



March 27, 2025

City of Aurora
Moustapha Agrignan
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Overland Ranch Porchview Park – Variance Request

Dear Moustapha Agrignan,

Thank you for taking the time to review our plans for the Overland Ranch Porchview Park Site Plan (DA-1692-08). We would like to formally request a variance to the City of Aurora's 2025 Roadway Design and Construction Specifications Manual, Section 4.B.1 regarding slopes, siting a requirement for a minimum 2% slopes.

Regarding our design for the primary active athletic field in the Porchview Park at Overland Ranch, a slope of 1.67% is proposed. While 2% slopes provide excellent drainage on an athletic field, we believe that the very best fields are designed to be nearly flat. The Applicant is proposing a compromise solution which provides adequate drainage, while still providing a high-quality play surface without the need for underground infrastructure, such as under-drains.

Norris Design has a long history of designing athletic fields in Colorado and across the country. For instance, our work at Dick's Sporting Goods Park, where the Colorado Rapids have played their MLS Schedule since 2007, the 24 lit grass youth soccer fields are designed at a slope of 1.5%. Working with experts in field design, Norris Design arrived at that slope for its playability in 2006. The facility has served as the epicenter for soccer in Colorado since its opening in 2007. For Porchview Park, we're proposing a minimum slope of 1.67%, a compromise between the 2% suggested by the City and 1.5% at the MLS youth facility to arrive at a strong solution.

In addition, in this case, we have a field that is facing north. That north-facing orientation will help to retain more water on the slope and allow for using a little less irrigation water than a steeper 2% slope would allow for. In alignment with the City's policies for water-wise landscaping, Norris Design is constantly looking for better solutions that require less water; and while minor, this small variance in minimum slope will do just that.

Thank you for your consideration of our variance request.

Sincerely,
Norris Design

Samantha Pollmiller | Principal