



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Monday – February 15, 2021

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **EMAIL TO: CDALBY@AURORAGOV.ORG**

CITY OF AURORA

Office of Development Assistance
15151 E. Alameda Parkway,
Aurora, CO **80012**

Attention: Ms. Claire Dalby

Re: Letter of Introduction and Operations Plan

MCDONALD'S RESTAURANT

14100 E. Iloff Avenue
Aurora, CO

SLS JN: 19-0001-157

Dear Ms. Dalby,

As you are aware McDonald's Corporation is planning to redevelop the southeast corner of South Blackhawk Street and East Iloff Avenue with a new McDonald's Drive Thru Restaurant, parking, landscaping, drive aisles, and utility improvements. As part of this project McDonald's Corporation is requesting a Special Use Approval for the drive thru operations associated with this development.

As you can see from the attached plan the site has been designed per the Iloff Station Overlay with the building placed along the Iloff Avenue right-of-way, and the parking placed behind the building screened from Iloff Avenue. Furthermore, the drive thru is designed in a non-typical fashion which does not wrap around the building. The drive thru enters from the back side of the building using the building to screen the drive thru from Iloff Avenue. A 42-inch screen wall and landscaping will be used to screen the drive thru from the South Blackhawk Street frontage.

The building is designed to meet the Iloff Station Overlay using increased height, additional glazing, upgraded materials, and horizontal articulation. The building materials will utilize brick, faux wood, other high-quality materials to create changes in materials and the building will feature horizontal articulation. The building finishes will continue around the building utilizing four wall architecture.

Additionally, the street frontages along South Blackhawk Street and E. Iloff Avenue will be brought up to current standards with street trees and wide sidewalks to allow better pedestrian access. The curb ramps located at the corner of East Iloff Avenue and S. Blackhawk Street will be brought up to current City of Aurora standards. Pedestrian access from the building directly to Iloff is provided creating convenient pedestrian access for the expected foot traffic from Iloff Station. Furthermore, ample bicycle parking is being provided along the Iloff Avenue sidewalk. The corner of South Blackhawk Street and East Iloff Avenue will utilize a rain garden for stormwater treatment. A rain garden will be utilized, because it allows for a wider variety of planting than other stormwater treatment options. Furthermore, the rain garden will only treat runoff from the building rooftop, and a small area of the drive thru. The majority of the site will be treated by a second extended detention pond located near the center of the overall development. The second pond will also treat runoff from a large portion of the existing development along with the remainder of the McDonald's development. The entire area tributary to the pond will be treated for full spectrum stormwater treatment per current City of Aurora requirements. As part of the proposed stormwater improvement several new private and public storm drain pipes and inlets will be added. Furthermore, an existing storm drain outfall will be routed around the proposed McDonald's building within the Iloff Avenue right-of-way. All public and private stormwater improvements will include maintenance and access easements.

The proposed water improvements include a 1-1/2-inch domestic water tap serving the building, a 4-inch fire line and tap serving the building sprinkler system, and a new fire hydrant and 6-inch fire hydrant tap. The proposed water connections will be made to the existing 8-inch public water main running within an easement south of the building. The proposed fire department connection is located at the SE corner of the building within 100-feet of the new fire hydrant. A portion of the existing fire lane and utility easement will be vacated, and new utility easements will be dedicated for the water meter and fire hydrant.

The sanitary sewer from the building will exist the south side of the building, where the kitchen waste will be passed through a grease interceptor before joining with the remainder of the waste being conveyed west to the existing 12-inch sanitary sewer main located in South Blackhawk Street. The proposed connection to the main will utilize a service connection.

2595 Ponderosa Road – Franktown, CO 80116

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As described above, this project will require a Conditional Use for the drive thru. The site complies with the approval requirements as follows,

- a. The site layout, screening, and building are designed to meet the City of Aurora Code, and the Iliff Station TOD Overlay District.
- b. The building orientation, material, height, and connectivity are designed to meet the Iliff Station TOD Overlay District.
- c. The project size, scale, height, density, traffic, and hours of operation are designed in accordance with the guidance provided by the planning staff, City of Aurora Code, and the Iliff Station TOD Overlay District.
- d. The McDonald's project is located within an overall development area currently populated by a diner, Boston Market, Texas Roadhouse, a Mexican food restaurant, and a gas station. Therefore, the proposed project meets the surrounding uses.
- e. The existing roadway and utility infrastructure can support the proposed development. Pedestrian connectivity upgrades within the adjacent street rights-of-way are included with this project.
- f. The site will not dislocate any residences or tenants of existing building.
- g. The application mitigates adverse impacts by using screening of the site along with sidewalk and street frontage upgrades along E. Iliff Boulevard, and /south Blackhawk /street.

As you can see from the included information the proposed McDonald's development has been carefully designed to meet the current City of Aurora codes, the Iliff Station Overlay District, and the Conditional Use requirements. The project includes public improvements to the adjacent street frontages and the existing storm water drainage facilities. Furthermore, the site is designed to screen the drive thru and parking, offers a pedestrian and bicycle friendly layout, and contains a building designed to meet the intent of the Iliff Station Overlay District. Please feel free to call me if you have any questions about what is being proposed.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

A handwritten signature in black ink that reads "Robert J. Palmer". The signature is written in a cursive style with a long, sweeping underline.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Trevor Prophet, McDonald's via: trevor.prophet@us.mcd.com