



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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September 13, 2019

Jon Van De Voorde
Nash Inspiration LLC
9033 E Easter Place, Suite 110
Greenwood Village, CO 80112

Re: Initial Submission Review - Rockinghorse CSP No 14 - CSP and Plat
Application Number: **DA-1370-37**
Case Numbers: **2019-4013-00**

Dear Mr. Van De Voorde:

Thank you for your initial submission, which we started to process on Monday, August 5, 2019. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, September 30, 2019.

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 administrative decision date is still set for Wednesday, October 30, 2019.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or at hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: k:\\$DA\1370-37rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A neighborhood meeting is recommended. There has been a lot of discussion with the dog park, as well as inquiries from Livingood Hills. Please contact Scott Campbell at (303) 739-7441 to schedule a meeting.
- Douglas County commented that the proposal is consistent with the Intergovernmental Agreement. Douglas County Engineering requested that there would be no trail access off Inspiration Drive.
- PROS commented that additional discussion regarding park programming may be necessary to ensure the required amount of amenities for park credit is met.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

The following community comments were received with the initial submission.

A. Name: Stacey Opfer

Address: 8631 S. DeGaulle Court Aurora CO 80016

Phone: 3039818801

Email: clanton67@gmail.com

Comment: The site will cause concerns with traffic. Also, creating a dog park in this area is too risky with the number of young families. It will also attract individuals who do not reside in this area. This should not be approved.

B. Name: Charles Wagner

Address: 8600 S de Gaulle Court Aurora CO 80016

Phone: 3036380657

Email: chlawagner@comcast.net

Comment: Will the open space have a perimeter fence to keep off road traffic down...dirt bikes, atv and etc.

Who will maintain and pick up at the dog park? There will be people who do not pick up after their dogs? Will the dog park be irrigated? Will there be off street parking? Currently there is none?

C. Name: Jim Haggarty

Address: 23723 E Eads Drive Aurora CO 80016

Phone: 7347176513

Email: hagsmtl@gmail.com

Comment: I do not approve of removing the hockey rink boards as our children need to have as much flexibility as possible to get outdoors and enjoy all sports instead of removing the boards because adults feel the need.

D. Name: Lynn Kubiak

Address: 24058 E Caleb Pl Aurora CO 80016

Phone: 7209361444

Email: lynnkubiak@earthlink.net

Comment: Although I'm a dog owner I have some serious concerns about the dog park. Is there going to be a parking lot available for users who visit the parks? It is a huge burden and safety issue to expect the homeowners in the neighborhood to accommodate parking and traffic for users of the proposed parks. I live in the Vistas and see this will impact us greatly. Who is going to clean up the dog park when pet owners don't clean up after their pets. Numerous dog parks have already closed because of over use and lack of clean up. How much money has Aurora budgeted yearly to handles these issues? What hours are the parks open? Is there a study done like the attached document that impacted residents can review?

E. Name: Christine Koch

Address: 24028 E Caleb PL Aurora Colorado 80016

Phone: 7203726177

Email: cl.christine.cl@gmail.com

Comment: I do not want this across the street from my home.



F. Name: Sehzat Oner

Address: 23841 E Minnow Dr Aurora CO 80016

Email: sehzatoner@gmail.com

Comment: I have a comment on the bike/skateboard elements that are planned for construction on the pedestrian pathway in Pathfinder park.(sheet 6,7, 35 and 36) We are opposed to any sort of skate park so close to our home and right on top of a pedestrian pathway.

We own one the houses that is adjacent to pathfinder park, who will have full view of these elements, and we will also be directly affected by the noise. Not only are these design elements not safe for people on a stroll it is also extremely loud. I'm not sure if the persons who planned this have ever heard a skateboard grinding on metal and concrete and then slamming on the the ground, I'm certain it passes the decibel limit for you be comfortable in your own home. We have a baby and I work from home and I do not want to hear the constant noise. What happens when it is being used long in to the night? Who will enforce any sort of time limit? Will we need to call the authorities every time it passes a certain hour? I don't believe this proposal has been thought through.

We purchased our home because of the peace and quiet this neighborhood is known for and to live adjacent to a nice, quiet natural setting; not to live next to a noisy skateboard park. Furthermore, this park is meant to be used for leisurely strolls with family members not for listening to wood grind on concrete and dodging skateboarders. I'm sure there are other properties more appropriate for a skate-park, not in a beautiful park behind someone's backyard.

G. Name: Jaiveer Reddy

Address: 23753 East Eads Drive Aurora CO 80016

Phone: 8145913097

Email: jaiveerreddy@yahoo.com

Comment: Any improvements will increase property values.

H. Name: Aaron Curtiss

Organization: Inspiration Common Area Committee

Address: 23733 E Eads Dr Aurora CO 80016

Phone: 7202811395

Email: aaron@oldhamcurtiss.com

Ms. Lamboy:

This letter is in support of the recently submitted Rockinghorse Conceptual Site Plan No. 14. The park expansion and trail network detailed in the CSP is the result of more than a year of collaboration between NASH Inspiration, LLC and the community's Common Area Committee.

As outlined in our prior correspondence on this matter, this plan represents many of the most-desired amenities from residents in the community – from restrooms and a shade sail at Pathfinder Park to expanded trails and a dog park. It also delivers creative and unexpected features that we believe will be a source of community pride and engagement – from the sledding hill and skate rails to the amphitheater seating near the proposed multi-purpose shade structure.

The Common Area Committee was created in 2017 by the Inspiration Metropolitan District and is made up of resident volunteers from across the community. The community's developer engaged the committee at the earliest stages of the planning process and continued to work directly with it until the final draft was submitted to City of Aurora.

The plan under review reflects what's possible when a community's developer works collaboratively with the residents. We urge City of Aurora to approve this plan so that construction may begin and the residents of Inspiration can enjoy these great additions to our community.

Please do not hesitate to reach out with any questions.

Sincerely,

The Inspiration Common Area Committee

Mark Berkstresser

Aaron Curtiss (Secretary)

Marla Healy (Vice Chair)

Ron Lee

Forrest Oldham

Maurice Smith

Graham Lammers

Greg Wolgamott (Chair)



2. Completeness and Clarity of the Application

Cross-Reference

1. It may be helpful to include an exhibit that states all the case numbers of existing CSPs that are modified as a result of this CSP. That will help staff and the public to have a cross-reference in case it is needed.
2. Rockinghorse should be one word in the title.

3. Open Space and Recreational Amenities

Dog Park

1. I have received many inquiries regarding the dog park and potential impacts. First, there is concern with the location of parking to serve the dog park. A resident observed that the closest street to the dog park has a curve, and it may cause traffic concerns with on-street parking.
2. Please provide additional information on the operations of the dog park, including hours that the park is accessible, lighting (if any), noise mitigation, and maintenance.
3. Recently there was a meeting regarding connections to the Piney Creek Trail. Please continue to work on the trail design and indicate in the next submittal the trail design and location.

4. Landscape Design Issues

Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

1. No comments.

5. Other Site Planning and Technical Issues

1. Label tracts surrounding the CSP site, including the number of the adjoining CSP as well as the case number for ease of future reference.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Public Art Plan

Roberta Bloom/ rbloom@auroragov.org/ 303-739-6747

1. No comments received at this time. Please keep in mind that all public art must be installed before the completion of this project.

7. Building and Life Safety

William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Sheet 2

1. Replace Note 5 with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
2. Please remove these notes.

Sheet 5

1. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, site amenities and transportation stops (or to edge of site near public transportation stops

Sheet 31

1. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtain prior to any construction for both the restroom building and the shade shelter.
2. Please work with the Planning Dept. to identify any addressing needs for this project.

Sheet 62

1. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtain prior to any construction for both the restroom building and the shade shelter.
2. Please work with the Planning Dept. to identify any addressing needs for this project.



8. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

No comments.

9. Parks Department

Chris Ricciardiello/ cricciar@auroragov.org/ 303-739-7154

Correct document as illustrated in the redlines.

1. While the removal of existing park improvements and replacement with new park elements may affect a better park user experience, these will not be counted by PROS as replacement for PA-14X area.
2. The sledding hill space should read as a cohesive park space in order to receive neighborhood park credit; not certain that credit will be given the way it is currently designed.
3. What assurance is there that there will not be a safety concern with the sledding hill terminating at the catch fence?
4. Shouldn't the fire pit area be part of the sledding hill complex?
5. The bike/skate space should read as a cohesive park space in order to receive neighborhood park credit.
6. On Sheet 38: In the field review with PROS, the applicant agreed to design a play area in keeping with the PROS-defined neighborhood park play areas. Without the play areas accounted for in the PA-14X Neighborhood Park, playground elements will be needed here to augment service areas.

FDP Amendment

1. PROS has worked closely with the applicant regarding the Rockinghorse/Inspiration eastern open space, the approved framework development plan, and the repositioning of the PA-14X neighborhood park elements and acreage into alternative sites. Amend the FDP documents according to improvements approved through this process.

Acreage Map

1. The primary objective of this development application is to remove the neighborhood park and its programmatic elements (PA-14X) from the open space area on the east side of the Xcel corridor (PA-24) and establish alternate locations for the park uses and programmatic elements elsewhere along the existing park and open space system. Neighborhood park functions and associated acreage must then be shown in a graphic that defines NP acreage removed and NP park acreage replaced. Provide a map that graphically represents these changes.

Cohesive Park Elements

1. All proposed park elements meant to receive neighborhood park credit in replacement of the acreage defined by PA-14X must be defined in a manner that displays cohesive design and placemaking content. Some of the areas in question appear to be physical elements dropped onto the framework of an existing park and open space network without an effort to create new places and experiences. Coordinate with PROS to better define the new park elements.

10. Forestry

Rebecca Lamphear/ rlamphea@auroragov.org/ 303-739-7177

Rockinghorse CSP 14 is located within the Black Forest therefore Forestry requires the submittal of a Tree Protection Plan (TPP). The project will also need to adhere to Aurora's Tree Preservation Policy.

Components of the required Tree Protection Plan

The TPP should be a stand-alone document, but submitted in conjunction with the Development Application, and should include a signature block for Forestry.

This document includes an inventory of trees, including candidates for preservation, removal, and relocation. This will also include the mitigation requirements for those trees removed– the dollar value and the inches required to be planted back onto the site. In the case of Ponderosa pine removal, it is required that Ponderosa pine are replaced back onto the site.



If there are trees to be preserved within the construction limits, then an escrow account will need to be set up. This amount is based upon The Guide to Plant Appraisal published by the International Society of Arboriculture. This will be provided to you by the entity that will perform the inventory. Forestry will need to meet with the Consulting Arborist who conducts the inventory to collaborate on the appraisal.

The TPP must be approved before the commencement of any development activities. The TPP also must be approved before the Civil Plans and FDP is approved.

A Consulting Arborist from the list below should be contacted to conduct the tree assessment. This should be included with the submittal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

Please contact Aurora Forestry if you would like a sample Black Forest Tree Protection Plan

Components required for Tree Preservation Policy for non-black forest trees

Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Clarify trees to be removed on plan, information is inconsistent. Please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed, include grading on this sheet as well. Forestry Division staff will conduct a tree assessment, which includes species, size, condition, and location factors if further removals are required.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

11. Real Property

Darren Akrie, dakrie@auroragov.org and Maurice Brooks, mbrooks@auroragov.org
Correct document as illustrated in the redlines.

1. Send in the State Monument Records for all the aliquot corners used in the plat.
2. Please update labels where noted.



12. Revenue

Diana Porter/ 303-739-7395/ dporter@auroragov.org

1. No fees are due.

13. Traffic Engineering

Brianna Medema/ bmedema@auroragov.org/ 303 739 7336

1. No comments.

14. Utilities

Ryan Tigera/ 303 739-8867/ rtigera@auroragov.org

Correct document as illustrated in the redlines.

1. On Sheet 5, please show how the restroom will receive water and sanitary sewer services.

15. Douglas County

Curt Weitkunat/ 303-814-4365 / cweitkun@douglas.co.us

1. A comment letter has been received. Please see the attached letter.

16. Urban Drainage and Flood Control District

Richard Borchardt, Urban Drainage and Flood Control District

2480 W. 26th Avenue, B-156

Denver, CO 80111

Email: rborchardt@udfcd.org

1. No comments have been received as of the date of this letter.

17. Xcel Energy

Donna George, Right of Way & Permits / 303-571-3306 / donna.l.george@xcelenergy.com

1. See the attached letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 22, 2019

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

Attn: Heather Lamboy

Re: Rockinghorse CSP No. 14 and Filing No. 21, Case # DA-1370-37

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric **transmission** lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the contextual site plan and subdivision plat, it is the responsibility of the property owner/developer/contractor to contact John Lupo, Siting and Land Rights Senior Manager at 303-571-7281 or john.d.lupo@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please also note there are natural gas and electric **distribution** facilities throughout the contextual site plan area. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

PSCo requests that a minimum 10-foot wide utility easement is dedicated on private property around the perimeter of Lot 1 of the plat, particularly for connectivity throughout the entire development and neighborhood, and especially along Inspiration Drive.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121.

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

Project Name: ROCKINGHORSE CSP NO 14 - CSP AND PLAT

Project Number:

Date Received: 09/05/2019

Jurisdiction: City of Aurora

Due Date: 09/12/2019

Addressing Comments:

All previous filings in this subdivision show Rockinghorse as one word, not as two words as shown on the Filing 21 exhibit.

Engineering Comments:

- Douglas County requests that access to the park be made from internal Rockinghorse streets as opposed to Inspiration Drive.

Planner Comments:

The proposed soft surface trails proposed for the Buffer Area east of the Xcel ROW shown in the Conceptual Site Plan are in keeping with Section D.2 of the First Amendment of the Intergovernmental Agreement that define the uses allowed in the Buffer Area.