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MEMORANDUM

To: City of Aurora, Office of Development Assistance

From: Jake Sippy

Date: August 24, 2019

Project Name: Blackstone Country Club Renovation

Project #: 6082

Subject: Contextual Site Plan Amendment

Copy To: Project Team

Blackstone Country Club Renovation
Major Contextual Site Plan Amendment
Submittal 1, 8/24/2019

INTRODUCTION

The Blackstone Country Club was originally approved under the High Plains Country Club FDP (2003). The clubhouse was approved with the High Plains Country Club CSP Filing No.7 (2006). Constructed in 2008, it was anticipated that the clubhouse would one day need to expand its facilities. For this reason, when originally platted the lot for the clubhouse (Lot 1 Block 1, Filing No. 7) was deliberately oversized on the western side, an adjacent tract (Tract C, Filing No. 7) was provided, and an additional 41 parking spaces were provided beyond the minimum required (347 provided, 306 required, per Filing No.7 CSP).

This Amendment to the High Plains Country Club CSP Filing No. 7 expands the existing clubhouse facilities with a new (second) pool with a slide and splash equipment area, an expansion to the existing bar area, associated patio/seating areas, an expansion of the existing restroom facilities, and a new flexible play area made of synthetic turf. This introductory letter outlines the general operations of this new area, and then details responses to comments posed in the pre-application meeting memorandum.

OPERATIONS

Membership

Blackstone Country Club requires a membership in order to use its facilities. Currently, there are about 500 (individual) Social Members, which includes access to the clubhouse and pool area, and about 1000 (individual) Golf Members, which includes access to the golf course in addition to the clubhouse and pool area. Note that membership also includes Black Bear Country Club in Parker, so attendance is split between both clubs.

Unlike a public facility that would expect to increase attendance and traffic as a result of an expansion, these proposed plans are primarily intended to serve the existing membership. It is estimated that there will be only be a small growth in membership in the future as Blackstone is approximately 85% built out. Current estimates include an additional 100-200 members will be added in future.

Peak season Hours:

Peak season typically lasts from June through August. The club is closed on Mondays.

- Fitness: 6:00 AM – 9:00 PM
- Golf: 7:00 AM – dusk
- Restaurant: 11:00 AM – 9:00 PM
- Pool: 8:00 AM – 8:00 PM

Employees

During peak season Blackstone retains between 120 to 150 employees at the Clubhouse; however, there are never more than about 30 to 40 employees on site at a time, even for large events. With the new expansion, it is anticipated that another 10 to 15 employees might be added to the total number of employees. At any given time, a total of 6 to 10 employees may be associated with the pools (in the clubhouse kitchen, at the bar, as servers, etc.), which might increase to as much as 15 with the new expansion. The existing pool doesn't currently have lifeguards, although this may change in future.

Parking

Currently, parking area south/southwest of the Tennis courts is very rarely used, and typically only by employees. During the largest of events they do get some cars parked in that area, but the lot has never been completely filled in the last three years. Under the current CSP, 41 spaces were provided above and beyond the requirements for the clubhouse at that time.

The design and operations teams feel strongly that the existing parking lot is adequate to accommodate the proposed facilities expansion. There are several reasons for this:

- The lot was over-sized to accommodate expansion from the outset.
- Because of the bike-friendly nature of the neighborhood there is a high percentage of members that bike to the clubhouse.
- Use of the new facilities is limited to members only, and there is a ceiling on the number of members that will be added (refer to prior section on membership).
- It is expected that the new facilities will primarily redistribute the members that use the existing facilities, and only partial increase the overall number of users (refer to prior section on membership). This is a driving factor in the new pool facilities' orientation towards kids and teens.
- The largest events at the club are scheduled to avoid overlap. For example, golf tournaments that invite non-members always take place on Mondays, when the club is closed. This way, even if you had a full tournament of 144 golfers, it wouldn't overlap with clubhouse use. Similarly, weddings and events tend to be in the evening, after golf is finished. There may be some overlap, but it is rare.
- In the unlikely event that a combination of large events would fill the parking lot, employees would park at the golf maintenance facility (which is on the club's property) and shuttle to the clubhouse via golf carts.

Please find below responses to comments from the pre-application meeting notes. For brevity, City comments have been paraphrased; however, note that responses take in to account full commentary from the City's notes. The order corresponds to the order in the meeting notes.

PLANNING DEPARTMENT COMMENT RESPONSES

1. Zoning Land Use Issues

(Must comply with High Plains Country Club CSP, FDP and Aurora Code.)

Response: Acknowledged

2. Site Design Issues

2A. *(If additional building to the south is proposed in future, will require additional CSP submission.)*

Response: Acknowledged. The potential structure has been removed from this submission. The pool expansion will partially reduce the number of people using the existing pool as the kids and families will shift to the new pool and activity area. The net change is expected to be up to 50 about people during peak hours. This number is based on current observed pool usage, the limitation of furnishings provided in the pool area, and the limitations inherent to the structure of member-only usage.

2B. *(Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.)*

Response: A path has been provided to allow connections to the parking area south of the existing tennis courts. A path to the open space tract has not been provided at this time as the future use of the space indicated is not determined. Bike riders are encouraged to arrive at the main drop off where the bike racks are currently located.

2C. *(On-site parking is required, provide parking counts.)*

Response: See description of parking in the "Operations" section of this letter. All parking will be accommodated in the existing lot, which exceeded the minimum required spaces and meets the minimum required accessible spaces.

Currently, we would estimate that the expanded facilities could result in an increase of about 160 users based on the number of seats that are being made available and an assumption on the practical capacity of the synthetic turf zone:

93 lounges

9 cabanas @ 2 people each

10 new tables @ 4 people each

12 users at the synthetic turf zone

163 Total users in pool expansion area

At 4 users per 1 parking space, this would require about 40 new spaces.

As described above in the parking section, even this number represents the upper end of what is expected. Many of the club's members arrive via bicycle, and the events identified in the existing CSP's parking calculations don't take in to account how the events at the facility don't occur concurrently.

Finally, if there ever were some reason to park more than the spots available, employees would park at the club's golf maintenance facility (which is on the Blackstone Club property) and shuttle to the clubhouse via golf carts. This would free up 30 to 50 spaces in the lot.

2D. *(See comments on lighting standards)*

Response: Lighting fixtures proposed match the existing CSP as closely as possible. No new parking lot lights are being provided as no new parking spaces are being provided. Lighting plans and details are provided.

3. *Landscape Design Issues*

3A. *(Must comply with High Plains Country Club CSP)*

Response: Acknowledged.

(Provide necessary landscape tables.)

Response: Tables included on cover sheet.

(Include "NOT FOR CONSTRUCTION" stamp, plant labels and symbols, etc.)

Response: Acknowledged.

(Flatten .pdf and eliminate SHX comment types)

Response: Acknowledged.

(Comply with site triangles)

Response: There are no site triangles within the project site.

3B. *(Must comply with more restrictive requirements of High Plains Country Club CSP or Article 14.)*

Response: Acknowledged.

3C. *(Article 14 Landscape Ordinance.)*

Response: Acknowledged. Plan provides a 25' buffer along existing homes, and will transplant existing evergreen trees, will plant new shrubs, and will grade site to strategically screen views.

(Existing irrigation system will need to be modified and an irrigation permit secured.)

Response: Acknowledged. Irrigation plans will be submitted as part of the irrigation permit process.

4. *Architecture and Urban Design*

4A. *(Must comply with High Plains Country Club FDP and CSP.)*

Response: Acknowledged. The proposed or modified buildings will use the same material palette as the existing clubhouse.

4B. *(Rooftop mechanical must be screened.)*

Response: Acknowledged.

5. *Signage*

Response: No new signage (other than regulatory signage for the pool itself) is anticipated.

6. *Waivers*

Response: No waivers are anticipated at this time.

7. *Mineral Rights notifications*

Response: Per discussion, N/A.

8. *CAD Standards*

(Provide CAD files per CAD standards when submitting a signature copy of the plans.)

Response: Acknowledged.

Pre-Submittal meeting

(You must hold a pre-submittal at least 1 week in advance of submitting.)

Response: Pre-submittal meeting occurred 7/1/2019.

Community Participation

(Encouraged to engage community. 1 mile notice distance to neighborhood groups.)

Response: An illustrative plan has been posted in the entrance of the existing clubhouse. The club director frequently discusses the improvements with members. Meetings will be scheduled as needed.

FORESTRY DIVISION COMMENT RESPONSES

Tree Mitigation

(Trees greater than 4" will require replacement inch-for-inch. Show trees to be replaced or preserved on a separate sheet.)

Response: Acknowledged. Plan provided.

Tree Assessment

(Once CSP is submitted. Staff will conduct assessment and provide spreadsheet of # of inches to replace or dollar value of replacement.)

Response: Acknowledged. Current spreadsheet generically identifies preserved vs. removed trees, will be updated per staff assessment with next submittal.

Tree Preservation

(Preserved trees must follow standard PROS' Tree Protection detail.)

Response: Acknowledged.

Ash Trees Prohibited

Response: Acknowledged.

AURORA WATER

(The existing private storm line will need to be relocated or shown that the current location will not interfere with proposed construction.)

Response: The previously proposed building has been split into to so that it does not span over the existing storm line.

(A fixture unit table will need to be provided at the time of Civil Drawings to justify that the existing 2" service will be able to support the existing and proposed fixtures.)

Response: Acknowledged.

(The pool will need a separate sanitary service. This service may tie into the existing sanitary service assuming there is sufficient fall.)

Response: Acknowledged.

(The kitchen may need a grease interceptor depending on the use of the facility.)

Response: Acknowledged. The kitchen will have a dedicated interceptor on the north side of the building. It will be manually cleaned out in the same manner as the existing clubhouse facility.

(Water service may be provided from the 8-inch PVC which loops around the existing facility. Sanitary sewer service may be provided from the 8-inch PVC within Country Club Parkway. The project is located on Map Page 27Y.)

Response: Acknowledged.

(A Site Plan is required for this project and must show existing and proposed utilities as listed.)

Response: Acknowledged.

PUBLIC WORKS DEPARTMENT

(A Traffic Letter will be required.)

Response: Acknowledged.

(Show all adjacent and opposing access points on the Site Plan.)

Response: Acknowledged.

(Label the access movements on the Site Plan.)

Response: Acknowledged.

(Objects and structures shall not impede vision within the sight triangles...Show sight triangles on the site plan and landscaping plan at all access points. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10')

Response: Acknowledged. Note that there are no site triangles within the proposed landscape areas.

(Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets.)

Response: Acknowledged. Note that there are no new street or stop signs within the proposed site.

(The developer is responsible for signing and striping all public streets...Add a note to the Site Plan indicating this commitment.)

Response: Acknowledged. Note that there are no new street or stop signs within the proposed site.

(A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items... Trip Generation, Site Circulation Plan, Clarification on the guest policy and a discussion on the total number of residential units that contribute to this Country Clubhouse.)

Response: Acknowledged.

ENGINEERING DIVISION

(No public improvements are required with this development.)

Response: Agreed.

(The existing private storm sewer shall be relocated as needed.)

Response: The proposed improvements have been configured so that the existing storm sewer need not be relocated. The existing inlets will be adapted.

(Curb ramps must be shown...)

Response: All proposed improvements are behind existing sidewalks and curbs.

(Pedestrian Bicycle Railings required at 30" greater grade difference where 3:1...)

Response: Acknowledged. This condition is not present on the proposed improvements.

(Easements can be covered under a plat submission.)

Response: Acknowledged. This project will submit a replat.

(A preliminary drainage letter may be submitted in lieu of a preliminary drainage study...)

Response: Acknowledged.

(Storm water from concentrated points of discharge shall not flow over sidewalks...)

Response: Acknowledged.

(Tie site drainage in to existing public storm sewer system.)

Response: Acknowledged.

FIRE/LIFE SAFETY – BUILDING DIVISION

(Addressing - Building must display proper building number.)

Response: Acknowledged.

(Comply with 2015 IBFC setbacks.)

Response: Acknowledged.

(Civil plans must reflect noted standards.)

Response: Acknowledged.

(During final framing, will require 3rd party testing for ERRC.)

Response: Acknowledged.

(A new fire lane easement will be required. Buildings greater than 30' in height have special requirements.)

Response: Fire lane easement will be included on Replat. Proposed buildings are less than 30' height.

(Building "O" will require a new hydrant.)

Response: That facility is not included in this CSP. If it ever becomes needed a new CSP will be submitted.

(Proposed use and size of structure was not provided, therefore fire sprinkler system requirement is not known...Based on structure proximity to drive aisle a fire lane easement is required...)

Response: It seems that these comments are specific to Building "O", which is not included in the current proposed improvements.

(Commercial Cooking Equipment must utilize Type 1 Hood suppression system...)

Response: Acknowledged.

(Comply with accessibility requirements.)

Response: Acknowledged.

(Knox Hardware may be required.)

Response: Acknowledged.

(A phasing plan must be provided.)

Response: There will only be one construction phase.

(Include cover notes as identified.)

Response: Acknowledged.

(Site Plan "Data Block" must be included.)

Response: Acknowledged.

(Removed or relocated Fire Lane must comply with current specifications.)

Response: Existing Fire Lane will not be changing.

(Access to within 150' of each structure, but this may be increased at fire code official's discretion. If granted approval, a sprinkled structure may utilize 200' instead of 150'.)

Response: Acknowledged.

(Hydrants may require access easements.)

Response: Acknowledged.

(Trash enclosure)

Response: No trash enclosures are included with proposed improvements. Project will continue to utilize the existing facilities.

REAL PROPERTY DIVISION

(Plat Amendment is recommended but not required.)

Response: Project will submit a Plat Amendment.

(Property may require a replat for building permit.)

Response: Project will submit a Plat Amendment.

(A pre-submittal meeting with Real Property is required...)

Response: Pre-submittal meeting occurred for 7/1/2019.

(Include items on Site Plan from checklist.)

Response: Acknowledged.

(Currently no separate documents identified.)

Response: Agreed.

(Easements no longer needed will need to be released.)

Response: Does not apply.

(Encroachments into city-owned property or easements will require a License Agreement.)

Response: No improvements are proposed within city-owned property or easements.