi-vapor, fluorescent, metal halide, etc.). Committee considerations may include, but may not be limited to, the visibility, style and location of the fixtures and the impact they may have on neighboring lots. For any area not in use including unattended homes, non-builder installed exterior lights may only be illuminated starting at dusk and must be turned off by 10



p.m. Committee approved motion detector lighting is excepted from the 10 p.m. limit. See also Section 3.1, Exterior Lighting. B. Many Inspiration residents value and appreciate the ability to enjoy views of dark night skies. Outdoor lighting from residences, businesses, parks, streets, and many other sources can create light pollution (wasted light) and degrade the darkness of the night sky. Options are available to preserve night skies as a homeowner. SEE Douglas County Outdoor Lighting Guide to Residential Lighting for Dark Skies at <https://www.douglas.co.us/documents/homeowners-guide-to-residential-lighting-for-dark-skies.pdf/>. Per the Douglas County Homeowners Guide, the Committee strongly encourages residents who decide to replace their builder installed exterior light fixtures with shielded light fixtures such as the examples that can be found in Attachment L. C. Exterior lighting (builder and non-builder installed) must be installed in accordance with the following guidelines: 1. For individual light fixtures (a) exterior lighting must be soft or warm white (correlated color temperature (CCT) no higher than 3000K) and not exceed 800 lumens, 60 watts or 14w(LED LED bulb or LED driver); (b) exterior lighting must be directed toward the ground to minimize glare to neighboring Lots; (c) exterior lighting shall only be those necessary to facilitate residential entries and exits and way finding and (d) exterior lighting fixtures must be conservative in design, be no larger than one and one-half feet/one foot (1 ½'/1') in height, consist of metal materials and be in the following colors: black, brown, gray or silver. 2. For string lighting: (a) strings of lights must only be installed on the deck, patio, or pergola in the rear of the home (b) may be illuminated only starting at dusk and must be turned off by 10 p.m. unless attended and (c) the Committee may use its discretion to determine if the proposed string lighting will adversely impact adjoining neighbors. 3. For eaves or soffit lighting: (a) lighting may be illuminated only starting at dusk and must be turned off by 10 p.m. (except during the period November 15 to January 15 per Section 4.45) (b) lighting must only be soft white (less than 3000K CCT) or soft yellow and (c) lighting must not 24 0514.0005; 1012633 have movement (e.g. no blinking or chasing lights.) D. Lighting for pathways and planting beds (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if it is low-voltage (5W or less), downward pointing, and the materials are metal with dark or metallic colors. Lighting for pathways and planting beds that comply with the preceding requirements do not require Committee approval. E. Use of architectural and up-lighting of trees, landscaping, buildings, Improvements (as the term is defined in the Covenants) is permitted only with prior written approval. Up-lighting, if approved, must not shine into a neighbor's Lot and may be illuminated only starting at dusk and must be turned off by 10 p.m..

3F. Please include the survey results in the next submission.

**RESPONSE:** Refer to Letter of introduction, Exhibit C

3G. Many comments and concerns regarding site photography. Please show site photos from the site as it stands today. Please include estimated dimensions in the photos.

**RESPONSE:** Refer to updated site photography in the Letter of Introduction, Exhibit E.

#### **4. Design Issues**

4A. 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.

**RESPONSE:** Refer to sheet 4 of 25. Many of these items are existing to remain and are now noted on the Site Plan. There is an existing multi-purpose event lawn and an existing play structure on site that shall remain.

4B. The Rocking Horse FDP includes play structures, pavilions, basketball courts, playing fields, dog stations, trail connections, drinking fountain, site furnishing, lighting and bicycle racks as acceptable facilities for Neighborhood Park 12. Many of these items can be included in the site design.

**RESPONSE:** Refer to sheet 4 of 25. Many of these items are existing to remain and are now noted on the Site Plan. The following elements are already existing on the site and shall remain: volleyball court (relocated), community multi-purpose activity field, trail connections, community fire pit, community hops garden, community gathering pavilion, community pool, kids play structure, pool house, site furnishings.

**The following new shared community elements are proposed in Addendum 4 Site Plan:** community meeting spaces, community patio opening from new multi-purpose room and fronting the existing activity lawn, new community garden, new neighbor privacy berm, new enhanced landscape screening, new bike parking, added safety crosswalks.

4C. The site does not require further parking; the additional parking would be better served as a plaza or community



garden space.

**RESPONSE:** Refer to sheet 4 of 25. We have removed the new parking and replaced the area with a new community garden.

4D. Please include bike parking on the site plan and the data block.

**RESPONSE:** Refer to sheet 2 of 25 and sheet 4 of 25.

*Elevations**Sheet 25 of 25*

- 4E. Add building heights and indicate main entrances vs., secondary entrances.  
**RESPONSE:** Refer to sheet 8 of 25 and sheet 9 of 25.
- 4F. As this is a community building within a neighborhood park connecting the indoor to the outdoor spaces is a key part of the architectural design. The elevations show many doors and access to the building. An approach to enhance this relationship could include large or industry standard-sized windows on all elevations.  
**RESPONSE:** Refer to sheet 8 of 25 and sheet 9 of 25. The exterior facing materials have been selected from the approved Inspiration material palate, and the stucco facing has been specified to relate to the adjacent pool house, which has similar materials, stucco with a stone base. Several exterior doors have been updated to relate to the doors in the neighborhood homes by adding glass lite panes. Additional mullions have been added to the larger windows to enhance the historical feel. Windows have been added to elevations that previously did not have them. They have been kept high due to 1) maintain privacy between the building and the Western neighbors, 2) the interior wall of the room is being used for media projection or storage. Exterior lighting has been selected to match the adjacent pool building. The building will feature soffit lighting in the overhang surrounding the entire structure. The owners wish to minimize site lighting and scone lighting that may be a nuisance to neighbors.
- 4G. Can the roof infrastructure be consolidated or screened?  
**RESPONSE:** Refer to sheet 8 of 25 and sheet 9 of 25. Yes, the roof infrastructure can be consolidated.

*Photometric Plan**Sheet 25 of 25*

- 4H. The photometric plan must show where the lighting is hitting 0. Please expand the lighting plan further out to encompass the full light shed.  
**RESPONSE:** Refer to sheet 25 of 25.

**5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)*Landscape Plan**Sheet 3 of 25*

- 5A. Please clarify if the grass multi-purpose sports area is proposed, as it is not part of the landscape plans and it appears that sod is proposed. If proposed, please obtain approval from the City for the proposed grass.  
**RESPONSE:** The multi-purpose activity area is existing to remain.
- 5B. Please add some trees outside the clear zone of the relocated and volleyball court to help buffer the sound to the residential area and provide some shade for the people watching or waiting to play.  
**RESPONSE:** Refer to sheet 16 of 25.

*Landscape Plan**Sheet 7 of 25*

- 5C. Please provide only the required landscape notes, found in the landscape reference manual, and required notes.  
**RESPONSE:** Refer to sheet 12 of 25.
- 5D. Please provide the required plant symbol for each proposed landscape plant material in the plant list.  
**RESPONSE:** Refer to sheet 16 of 25.
- 5E. Please change the proposed 2.5" caliper on the proposed trees that are near the adjacent residential.  
**RESPONSE:** Refer to sheet 14 of 25.
- 5F. Please change the proposed 2" caliper trees to 2.5" caliper, unless it is utilized for the buffer adjacent to the residential area which would be 3" caliper.  
**RESPONSE:** Refer to sheet 14 of 25.

*Landscape Plan**Sheet 8 of 25*

- 5G. Please provide the required width of the landscape islands and the required landscape in the landscape islands as indicated on the redlines.  
**RESPONSE:** New parking has been removed from the plans. Islands have been adjusted per comments. Refer to sheet 17 of 25.
- 5H. Please provide the required landscape building perimeter landscape as indicate in the redline.  
**RESPONSE:** Building perimeter landscaping and perimeter lines have been added to the plans per comments. Refer



to sheet 17 of 25.

- 5I. Please clarify the provided 24 trees, as the plant list does not have 24 trees on it.  
**RESPONSE:** Tree quantities have been updated per comment. Refer to sheet 17 of 25, 14 of 25.
- 5J. Please label the buffer type in the table on the landscape plans.  
**RESPONSE:** Refer to sheet 16 of 25.

*Landscape Plan*  
*Sheet 9 of 25*

- 5K. Please provide the required tree protection barricade detail on the plans.  
**RESPONSE:** Refer to sheet 12 of 25.
- 5L. Please contact the City Forester with regards to the existing trees (preserved and relocated). NOTE: How will the proposed grading affect some of the existing trees in the affected areas.  
**RESPONSE:** Existing trees have been relocated out of the proposed berm. Refer to 24 of 25.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6.Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto: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](mailto:CADGIS@auroragov.org)

**RESPONSE:** Aknownledged.

**7. Civil Engineering (Christopher Eravelly )**

7A. No comments.

**RESPONSE:** Acknowledged.**8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)***Site Plan**4 of 25*

8A. How does this curb end?

**RESPONSE:** Refer to sheet 4 of 25. Curb revised to tie into existing curb.

8B. Label existing STOP signs.

**RESPONSE:** Refer to sheet 4 of 25. Existing Stop signs labeled accordingly.**9. Utilities (Nina Khanzadeh/ 720-859-4365/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org)/ Comments in red)**

9A. Include the following notes on all utility pages: -Piping downstream of water meter is private -Backflow preventers are required on all water services, irrigation lines, and fire suppression lines-Sanitary sewer services are private, including all cleanouts.

**RESPONSE:** Comments were made on the approved CSP sheet and are not applicable to the proposed Community Services Center improvements.*Utility Plan**5 of 25*

9B. Provide COA manhole designation number.

**RESPONSE:** Refer to sheet 6 of 25.

9C. Water meters to be in pocket utility easements when not in ROW- to be in landscaped areas.

**RESPONSE:** The project is not installing a new water meter. The water bills for the pool building and the new building are paid by the same facility manager, so no separation of water bill and thus no new utility meter is needed. Water meters are existing and not proposed as part of this project.

9D. Show and label ROW limits.

**RESPONSE:** Refer to sheet 6 of 25. A ROW label has been added to Sheet SD C3.0 accordingly.

9E. What are the dimensions in between meters?

**RESPONSE:** Water meters are existing and not proposed as part of this project.

9F. Label as private

**RESPONSE:** Storm drain is existing and not proposed as part of this project.**10. Fire / Life Safety (Rich Tenorio / 303-739-7656/ [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)***Cover Sheet**1 of 13*

10A. Data Block shows 3 required accessible spaces on this sheet and only 1 on the revised sheet (next page).

**RESPONSE:** Required accessible spaces changed to 3 accordingly.

10B. This Data Block changed from the original Title Sheet which shows 3 accessible spaces required and 3 provided in this set of drawings.

**RESPONSE:** Required and Provided accessible spaces changed to 3 accordingly.*Site Plan**2 of 13*

10C. Show accessible route on all sheets and terminate at the public way (TYP).

**RESPONSE:** The site plan shows the new accessible route and where it connects to the existing accessible route which terminates at a public way. Refer to sheet 2 of 25.

10D. Show crosswalks on all sheets – accessible route (TYP).

**RESPONSE:** Existing and proposed crosswalks shown on all sheets accordingly.



10E. Show curb stops and accessible parking signs on all sheets (TYP).

**RESPONSE:** Since no additional parking is required, the previously proposed parking stalls have been removed.

*Grading and Utility Plan*

3 of 13

10F. Show the proposed fire hydrant on all sheets (TYP).

**RESPONSE:** Proposed fire hydrant shown and labeled on all sheets accordingly.

10G. Show "Proposed Fire Hydrant" on the Legend.

**RESPONSE:** Proposed fire hydrant added to legend accordingly.

*Landscape Plan*

6 of 13

10H. The proposed fire hydrant shall be protected from vehicle damage based on the proposed location and adhere to the requirements of the graphic and text provided.

**RESPONSE:** Refer to sheet 16 of 25.

*Landscape Plan*

10 of 13

10I. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

**RESPONSE:** The security gate is existing to remain and it is for the gate surrounding the pool, which already has the required FD Knox Box.



*Landscape Details*

- 10J. A 5-foot clear space shall be maintained around the circumference of fire hydrants.  
**RESPONSE:** Refer to sheet 12 of 25.

*Photometric Plan*

- 10K. Show a complete map of the egress route to the public way, not just to the parking area. Also show the illumination levels along the entire length of the egress route.  
**RESPONSE:** The photometric plan shows the proposed new accessible route and where it connects to the existing accessible route which terminates at a public way. The new lighting that will be installed is only proposed at the new accessible route. The existing accessible route was already approved and constructed and is illuminated per the Aurora requirements. Refer to sheet 25 of 25.

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

- 11A. See the red line comments on sheets SD C1.0, 2.0, & 3.0 for of the distances are repeated and the description is missing some items as indicated thereon. Also, on sheet L-2 the notes need to be added or changed as indicated.  
**RESPONSE:** Property boundary bearings and distances have been corrected accordingly.

*Cover Sheet*

2 of 25

- 11B. Add highlighted information as indicated on site plan pdf.  
**RESPONSE:** All bearings and distance from legal description have been included on the Site Plan accordingly.
- 11C. Update note 7: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.  
**RESPONSE:** Note 7 has been updated accordingly.

*Site Plan*

4 of 25

- 11D. Change these distances to match the other documents.  
**RESPONSE:** Bearings and distances labels have been corrected to match other documents accordingly.

*Landscape Notes*

10 of 25

- 11E. New note: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.  
**RESPONSE:** Refer to sheet 12 of 25.
- 11F. Update note 7: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.  
**RESPONSE:** Sheet 11 of 25 is from a previously approved Site Plan amendment. This note has been added to sheet 12 of 25.

**12.PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org))

*General Comments*



- 12A. The proposed community services center is intended to serve the Inspiration community as an indoor facility for meetings and activities (event plaza) as well as support the operational and administrative needs of the metro district. It would essentially function as a multi-purpose building and clubhouse related, in part, to the event lawn in the neighborhood park within which it would be located.
- 12B. The purpose of the proposed building is not exclusively associated with neighborhood park operations but it is also not incongruent with standard practice in the utilization of park land, which poses a dilemma as to whether the building would be an appropriate auxiliary use for this particular site. Because the building is not identified in Inspiration's Framework Development Plan (master plan) as a future facility for the neighborhood park, a master plan amendment should be pursued either independent from or concurrent with site plan approval. Public outreach should be conducted with opportunities for community members to provide input on the project. Public comment will then be considered in any decision about including the building as an approved use at this location.

**RESPONSE:** The Framework Development Plan shows the project site on sheet 18 of 19 in the Rockinghorse FDP Amendment 2014, Form J: Parks and Open Space Inventory and Phasing Approval Form. The site is listed in column A) Planning Designation Areas ad PA-12X: NAC II: Community Pool, Multi-Purpose Event Lawn, Shelter Play Structure and Parking. Out of the 5 designated acres, 0 acres are designated park area. The site is private and therefore the use of the site shall not be limited by a park designation or restricted to maintaining the park. See Exhibit E, Letter of Introduction.



12C. A determination is also needed as to whether zoning regulations may possibly apply, characterizing the building as a distinct land use from the park. In that case, zoning requirements and processes may be necessary to seek development approval. Planning & Development Services staff will advise on this matter.

**RESPONSE:** Allowable zoning uses were discussed in City pre-application / pre-submittal meetings and the Site Development Plan submittal follows the recommendations of Planning & Development staff.

*Site Plan Set*

*Sheet SD C3.0*

12D. Provide detail of screen wall around volleyball court.

**RESPONSE:** Screen wall detail added to Site Plan accordingly. Refer to 12 of 25.

12E. Show other existing buildings and infrastructure on this plan.

**RESPONSE:** Existing buildings and infrastructure shown and labeled on Sheet SD C3.0 accordingly.

**13. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

13A. Approved no additional comments.

**Response:** Acknowledged.