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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.
- 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!
- 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 of 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: legareb1@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.

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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!!

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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: cengineer16@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.

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

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.

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Name: Jason Walker

Organization: 23279 E Narrowleaf Dr

Address: Aurora CO 80016

Phone: 3032294934

Email: [jason@two24studios.com](mailto: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](mailto: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.

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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.

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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.





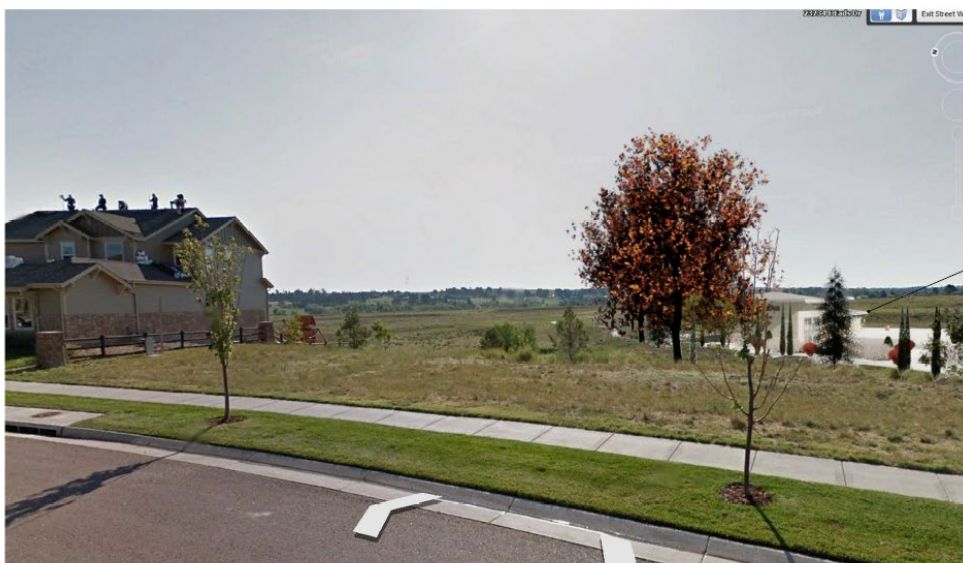
Although it does not affect me as directly as it does others, it would still have an affect on my residence. The noise from the maintenance building, the lighting at night that would be needed to monitor the building, the invitation to possible criminal activity around the building, needless to say the 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.





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.

## **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.
- 2B. Please label pages 1, 2, 3 etc. SD C3.0 is not a naming convention used.
- 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.
- 2D. Include the building FFE and GSF on the site plan.
- 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 data 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?
- 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.
- 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.

## **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.
- 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?
- 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.
- 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.
- 3E. Include hours of operation, lighting hours, and noise expectations for the surrounding neighborhood.
- 3F. Please include the survey results in the next submission.
- 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.

## **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.
- 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.
- 4C. The site does not require further parking; the additional parking would be better served as a plaza or community garden space.
- 4D. Please include bike parking on the site plan and the data block.



### *Elevations*

#### *Sheet 25 of 25*

- 4E. Add building heights and indicate main entrances vs., secondary entrances.
- 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.
- 4G. Can the roof infrastructure be consolidated or screened?

### *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.

## **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.
- 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.

### *Landscape Plan*

#### *Sheet 7 of 25*

- 5C. Please provide only the required landscape notes, found in the landscape reference manual, and required notes.
- 5D. Please provide the required plant symbol for each proposed landscape plant material in the plant list.
- 5E. Please change the proposed 2.5" caliper on the proposed trees that are near the adjacent residential.
- 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.

### *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.
- 5H. Please provide the required landscape building perimeter landscape as indicate in the redline.
- 5I. Please clarify the provided 24 trees, as the plant list does not have 24 trees on it.
- 5J. Please label the buffer type in the table on the landscape plans.

### *Landscape Plan*

#### *Sheet 9 of 25*

- 5K. Please provide the required tree protection barricade detail on the plans.
- 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.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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



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

7A. No comments.

**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?

8B. Label existing STOP signs.

**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.

*Utility Plan*

*5 of 25*

9B. Provide COA manhole designation number.

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

9D. Show and label ROW limits.

9E. What are the dimensions in between meters?

9F. Label as private

**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).

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

*Site Plan*

*2 of 13*

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

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

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

*Grading and Utility Plan*

*3 of 13*

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

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

*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.

*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.



*Landscape Details*

- 10J. A 5-foot clear space shall be maintained around the circumference of fire hydrants.

*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.

**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.

*Cover Sheet*

2 of 25

- 11B. Add highlighted information as indicated on site plan pdf.
- 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.

*Site Plan*

4 of 25

- 11D. Change these distances to match the other documents.

*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.
- 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.

**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.



- 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.

*Site Plan Set*

*Sheet SD C3.0*

- 12D. Provide detail of screen wall around volleyball court.  
12E. Show other existing buildings and infrastructure on this plan.  
12F.

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

- 13A. Approved no additional comments.