

November 11, 2020

Heather Lamboy
Planning Supervisor - City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012



RE: Site Plan Submittal – Judi's House/JAG Institute

Dear Heather:

As the Applicant on behalf of Judi's House/JAG Institute (JH/JAG), please accept this Site Plan submittal to begin review of the JH/JAG relocation to Aurora. The site for this proposed move is at the northeast corner of 25th Avenue and Fulton Street on vacant land originally owned by Aurora Public Schools but recently purchased by Judi's House. The assigned address is now 10125 E. 25th Avenue. The site was previously part of the Stapleton Aurora General Development Plan and is part of the Aurora Unified Development Ordinance code within the Mixed-Use – Original Aurora Main Street District (MU-OA-MS). No rezoning is anticipated for this site. The site is approximately 1.7 acres. The project is considered office space, used as grief counseling and research and will be approximately 26,117 sf.

Project Concept:

Judi's House was established in 2002 to provide free grieving support and care to children and caregivers. It was established by Brian Griesse, whose own mother passed away when he was just twelve years old. Judi's House was established in her honor for Brian to give back to children and teens who were also grieving the loss of a parent, sibling or other loved one. JAG (Judith Ann Griesse Foundation) is the research component that supports Judi's House.

Judi's House and JAG Institute are looking to relocate into a larger space and join within one building from their two current locations on Gaylord Street in Denver. The existing facilities are across a busy Denver street from each other and they hope to establish a location which allows them to co-locate for effective grief counseling supported by integrated research. They are devoted to providing free research-based care to grieving children and their families. They serve families, at no cost, from the entire Metro area and have been in talks with Aurora Public Schools regarding this vacant land opportunity. The site is Tract P of the Stapleton Aurora Subdivision Filing No.2 and is approximately 72,708 sf. There does not appear to be any encumbrances on the site except for a 10' utility easement on all 4 sides of the lot. We hope to remove this easement on the north and west side so we can plant trees. The site is south of Tract A which serves as an access and drainage easement for the Stapleton Development.

A goal of the planned project will be to create a "home environment" for their clients, one that is an "easy door to walk through." The two-story office space is planned to have several features of a residential quality, such as a front porch, outdoor space, big kitchen and dining area and associated parking. Another goal of the development is to be close to other residential, have restaurants, open space and trails for staff and visitors close by, as well as be

DENVER OFFICE

2901 Blake Street, Suite 100

Denver, CO 80205-2303

T 303.861.8555

F 303.861.3027

www.davispartnership.com

easily accessible for clients arriving from all over the Metro area. This site located at the northeast corner of 25th and Fulton fits within the vision of a new home by checking off many of the organizations wants and needs.

The site plan attached shows that parking is met and exceeds Judi’s House needs based on their current programs but is short of the Aurora requirements. We need 66 parking spaces and have 50 on site. We will be incorporating some parking reduction options allowed per the code section 146-4.6.4. Reductions potentially anticipated for this development include credit for carpool spaces, credit for EV charging stations, credit for bicycle parking and credit for on-street parking. Staff (research and outreach) work during the day for regular business hours, and in the evenings after the majority of the staff have left, families, volunteers and counselors arrive around 5:30 and are available until 8:00 p.m. to serve the clients. Parking is anticipated to be a shared use between the shifts. We believe we will hit all the requirements of the new code as well as respecting the flexibility that is within the Stapleton Aurora GDP. The facility is anticipated to take 9-12 months for construction and will begin once the entitlement process is completed and funding is acquired. The site was recently purchased from Aurora Public Schools, where it had been vacant land.

Architecture:

The building form combines one- and two-story volumes, with both gabled and flat roofs, to relate to the neighboring context. The building is set back from the property lines, allowing for variation in the massing, façade texture, and landscaping. The main floor of the building is slightly raised to create a front porch, enhancing the entry experience and residential character of the building. The massing and planning create a variety of spaces for staff and visitors to enjoy, while optimizing privacy requirements, solar access, and mountain views. As visitors to Judi’s House are primarily younger children, the design team intends to include interior and exterior elements that will invoke a sense of discovery, whimsy, and joy.

Exterior building materials are intended to be durable and timeless while embodying a residential character. Initial thoughts for primary façade materials include a combination of tumbled brick masonry and wood board-and-batten siding, with metal accents and operable windows. Site walls, planters, fence columns, and perimeter fencing would be of similar, complementary materials. Areas of enhanced brick detailing will add texture and richness to the building. Visible roofs are intended to be asphalt shingles of a complementary color. The project team will analyze a photovoltaic array as part of an overall strategy on sustainability; this decision is pending, including its size, location, and layout.

Landscape:

The project intends to provide the required landscaping per the Aurora code and the Stapleton Design Criteria. Exterior edge planting will be completed at the time of occupancy. Multi-use interior landscaped areas (behind fencing) are planned to be installed over time as volunteer projects. Landscaping is proven to assist in the healing of individuals and is an important component of the facility operations. A small interior courtyard is planned on the south side behind a 4’ wall/fence and landscaped to further screen and area that may hold adult sessions. The backyard will be enclosed with a 6’ solid fencing of some type to help protect the children during their sessions. Although they may not technically be held to HIPPA standards, privacy for the children participating in the program is of the utmost importance. We have been granted permission to provide that 6’ fence at the 10’ buffer line along the north edge of the property if we follow the buffer landscape regulations.

Access:

Vehicular access is through two curb cuts along Galena Street into the proposed 50 car parking lot. The project plans to support the parking counts based on current uses/needs as there are two shifts: 8:00am-5:00pm for research and outreach and 5:30pm-8:00pm for client care, counseling, and visitors. The daytime staff count of 28 and up to 70 visitors, volunteers and staff in the evening are at the facility. Many take public transportation and JH/JAG is considering providing a shuttle service to the RTD stations. The project intends to pursue Auroras allowed parking reductions and provide a traffic letter that will include the supporting documentation on traffic and parking needs. Vehicular improvements will be made along 25th Avenue and a bike lane will be added along Fulton Street as determined as part of Aurora's future planning efforts. Intersection accessible ramps will be brought up to current standards. Sidewalks within the site will be brought up to city standards and connect to the existing surrounding street network.

Signage:

One sign is planned for the site in addition to standard code signage. The signage is tentatively planned at the main pedestrian access and will fall within the size and type requirements at this time.

Utilities:

Existing utility infrastructure will be used, and the project currently sees no need for any upgrades.

Drainage:

A drainage report will be required as part of the Site Plan review process. The site plan incorporates landscape buffers around the perimeter of the site prior to runoff discharging offsite. Water quality treatment for the project is provided downstream in the existing Water Quality Pond 224, located west of the site. Per coordination with Public Works, detention is not required for this site as runoff discharges to an improved major drainageway.

In the attached documents, you will also find an application and supporting materials as requested as part of the site plan submittal. We look forward to discussing this project in more detail if required.

Sincerely,

Davis Partnership Architects. PC



Julie M. Meenan Eck, ASLA
Senior Associate

Cc: File, JH/JAG