



Sterling Design Associates, LLC

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

November 30, 2017

Sara Ullman, Planner  
Planning and Development Services  
Planning Division  
15151 E. Alameda Parkway, Ste 2300  
Aurora, CO 80012

RE: Initial Submission Review – Saddle Rock East Coffee Shop – GDP  
Amdt, PDP Amdt and Site Plan Amdt  
Application Number: DA-1216-20  
Case Number: 1998-2007-04; 2003-7008-01; 2017-6034-00

Dear Sara,

Thank you for your review of our second submittal. The following are responses to the City's second roundround comments.

#### PLANNING DEPARTMENT COMMENTS

##### 1. Community Questions Comments and Concerns

Comments have not been received as of September 26, 2017– **Noted.**

##### 2. Completeness and Clarity of the Application

#### WAIVER REQUEST

- Your proposal includes a waiver request of Section 4.4.3 of the Commercial Architectural Standards of the Saddle Rock East Commercial Preliminary Development Plan. The standard for pad sites is "20% of lineal frontage along Gartrell Parkway shall be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications." Your cover sheet must include this waiver request, as well as justification and any associated mitigation techniques. As per Code Section 146-405 (G), staff will provide a recommendation to the Planning Commission regarding consideration of all waiver requests. In order to mitigate the impact of your waiver request, staff ask that more than 20% of the building elevation adjacent to Gartrell be comprised of spandrel glass treatments. Prior to the Planning Commission hearing, the cover sheet must be revised to list the waiver request, justification, and associated mitigation techniques. The building elevation must also be revised to show enhanced spandrel glass treatments adjacent to the Gartrell. – **The waiver request and justification and mitigation provided.**

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#### SIGN PLAN

- Please include a Sign Plan in your site plan package. The sign plan should show locations of all signs, including ground signs, building mounted, and directional signage. The sign plan should also have details of all proposed signs calling out materials, lighting method, and dimensions. Charts and/or tables should be used to indicate conformance city code as well as the Saddle Rock Preliminary Development Plan. – A sign plan and associated Code chart and details have been provided.

#### ARCHITECTURAL REVIEW APPROVAL LETTER

- A formal letter of approval from the Architectural Review Board for Saddle Rock East Commercial has not been provided. This letter must be submitted prior to the Planning Commission hearing. – The ARC approval letter has been provided.

#### SADDLE ROCK GDP AMENDMENT REGARDING AFTER-HOURS USES

- In reviewing the Saddle Rock GDP, staff recommended the language regarding after hours uses be amended to reflect current Zoning Code. Section 3.3.4 (b) of the Saddle Rock GDP should be amended in order to be in accordance with Zoning Code Section 146-1252 regarding after-hours uses. Similarly, Section 2.3.1 (a) of the Saddle Rock East Commercial PDP should also be amended to adhere to code. – This amendment request has been added to the GDP and discussed in the revised letter of introduction.

#### SADDLE ROCK EAST PDP AMENDMENT

- Please revise the language of the PDP amendment to clarify that the drive-thru restaurant use shall only be allowed on Lots 2 and 4 (the existing Starbucks and the proposed new location). – The drive-through use has been clarified as part of the PDP amendment.

#### LETTER OF INTRODUCTION

- The Letter of Introduction must be revised to describe the waiver request, justification, and mitigation techniques. The language regarding Building Architecture must also be revised because the proposed building elevations do not conform to the design standards of the governing documents. If the applicant chooses to proceed with amending the GDP to reflect current code regarding after-hours uses, the Letter of Introduction must describe this request and explain how it meets approval criteria for GDP Amendments. – The letter of introduction has been revised to describe the waiver request and justifications and the two amendments to the GDP and PDP.

#### 3. Landscape Design Issues

Kelly Bish/ kbish@auroragov.org / (303) 739—7189

#### SHEET 6

- 1- Dimension and label the landscape buffer. – Landscape buffer labeled.
- 2- Label the order window – Pick up window labeled

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#### 4. Architectural and Urban Design Issues

##### SHEET 2

- As per the Saddle Rock PDP Section 7.3 regarding screen walls, "walls must be constructed with materials that are complimentary to the style of adjacent buildings, incorporating the same finishes and colors." The screen fence proposed does not meet these requirements. In order to meet the requirements of the governing documents, please revise the design to provide a screen wall that it is comprised of similar materials and colors of your building. – The screen wall design has been revised to include masonry brick columns to match the building.

##### SHEET 10

- In order to mitigate the effects of the waiver request regarding the provision of vision glass on the elevation adjacent to Gartrell, staff recommends the applicant provide spandrel glass treatments in exceedance of what is required for vision glass. Please remember that staff provides a recommendation to the Planning Commission regarding the approval of waiver requests. – Spandrel glass/glazing has been provided that exceeds the minimum glazing requirement by an additional 13% for a total of 33% lineal footage and is 11'-6" high vs the min 10' requirement.

#### 5. Other Site Planning and Technical Issues

##### SHEET 1

- The title must read "SADDLE ROCK EAST COFFEE SHOP- SITE PLAN WITH WAIVER". This must be consistent on all sheets within the site plan package. – Title updated
- The amendments block should be empty to provide space for the documentation of any future amendments. – Revised
- The number of wall signs allowed by the Saddle Rock East PDP is limited to 3. Please revise your Data Block accordingly. – Wall sign quantity provided
- Regarding the Data Block and signage, please break down which types of signs are included in the "Proposed number of signs". Please denote how many walls signs, monument signs, and directional, etc. are proposed. – Sign quantity shown and provided in the sign plans included in this submittal.

##### SHEET 11

- First review comments regarding site details have not be addressed. Please provide details of outdoor seating, benches and any other items. – specifics of the site furnishings have been provided with this submittal.

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

##### 6. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303—739—7357

–CAD has been provided with the civil CD submittal.

##### 7. Building and Life Safety

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Neil Wiegert/ [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) / 303.739.7613

Ted Caines/ [tcavine@auroragov.org](mailto:tcavine@auroragov.org) / 303.739.7628

SHEET 1

- See sheet reflecting changes to Agency Referrals Block— Revised

SHEET 7

- See sheet note to be added — Revised

SHEET 10

- See sheet reflecting note for Knox box identification. — Revised

SHEET SD-I

- Identify location of the Knox Box with an X inside a box. — Revised

8. Civil Engineering

Janet Bender, Project Engineer, PE CFM/ [jbender@auroragov.org](mailto:jbender@auroragov.org) 303—739—75 12

SHEET 1:

- Change contact information for Public Works — Revised

SHEET 2 and 3:

- Dimension and note width of existing sidewalk on the south side. Please note curb ramps that are included in the accessibility routes from a public right-of-way for the pad site and for the shopping center shall include ADA compliant detectable warning truncated domes. Please note that civil plans may require more detail to the curb ramps including elevations, slopes and landing areas.— Dimensions and detectable warnings added.

SHEET 4:

- Please add the word "Private" to all private storm drain lines and private inlets— Revised
- Identify cross pan at the entrance. — Revised

SHEET 5:

- Identify inlet on Gartrell as public and add to note 15 "unless otherwise noted.— Revised

9. Real Property

Reviewed by Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / PDF comments in magenta

Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

SHEET 2

- Label "existing Utility easement". — provided
- Change this to a 23' Fire Lane and Public Access Easement. .— Revised
- Check with Aurora Water to see if the SM needs to be within a dedicated Utility Easement. Please contact, Steven Dekoskie (303) 739-7490. — Existing inlet not on property and not affected.

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#### 10. Forestry

Jacque Chomiak/ [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / (303)739—7178

According to the plan, there will be 10" replaced on the site, however, it was unclear which trees are specific to mitigation. Please show a symbol indicating trees that are specific to tree mitigation. I did see that some trees will be upsized to accommodate some inches, but it didn't equal to the 10" required.

Payment will be made into the Tree Planting Fund in the amount of \$760.35.

Total \$760.35 – **Noted. This fee will be provided in lieu of the trees.**

Since there will be trees preserved on the site during construction activities, the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual notes shall be added to the plan. The following is the link: Parks, Recreation & Open Space Dedication and Development Criteria manual. – **Noted.**

#### 11. Traffic Engineering

Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / (303) 739-7336

SHEET 2

- Add supplemental plaque to SB stop sign, "Cross Traffic Does Not Stop", W4-49 – **Plaque callout and detail provided.**

#### 12. Xcel Energy

Name: DONNA GEORGE

Organization: XCEL ENERGY PUBLIC SERVICE CO - CONTRACT ROW PROCESSOR

Address: 550 15TH ST, SUITE 700 DENVER, CO 80202

Phone: 3035713306

Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Comment: PSCo/Xcel Energy has no further comments or concerns. – **Noted.**

#### 13. Centurylink

Name: DUSTIN PULCIANI

Organization: CENTURYLINK

Address: 700 W MINERAL AVE LITTLETON, CO 80120

Phone: 7205203133

Email: [Dustin.Pulciani@centurylink.com](mailto:Dustin.Pulciani@centurylink.com)

CenturyLink has been in contact with Applicant to discuss the granting of a private easement to CTL in order to address CTL's concerns. We are working towards resolution of this issue. In the interim, CTL renews its objection to the proposed site plan as based on our original objection comments: CenturyLink objects to the proposed site plan. The ALTA survey identifies a telephone pedestal, fiber vault, and a buried conduit along the northern portion of the property. These facilities are situated out of any of the existing easements that are along this property. With the proposed redevelopment of this property, CTL requests that the applicant contacts Dustin Pulciani in order to discuss the grant of an easement by the Owner to CTL that will encompass these existing facilities. – **An easement has been provided per discussion with Mr. Pulciani. The proposed easement has been sent directly to Mr. Pulciani and we are awaiting final OK to prepare legal and exhibit for recording.**

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We look forward to your feedback and working with you to develop an exceptional project for Starbucks and the City of Aurora.

Sincerely,

Jonathan Spencer, PLA  
On Behalf of Sterling Design Associates, LLC

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