



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Monday – May 17, 2021

Sent Via: ☐ 1st Class ☐ FedEx ☐ Courier
☐ Facsimile to:

☐ Hand Deliver

☒ **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. Iliff 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 Iliff 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 Iliff Station Overlay with the building placed along the Iliff Avenue right-of-way, and the parking placed behind the building screened from Iliff 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 Iliff 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 Iliff 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, Iliff 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 Iliff Avenue and S. Blackhawk Street will be brought up to current City of Aurora standards. Pedestrian access from the building directly to Iliff is provided creating convenient pedestrian access for the expected foot traffic from Iliff Station. Furthermore, ample bicycle parking is being provided along the Iliff Avenue sidewalk. The corner of South Blackhawk Street and East Iliff 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 Iliff 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

ROBERT PALMER, PE: 720.384.7661 phone • rpalmer@strategicsl.com • WEBSITE: <http://www.strategicsl.com>

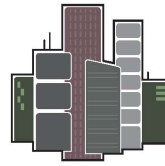
file: c:\s\projects\2018-projects\01 mcdonald's\129-iliff and 225 (aurora)\docs\2021-05-17-letter of intent r1.doc



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. The site layout places the building on the Iliff right-of-way with the drive thru tucked behind the building towards the interior of the commercial development. The site design creates a walkable street frontage in compliance with the intent of a TOD district, and hides the drive thru from the main street frontage.
- b. The building orientation, material, height, and connectivity are designed to meet the Iliff Station TOD Overlay District. The building height has been increased, and additional glazing has been added to create a building with the scale of a TOD development. The additional tall glazing panels allows the interior of the restaurant to be seen from the exterior creating a walkable scale. Additional horizontal and vertical articulation is used in the building, along with different high-grade materials not typically used in McDonald's construction. Furthermore, the placement of the building within 10-feet of the Iliff right-of-way creates a walkable scale preferred in a TOD zone district, and hides the drive thru elements from Iliff Avenue. New sidewalks, tree lawns, and pedestrian ramps are being constructed to increase the walkability of the adjacent public rights-of-ways, and a new bus stop will be constructed along Iliff Avenue in front of the restaurant to aid in public transportation access.
- 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. McDonald's plans to operate their restaurant 24-hours a day on weekends, and 5A.M. to Midnight on weekdays. Typical lobby hours are 5 A.M. to 9 P.M. with the drive thru open all hours of operation. However, the local operator can adjust the hours to meet customer needs or concerns. Typically, a McDonald's restaurant is expected to employ approximately 50-people at a restaurant. Peak shifts usually see a staff of between 12-15 employees with a shift manager and many times the restaurant manager. Peak times for this restaurant are expected to be 6:30 A.M. to 7:30 A.M. and 11:30 A.M. to 1:30 P.M. A smaller dinner peak around 5:30 P.M. is expected. As described-above the building is designed with a taller roof height to match TOD developments, and the placement of the building is designed to create connectivity along Iliff Avenue. Furthermore, the site is designed with the building between Iliff Avenue and the drive thru to screen the drive thru from the street, and to mitigate any noise from the drive thru. A screen wall and dense landscaping is being used along Blackhawk Street to mitigate the drive thru from adjacent uses.
- 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, along with a new bus stop to aid public transportation.
- f. The site will not dislocate any residences or tenants of existing building. The project location is currently used for stormwater treatment, which is being reconstructed to current standards at a new location on the site.
- g. The application mitigates adverse impacts by using screening of the site along with sidewalk and street frontage upgrades along Iliff Boulevard, and Blackhawk Street. As described above the proposed site uses the building, a screen wall, and landscaping to mitigate impacts from the drive thru. Furthermore, new tree lawns, sidewalks, pedestrian ramps, and a rebuilt bus stop increase the walkability and public transportation to the site. The tree lawns and sidewalks also help screen the site from adjacent developments by adding landscaping, and increasing the distance of the site from the adjacent streets.

Ms. Claire Dalby
Letter of Introduction
Monday – February 17, 2021
Page 2



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

As described in this letter, 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".

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