



Lauren Root
Samuel Engineering
8450 E. Crescent Parkway,
Suite 200
Greenwood Village
Colorado 80111

February 1, 2021

Jacob Cox, Project Manager
City Manager's Office
Office of Development Assistance
15151 East Alameda Parkway, Suite 5200
Aurora, Colorado 80012

RE: JESUS ON COLFAX – SITE PLAN

Dear Mr. Cox,

Enclosed is the Site Plan (SP) submittal for the Jesus on Colfax redevelopment located on the northeast corner of Colfax Avenue and Dallas Street in Aurora, Colorado.

Jesus on Colfax plans to redevelop the site into a facility used for religious and community purposes. This redevelopment will not only improve the structural integrity of the 100-year-old building, but will aid in adding a new way for the community of Aurora to connect and gather while preserving this historical landmark on Colfax. The improvements to the site include architectural enhancements, replacement of the asphalt pavement in the parking lot and adjoining alleyway with concrete, the addition of trees and landscaping within the existing sidewalk along Colfax Avenue, some replacement of the sidewalk and curb and gutter along Dallas Street, and the addition of landscape islands within the parking lot.

Construction will be done within the boundaries of the site, which is just over half an acre as well as within the adjoining right-of-ways surrounding the parking lot and existing buildings. Activities will include regrading and resurfacing the parking lot and City alleyway, replacing and upsizing the existing water service line and meter, improving the sidewalks and curb and gutter abutting the parking lot and near the Dallas Street access points into the building, as well as the addition of landscaping within the parking lot and along the Colfax Avenue street frontage. It is also the intention of Jesus on Colfax to significantly improve the current drainage and impermeability of the site by replacing the existing asphalt with concrete and adding landscaping to help mitigate ponding and reduce the overall runoff from the site.

The SP and other planning documentation will be in accordance with all City of Aurora code and specifications with the exception of three requested variances. Jesus on Colfax is requesting a variance to the setback limits that are intended for new construction, in order to preserve as much of the historical quality of the site and the original parking as possible. Jesus on Colfax is also requesting a variance to the

requirement to provide water quality. Due to the lack of public storm near the project location and the poor soils conditions, it has been determined that providing water quality on-site is either not feasible or too costly for the project to proceed. The third and final variance request is to reduce the drive aisle width within the parking lot from 23 feet to 22 feet due to the site constraints. It is the belief of the project team that the overall site drainage and water quality will be improved immensely from its existing conditions even though a water quality feature was not able to be provided. More explanation has been given in detail within the preliminary drainage report.

The proposed SP complies with the City Code, and any other plans and policies adopted by the City Council such as the use of the Mile High Flood District's Urban Drainage Criteria Manuals. This redevelopment plan conserves and improves an existing city landmark with little impact or undue burden to the city's infrastructure, public improvements, or the building's density. The proposed redevelopment will have no impact, nor disturb any existing environmental features. The addition of landscaping along Colfax and within the parking lot along Dallas will be in step of the city's existing landscaping improvements along its major corridors making foot travel more desirable while blocking undesirable views such as the parking lot. The landscaping will conform to adopted standards and guidelines by the city council. Any improvements to the site will also be in step with the city's architectural and aesthetic appeal for its historical preservations.

In order to complete the SP process, Jesus on Colfax has compiled an experienced team consisting of:

Owner

Jesus on Colfax
16748 E Smoky Hill Road
Centennial, Colorado 80015

Engineer/Architect

Samuel Engineering
8450 E. Crescent Parkway, Suite 200
Greenwood Village, Colorado 80111
(303) 714-4840

Other

Apex USA
705 East Main Ave
West Fargo, North Dakota 58078
720-260-2332

The Jesus on Colfax team looks forward to working with the City in efficiently processing this SP. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

Lauren Root
Senior Civil Engineer

Cc: Andrew Billings, Architect, Project Lead