



December 17, 2019

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Achieve Sports Center (#1385417)/Response to Pre Application Notes

To Whom it may concern:

Please find our responses to comments provided by City of Aurora dated July 18, 2019 regarding the proposed development. Our responses to comments are in **Bold**.

Planning Department

1. Zoning and Land Use Issues

a. *PD Planned Development District*

The purpose of the Planned Development Zone is to utilize new and imaginative concepts in urban design and land development in order to promote and improve the health, safety, and general welfare of the citizens of the city. The planned development zone is also intended to provide both the city and the landowner/developer with necessary information on which to base decisions about future development and services. The intent is to create high quality neighborhoods, commercial areas, and employment centers. Utilization of this zone district is intended primarily to facilitate mixed-use developments. Many of these developments will have a projected timetable that provides for multi-year build-outs.

Your Planned District (PD) is zoned for multi-family residential and commercial uses. The Saddle Rock East General Development Plan (Saddle Rock East GDP) provides guidance about development and permitted uses on this parcel. Indoor recreation such as the proposed sports facilities are not listed as Permitted Uses within the Saddle Rock East GDP.

RESPONSE: Acknowledged

b. *The Saddle Rock East GDP will need to be amended to allow for the proposed use. Sec. 146-403 General Development Plans, specifically subsection (E) (2), states:*

"Major amendments to General Development Plans shall be presented for a public hearing both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision. The Planning and Zoning Commission and City Council may include necessary conditions and limitations. A decision for approval of major amendments shall be based on the criteria in (C) of this section."

This approval criteria states: "Approval of a General Development Plan may include necessary conditions and limitations on the approval. The Planning and Zoning Commission and City Council shall base their respective decisions for approval on whether the applicant has demonstrated that the proposed General Development Plan Amendment is consistent with the spirit and intent of the comprehensive plan, with the requirements of the Code, and with other policies and plans adopted by City Council."

RESPONSE: Acknowledged

- c. An Operations Plan is required. An Operations Plan should describe the type and frequency of programming, hours of operation, anticipated number of participants for daily activities, events and tournaments, estimated number of employees and any other relevant information.

RESPONSE: Acknowledged, an operations plan is attached.

2. Traffic and Street Layout Issues

- a. A Traffic Letter will be required for this application. See Traffic Engineering comments below for more information. Please provide an analysis on how traffic impacts on the adjoining single-family neighborhood will be mitigated.

RESPONSE: Acknowledged, a letter will be provided with the initial submittal.

- b. All proposed streets, whether public or private, need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns. Along Gartrel an 8-foot detached sidewalk and a 10-foot tree lawn is required. Along Hinsdale a 6-foot sidewalk and an 8-foot tree lawn is required.

RESPONSE: No private or public streets are being proposed with this application.

4. Site Design Issues

- a. *On-Site Vehicular Circulation*

Per Section 3.3.7 (Parking Lot Layout and Circulation) of the Saddle Rock East GDP, safe vehicular circulation routes around the site must be provided using landscaped islands, street buffers, and buildings to define drive aisles. Access to the site as well as drop-off and pick-up areas should be clearly marked on the Site Plan.

RESPONSE: Acknowledged and shown on the site plan.

- b. *Building Architecture*

Please refer to Section 3.3.8 of the Saddle Rock East GDP for guidance on building elevations including facades, a clearly marked entrance, exterior materials, color choices, roofing elements, screening mechanicals, fence walls, architectural designs and paving materials.

The proposed Site Plan and elevations must be reviewed by the Saddle Rock Design Review Committee. A letter of approval must be submitted with the application.

RESPONSE: Acknowledged, the site plan and elevations will be submitted to the design review committee separately. In speaking with our Planner, approval will be required before the Planning Commission meeting.

- c. *Pedestrian and Bicycle Circulation and Linkages*

Please refer to Section 3.3.7 (Parking Lot Layout and Circulation) of the Saddle Rock East GDP for guidance on pedestrian and bicycle circulation through the site. Provide an ADA pedestrian access route as well as bicycle access from Hinsdale Road to the site in addition to connectivity to the business to the south. Any shared parking areas must be connected with accessible routes within the site.

RESPONSE: Acknowledged, an ADA pedestrian access route and bicycle access from Hinsdale has been provided, see attached site plan.

- d. *Site Lighting*

Please refer to Section 3.3.9 (Lighting) of the Saddle Rock East GDP for guidance on site lighting. Show typical details of lighting on the plan and/or building elevations. A photometric plan will be required to ensure that there is no light spillage onto the adjacent residential neighborhood.

RESPONSE: Acknowledged, site lighting has been detailed on sheets 10 and 11 along with a photometric plan.

- e. *Parking*

Per the Saddle Rock East GDP, on-site parking is required by Section 1504 of the Zoning Code. Please provide a parking analysis report to outline the amount of proposed parking for the development. Provide three (3) comparable instances of similar land uses in comparable settings in the Denver metropolitan area where parking has proven successful. The recommended number of parking

spaces will be based on peak-hour usage. Please also account for special events, including gymnastics meets and volleyball tournaments.

RESPONSE: Acknowledged, the design team will continue to research similar facilities while analyzing the operations plan. The team feels confident that peak use aligns with the parking layout and drop off conditions provided with the proposed site design. The team is looking forward to working positively with the City and neighborhood groups regarding any concerns that arise during the development review process.

- f. Include provisions for handicap parking in the visitor parking area as well as a bicycle parking area, which should be provided in addition to the amount of required parking spaces.

RESPONSE: Acknowledged, both have been provided.

5. Landscape Design Issues

- a. Please be advised the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed in early to mid-2019. Should an updated site plan be submitted after the adoption process, the proposed application would be subject to the new zoning code standards. The proposed zoning code can be found on line using this link: New Unified Development Code.

Should a formal submittal be made prior to the adoption of the new zoning code, the applicant shall comply with the landscape standards found within the current landscape code or Article 14. In addition, the applicant shall comply with the landscape standards found within the Landscape Reference Manual as well as the Saddle Rock East General Development Plan Amendment 1 (GDP). Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.

RESPONSE: Acknowledged, the landscape will be designed to meet or exceed landscape requirements as laid out by the Landscape Reference Manual and GDP.

- b. The applicant is responsible for reviewing the Saddle Rock East General Development Plan Amendment 1 and providing a GDP compliant landscape plan.

RESPONSE: Acknowledged.

- c. The applicant is responsible for reviewing the landscape code and determining all applicable landscape requirements.

RESPONSE: Acknowledged.

6. Architectural and Urban Design

- a. *Design Standards*

The intent of the architectural standards with the Saddle Rock East GDP is to create an overall theme for all commercial development. Please refer to section 3.3.8 (a through k) of the Saddle Rock East GDP for guidance on Architecture Standards. Building elevations will need to be included as part of your Site Plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal.

RESPONSE: Acknowledged, the Architect has referred to the GDP standards and has executed a holistic building design approach that meets the expectations, enhancing the existing development.

- b. *Screening of Roof Top Mechanicals.*

Please refer to section 3.3.8 (g) of the Saddle Rock East GDP for guidance on Roof Top Mechanicals.

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended

parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled "Roof-Mounted Equipment Screening" must be added to the general notes section of all Site Plans:

RESPONSE: Acknowledged.

7. *Signage*

Please refer to sections 3.3.11 and 5.0 of the Saddle Rock East GDP for guidance on Project Signage. Section 5.1 provides a Project Signage Standards Matrix for your use when considering signage theme, design elements, materials, as well as directional and informational signage standards. Approval for the Saddle Rock Design Review Committee will be required prior to obtaining any sign permits.

RESPONSE: Acknowledged.

8. *Waivers*

From the material you supplied us, it appears that no waivers from the Saddle Rock East GDP development standards are involved.

If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

RESPONSE: Acknowledged.

9. *Mineral Rights Notification Requirements*

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager at the time of site plan submittal.

RESPONSE: Acknowledged, see attached.

10. *CAD Standards*

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>.

RESPONSE: It is Acknowledged that the CAD per Aurora CAD standards will need to be submitted prior to final Site Plan Mylars.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Existing manhole on the West side of the site needs an 8" stub off the backside. The service line can be connected with a wye to the 8" stub. The 8" stub will need to be profiled and can be shown on the overall utility sheet. If the building uses a 6" service, a stub will not be required and the service can connect directly to the back side of the manhole. A profile will not be required as the 6" is the service line and not a sanitary main.

RESPONSE: Acknowledged, services have been preliminarily laid out and shown on the utility plan.

- Meter pit shall be located in landscaped area with Utility easement dedication around the pit.

RESPONSE: Acknowledged

- A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.

RESPONSE: Acknowledged

Public Works Department

Key Issues:

- *Traffic Letter of Conformance will be required. If the proposed trips are more than 75 trips/ peak hour from previous study, an update to the Master Traffic Impact Study will be required.*

RESPONSE: Acknowledged, a letter will be provided with the initial submittal.

- *Traffic Signal Escrow will be required for this site. Per previous agreements with this development, proportional share based on acreage. Using the 1.66/3.88, ¼ of intersection, and the 2019 Traffic Signal Escrow of \$404,000, this development is responsible for \$43,210.98.*

RESPONSE: Acknowledged, the owner is aware of this requirement.

- *No additional access along Hinsdale Avenue will be supported. Fire only access may be provided, but physical elements would be required (gating or bollards).*

RESPONSE: Acknowledged

- *Utilize the two existing shared access points with the development to the southwest*

RESPONSE: Acknowledged

Engineering Division

Key Issues:

- *Public improvements for this development include updating the curb ramps on both sides of Hinsdale Avenue at Gartrell Road to meet current City of Aurora standards.*

RESPONSE: Acknowledged, the ramps have been updated per COA details.

- *A preliminary drainage letter shall be submitted with the site plan. The letter shall confirm the provision for detention and water quality off site.*

RESPONSE: Acknowledged, a letter will be provided with the initial submittal.

Should you have any questions regarding this letter, please feel free to contact me at 303.325.5709.

Sincerely,

PROOF CIVIL CO.



Jason DeYoung, P.E.
Principal