

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
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March 3, 2020

Alan Herron  
Achieve Gymnastics  
3460 S Fairplay Way  
Aurora, CO 80014

**Re: Initial Submission Review – Achieve Sports Center at Saddle Rock East  
GDP Amendment and Major Site Plan**  
Application Number: **DA-1216-24**  
Case Number: **1998-2007-06; 2020-6003-00**

Dear Mr. Herron:

Thank you for your initial submission, which we started to process on February 10, 2020. We reviewed it 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 March 27, 2020.

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 Planning Commission hearing date is still set for May 27, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739.7541.

Sincerely,

Liz Fuselier  
Planner I  
City of Aurora Planning Department

cc: Brett Linscott – Architectural Workshop 2 Kalamath Street Denver CO 80223  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1216-24rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Community Comments and Meeting (Planning)
- Project Data Table Information (Planning)
- Adjacent Land Uses (Planning)
- Site Circulation (Planning)
- Parking Counts (Planning)
- Front Entrance Accessibility (Planning)
- Material Finishes Legend (Planning)
- Wall Enhancement (Planning)
- Label Floor Levels (Planning)
- Landscape Calculations and Plant List (Landscape)
- Screening and Buffering (Landscape)
- Preliminary Drainage (Public Works)
- Minimum Slopes (Public Works)
- Accessible Parking and Building Access (Fire/Life Safety)
- FDC, Knox Box and Riser Room Locations (Fire/Life Safety)
- Sign Graphics (Fire/Life Safety)
- Water Meter Size (Water)
- Easement Dedication and Releases (Real Property)
- Plat (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Fourteen registered neighborhood associations, eleven adjacent property owners and five outside agencies were notified of the GDP Amendment and Site Plan application. A comment was received from Xcel Energy. Please address any concerns outlined in their letter (attached).

1B. One comment was received from an adjacent property owner. Their main concern was added traffic from this project and difficulty turning left onto Gartrell Road. Please respond to the comment below and include details about the meetings or discussions with individuals.

*Name: Kyle McKenzie (Hoggmeiser@gmail.com)*

*Comment: It's very difficult as it stands now to turn left on to Gartrell from Hinsdale during peak hours, tripling the amount of traffic (per the previously submitted traffic impact report) at that intersection will make it impossible.*

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

2A. Add Site Plan beneath the project name.

2B. Add the following information to the Project Data Table:

-GFA (sf)

-Total Building Coverage (%)

-Impervious Surface (%)

-Landscape Coverage (%)

-Proposed Sign area (Total area)

2C. Show adjacent land uses and zoning districts. All sides of the development.

2D. Enhance building footprint boundary; provide spot elevations and visual perspectives.

2E. The GDP Amendment must be provided with the second submission.



### **3. Streets and Pedestrian Issues**

3A. Show ingress and egress directions for auto, pedestrian and bike movement on the site.

### **4. Parking Issues**

4A. Provide parking counts by location (i.e. surface lot, parking beneath building etc.)

### **5. Architectural and Urban Design Issues**

5A. Provide front entrance handicapped accessibility.

5B. Please label floor levels where possible.

5C. Indicate sign location only; use hash lines to show location; no text. Signage approved by separate permit.

5D. Sheet 6: Add Material Finishes Legend

5E. Sheet 6: Break up wall face using a different material and/or color.

5F. Sheet 6: Break up single color wall of trash enclosure by adding 1-2 additional colors that match colors of main building.

5G. Sheet 10: Label adjacent land uses and zoning districts. Label roadways. Per COA Code: Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

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

6A. Sheet 7 - Landscape Calculations & Plant List

- Update the City of Aurora Notes per the comment provided.

- Update the landscape tables per the comments provided.

- The Open Space Tract Landscape Table is not required. Make sure to include information that documents that 15% of the total site area is common open space.

- Provide a water usage table. A breakdown of Non-Water Conserving landscape i.e. sod, water conserving shrub beds. Provide square footages and percentages as part of the overall landscape area.

- No more than 15% of the site may be sod.

6B. Sheet 8 - Landscape Plan

- The GDP and the UDO require parking lot screening.

- Dimension and label the proposed street frontage buffers along both E. Hinsdale Avenue and S. Gartrell Road.

- Do not hatch the shrub beds. It makes it not as clear to see the actual plants being proposed.

- Given the orientation/location of the proposed building, all sides require building perimeter landscaping.

- Planning staff does not have access to civil drawings for the retaining wall details. Include an elevation with material, height and color description.

- Add the water line information.

### **7. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



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

### **8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

8A. Sheet 1: Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.

8B. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

8C. Indicate material type of retaining wall; Walls greater than 30" require railing or barrier.

8D. Minimum pavement slopes: 1% for asphalt; 0.5% for concrete.

8E. Minimum slope away from the building is 5% for 10' landscaped areas; minimum 2% for impervious areas.

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

9A. Traffic comments were not received by the date of this letter; they will be sent separately. Please contact Brianna Medema directly with any questions.

### **10. Fire / Life Safety** (William Polk / 303-739-7371 / [WPolk@auroragov.org](mailto:WPolk@auroragov.org) / Comments in blue)

#### 10A. Sheet 1

- The overall accessible parking count is should reflect a minimum of 5 spaces. The site plan only shows 4 spaces. Please add one additional accessible parking stall to the site plan.
- Please indicate within the data block if this structure is sprinklered or non-sprinklered.

#### 10B. Sheet 2

- Per the 2015-IBC Section 1106, the required number of accessible parking spaces shall be distributed between surface, under and within buildings; to include 2% of the number of Individual Private Parking Garages.
- Please relabel to "FDC W/APPROVED KNOX CAPS/PLUGS".
- How is the main entrance meeting IBC Accessibility and ADA requirements?
- The photometric plan indicates an accessible and curb ramp in this area. Please coordinate with the other sheets and revise to reflect proposed elements.
- The site, utility, landscape, and photometric sheets must show the location of the fire department connections, Knox boxes and fire riser room.
- This second point of access is not required by life safety. Is there any particular reason why this element is proposed?
- Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP
- Please show the continuation of the accessible exterior route to the accessible entrances. Does this accessible route interconnect to the public way?
- Please include the "Dead End" fire lane sign in the sign package.
- Please revise sign package to include "graphic" fire lane and tow-away signs. See examples.
- Show and differentiate all proposed signage.
- Include a "graphic" tow-away sign to the fire lane and accessible parking signs.

#### 10C. Sheet 4

- Revise the fire service line label by including the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).

#### 10D. Sheet 5

- Elevations must show the location of the fire department connections, Knox boxes and fire riser room.

#### 10E. Sheet 6

- Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

#### 10F. Sheet 8

- The site, utility, landscape, and photometric sheets must show the location of the fire department connections, Knox boxes and fire riser room.



**11. Aurora Water** (Steve DeKoskie / 303-739-7490 / [SDekoski@Auroragov.org](mailto:SDekoski@Auroragov.org) / Comments in red)

11A. What is the size of the proposed water meter? A fixture unit table will be required on the civil plans to determine the water meter size.

11B. Use 2 - 45° bends, not 90's on fire line.

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

12A. Remove the Subdivision name in the title of the Site Plan.

12B. Begin dedication process with Andy Niquette (303.739.7325) and supply all the additional documents needed for the completion for the easement releases.

12C. Sheet 2: change central angle to the degrees, minutes and seconds to match the plat.

12D. See all redline comments.

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

13A. See attached letter and respond to comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

February 26, 2020

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

Attn: Elizabeth Fuselier

**Re: Achieve Sports Center at Saddle Rock East, Case # DA-1216-24**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the major site plan and GDP Amendment for **Achieve Sports Center at Saddle Rock East**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)