

POPULOUS

July 17, 2020

Re: Southeast Recreation Center (#1458908)

Christopher Johnson
City of Aurora Planning & Development Services
15151 E Alameda Parkway, 2nd Floor
Aurora, CO 80012

Subject: Letter of Introduction

Mr. Johnson,

Please consider this as a letter of introduction to accompany the development application documents for the proposed Southeast Recreation Center project.

The project site lies within the boundary of the Aurora Reservoir Parks and Water Master Plan and therefore is not required to follow a Planning Department process prior to submission of civil plans and building plans. The guidelines and requirements within the master plan govern development of this site. As such, the project will follow an Advisory Site Plan review process.

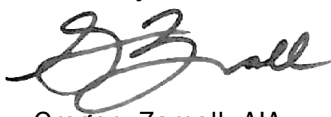
The Southeast Recreation Center project includes the development of the vacant land near S Harvard Rd. and E Bellevue Ave into a community recreation facility for the Aurora Parks Recreation & Open Space department. The parcel consists of approximately 300 acres of undeveloped land and is currently zoned as POS (Parks and Open Space). The new facility will consist of (1) structure with a new proposed access road extending from E Alexander Drive and the total disturbed area of building, sitework, and access road is approximately 18.4 acres.

The base design for the building includes approximately 53,600 GSF of community recreation and business administrative spaces including a gymnasium, natatorium, exercise studio, multi-purpose rooms, child watch area, elevated running track and an open fitness and cardio training area. The project includes a potential alternate that would add a 20,400 GSF indoor fieldhouse to the northwest portion of the building, bringing the total area of the building to approximately 73,000 GSF.

In addition to the building, the site will consist of (297) spaces of surface open-air parking for visitors and employees. Adjacent to the parking will be a guest drop-off area, a turnaround circle, a loading area, trash enclosure, light landscaping and (1) fire access lane to the south of the building. If the fieldhouse alternate is selected, an additional fire access lane will extend from the turnaround circle to allow for necessary fire coverage.

Project contacts are listed in page two of this letter.

Sincerely,



Gregory Zamell, AIA
Populous

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