



**Sterling Design Associates, LLC**

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

March 15<sup>th</sup>, 2019

City of Aurora  
Planning and Development Services  
15151 E. Alameda Pkwy, 2<sup>nd</sup> Floor  
Aurora, CO 80012

RE: Letter of Introduction for Queen of Peace Catholic Parish at 13120 E Kentucky Ave, Aurora, CO 80012

### Introduction

This proposal is for a Major Site Plan Amendment for the Queen of Peace Catholic Parish demolition, addition, and renovation of the existing church. The project entails a 39,574 sf two-story Parish center addition that includes a full-service kitchen, parish hall, gathering spaces, classrooms, offices, and related spaces. The existing church building will have 3455 sf of renovation in the narthex (entry gathering space). The two existing buildings connected to the church are proposed to be demolished and the proposed new building will be constructed in the same general area.

### Project Description

This project site is located on an 8.02 ac (349,463 SF) parcel of land just north of Mississippi Ave between Uvalda Street to the west, Victor Street to the East, and Kentucky Avenue to the North. It lies just north of the existing Mississippi Avenue Baptist Church. The church plan on utilizing the existing to remain site pedestrian and vehicle accessibility connections. See attached exhibit. The property is currently zoned R-1 Low Density Single Family Residential.

The 27,100 sf of the two existing building footprints will be demoed and 21,343 sf will be added. This is a decrease of 5,757 sf of building footprint over the entire site. A future 4,356 sf building expansion area is shown and outlined for future Minor Amendment Phase when the parish has acquired the necessary funding. All new construction will be fully sprinkled. The existing church is not sprinkled and will be separated with a 2 hour fire wall from the new expansion.

The building architecture shall use of quality building materials, varied textures and harmonious colors is intended to compliment to the existing church building to remain. Building elevations are included with this submittal. An Operation Plan has been provided along with the traffic report. The new Parish Center is not expected to increase membership. The program space associated with the new building is very similar to the existing building and freestanding buildings that are going to be removed.

Proposed site work will include new pedestrian circulation around the new expansion to connect the existing circulation, new utility connections including a new fire hydrant and electrical transformer, trash enclosure, landscape enhancements, and irrigation retrofits. Any new landscape areas will follow the city's landscape code. There will be no increase or decrease of current parking lot areas as well as vehicle and handicap accessible parking spaces. All internal drives are to stay as is with asphalt/concrete patches for all utility connections and all current signage is to stay as existing to remain.

Jay M. Newell, PE  
Wayne T. Sterling, RLA, LEED AP

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Project Team

Owner/Developer:

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(303) 364-1056  
Attn: Dennis Haberkorn  
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Architect:

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Attn: Mr. Adam Hermanson, AIA  
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Surveyor:

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Attn: Christopher P. Juliana, PLS  
cjuliana@precision-survey.com

Civil Engineer/Landscape Architect:

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2009 W Littleton Blvd, #300  
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Attn: Joe Wilson, RLA, CID / Jay Newell, PE  
joe@sterlingdesignassociates.com  
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Traffic Engineer:

Sustainable Traffic Solutions, Inc.  
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Westminster, CO 80234  
(303) 589-6875  
Attn: Joseph L. Henderson, PE, PTOE  
joe@sustainabletrafficsolutions.com

Site Plan Criteria (Section 146-405(F)):

- Consistency with comprehensive plan – The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.
- Impact on existing city infrastructure and public improvements – The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements. Existing infrastructure is already in place for pedestrian and vehicular access, storm water conveyance, water and sanitary connections and associated dry utilities. The project's site's impervious area has decreased overall.
- Density – Not applicable to this site, no residential being provided.
- Protection and appropriate use of environmental features and topography to enhance the development – The building has been located and the site designed to work with the existing topography and existing site elements such as the existing church building to remain, garden area, landscaping, and other site amenities while maintaining existing view corridors. Water quality, wildlife habitat of riparian corridors, wetlands, and floodplains are not affected by proposed development. Open space and natural areas are not impacted. Landscaping has been designed to be compatible with the existing plantings, neighborhood, and community character.
- Landscaped Area – All new landscape areas of the site shall conform to adopted landscaping standards or guidelines adopted by city council. Landscape design direction to match existing on site while all new trees and shrubby meets the xeriscape principals of mountain front range region.
- Internal efficiency of design – The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed site design provides for safe and convenient

access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, deliveries, and trash collection. The building has been designed to achieve maximum efficiency of operations, ease of connection to existing operations, and provide the quickest connection to walk in patrons.

- Control of nuisance impacts – The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.
- Urban design, building architecture, and landscape architecture – The architecture, site and landscape architecture provide a high quality design. The building incorporates high quality materials, colors and textures on the building and trash enclosure. The building materials are compatible with the general area. The site layout maximizes the efficiencies of the building while preserving existing and establish areas. The functionality of the site is enhanced with the use of low maintenance, low water plants in all new landscape bed areas.
- Adequacy, accessibility, and connectivity of traffic and circulation plans – The existing traffic and circulation patterns are to remain with any new pedestrian circulations provide a direct and safe connection to the proposed buildings and existing infrastructure. There will also be new bike racks on-site for use by employees and patrons to the site.
- Street standards – No public or private streets are proposed or affected by this proposal.
- Past Performance – It is noted that the city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of the site plan.

#### Waivers

No waivers at this time.

#### Deferrals

No deferrals at this time.

#### Project Schedule

The overall site build out will be constructed in multiple phases. There will be some utility coordination with the respective purveyors and city prior to the demolition phase. The demolition and construction of the building is anticipated to begin in the fall of 2019 as soon as the plans are approved and permitted by the City with the anticipated completion in fall of 2020.

We look forward to your feedback and working with you to develop an exceptional project for Queen of Peace Catholic Parish and the City of Aurora. Please do not hesitate to call or email with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Wilson", is written over a light blue horizontal line.

Joe Wilson, RLA, CID  
On behalf of Sterling Design Associates, LLC



# Queen of Peace, Aurora

## Legend

Feature 1



E KENTUCKY WAY

S VICTOR WAY

S UVALTA STREET

Existing Buildings  
to be Demolished



300 ft

Google Earth

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