



Planning Division  
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Aurora, Colorado 80012  
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August 17, 2017

Josh Taylor  
Vertical Construction Management  
1209 South White Chapel Blvd, Suite 180  
Southlake, TX 76092

**Re: Initial Submission Review - Saddle Rock East Coffee Shop - GDP Amdt, PDP Amdt and Site Plan Amdt**

Application Number: **DA-1216-20**  
Case Numbers: **1998-2007-04; 2003-7008-01; 2017-6034-00**

Dear Mr. Taylor:

Thank you for your initial submission, which we started to process on Monday, July 24, 2017. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 8, 2017.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for Wednesday, October 25, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7249 or at [sullman@auroragov.org](mailto:sullman@auroragov.org).

Sincerely,

Sara Ullman, Planner  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Jon Spencer, Sterling Design Associates Llc, 2009 W Littleton Blvd #300, Littleton CO 80120  
Margee Cannon, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: H:\\$DA\1216-20rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The ALTA survey identifies a telephone pedestal, fiber vault, and a buried conduit along the northern portion of the property. With the proposed redevelopment of this property, Centurylink requests that the applicant contacts Dustin Pulciani in order to discuss the granting of an easement by the Owner to CTL that will encompass these existing facilities.
- Please dimension and label the landscape buffer provided along Gartrell Road. It appears that the required 20' buffer as stipulated by the GDP has not been met. No curbing are permitted in the buffer area. An adjustment to the site layout will be necessary in order for it to meet the required buffers of the GDP.
- In order to meet screening requirements for the drive through lane and ordering areas, please provide an architectural screen wall which matches the predominant materials and design of your building. The screen wall should be provided in addition to the landscape material provided.
- Regarding the curb cut that you are proposing to remove, please remove the line work from all sheets. Be sure to work with Real Property in case any easements must be vacated or dedicated as a part of this work.
- Please include a table showing compliance with masonry and glass percentage requirements. As per the Saddle Rock PDP and GDP, at least 50% of the total facade of the building must be clad in masonry. In no case can stucco comprise more than 80% of any non-door/window surface or frontage/face. In addition, 20 percent of the linear frontage along Gartrell Road must be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications. Furthermore, you must ensure that no less than 25% of the linear entry frontage is comprised of glazed doors or windows.
- As per Article 20 of the Zoning Code, "Stucco shall not include any exterior insulation and finish system (EIFS) or synthetic stucco." As per City Code, EIFS may not be counted towards your masonry percentages. Please replace all EIFS building materials with stucco or an approved building material in the PDP.
- Sign area and design must adhere to City Code as well as the requirements of the Saddle Rock East PDP.
- Please revise your narrative as per the redline comments provided and also respond to the approval criteria for Site Plans and GDP Amendments as stipulated by city code.
- Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.
- Please address all redline comments from Civil Engineering.
- Please provide via email to Cathryn Day, a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes.
- Please show all traffic signs and sight triangles as required by Traffic and address all redline comments in your Traffic Study.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

Phone call received on 8/8/2017 from the representative of an abutting property owner concerning the relocation of the existing Starbucks located southeast of the intersection of South Gartrell Road and East Dry Creek Road.

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A neighborhood meeting was held on 8/15/2017 at the Aurora Fire Station 14. Two city staff, and the developer team were in attendance, however, no neighbors attended the meeting.



## **2. Completeness and Clarity of the Application**

### Operations Plan

- As per the Saddle Rock East GDP, after hours uses (uses operating between the hours of 12 am and 6 am) may be administratively allowed "if sufficient mitigation is proposed by the applicant." Your Operations Plan should explain how any potential negative impacts of early morning operating hours are mitigated.

### Architectural Review Board Letter

- Please provide a formal letter of approval (signed and dated on letterhead) from the Architectural Control Committee of the Saddle Rock East Commercial.

### Saddle Rock East (Super Target) Contextual Site Plan (CSP)

- Please provide a revised sheet C2.10 for the Saddle Rock East (Super Target) CSP (Case Number 2003-6047). Lot 4 needs to be bubbled and it should identify the new Site Plan Case Number.

### Narrative

- Your Narrative must respond to each of the approval criteria listed in Code Section 146-405 (F) regarding Site Plans and must also respond to the approval criteria in Code Section 146-403 (C) regarding General Development Plan (GDP) Amendments.
- Please revise your language regarding the fuel station that was planned to be located on Lot 4 as indicated on Super Target Site Plan. See redline comment.
- Please revise the language regarding the Saddle Rock East GDP Amendment and Saddle Rock East PDP Amendment. As stated in your pre-app notes, "The Saddle Rock East GDP (CN 1998-2007) and the Saddle Rock East Preliminary Development Plan (CN 2003-7008) limits the number of drive through restaurants to one for the entire commercial area located either South of Hindsdale or East of the "North South Drive" (Gartrell Road). A drive-through use has already been built on Lot 2 of the Saddle Rock East Contextual Site Plan (CN 2003-6047). Additional drive-through restaurants are not permitted in the commercial area. Your proposal will require a major amendment to the Saddle Rock GDP/PDP to allow more than one drive-through restaurant and to designate an additional location."
- Please be specific regarding the proposed hours of operation for the site. Your operations plan indicates "4:30 am-9:30 pm Monday through Friday and 5am-9:30 pm Saturday and Sunday."

## **3. Zoning and Land Use Comments**

### SHEET 1

- On the Data Block regarding zoning classification, please specify Saddle Rock East General Development Plan (GDP) Case Number 1998-2002.
- As per the Saddle Rock East Commercial PDP (Section 3.4.1) "Lighting levels on the entire site shall be reduced by 25% at midnight." Please include a note on the cover sheet regarding site plan compliance with this provision.

### SHEET 2

- Please label the abutting zone district on the west side of Gartrell Road as per the Site Plan Manual.
- See redline comments from landscaping regarding buffer requirements. You are not providing the required 20' buffer adjacent to Gartrell Road. The buffer is measured from property line to pavement.
- Please label the building setback from the southern property line.

## **4. Streets and Pedestrian Issues**

A. As per the Saddle Rock East GDP, "colored high quality unit pavers, in pedestrian crossings, store entrances, and other critical, pedestrian oriented areas of the development shall be required." As explained in your pre-app notes, "You may provide ADA-friendly alternatives to pavers as long as the material meets the intent of the GDP." Please provide unit pavers or another type of paving material near the building entrance and in the patio space.

B. Your ADA route must extend to the trash enclosure.

C. On the Site Plan, please show the sidewalk on the south side of the private access drive off of Gartrell Road. As shown, it is difficult to understand the context of pedestrian movement in the vicinity of your site.



D. In order to meet screening requirements for the drive through lane and ordering areas, please provide an architectural screen wall which matches the predominant materials and design of your building. The screen wall should be provided in addition to the landscape material provided.

E. On the Photometric Plan, please indicate the accessible route from the building to the ROW as well as from the building to the trash enclosure with a dashed line. The accessible route must be lit by no less than 1 foot-candle of illumination. In areas lacking illumination, please provide pedestrian lighting.

F. It appears that there are several locations on your site plan which are lacking sufficient lighting. Please provide additional lighting in the areas indicated on your Photometric Plan.

## **5. Parking**

### **SHEET 1**

- Your Data Block must include bicycle parking required and proposed. Bicycle parking is required by Code Section 146-1508. Code requires non-residential development to provide bicycle parking at a minimum of three percent of the required motor vehicle parking spaces.

## **6. Open Space and Amenities**

### **SHEET 2**

- Please indicate the outdoor seating area on the site plan with tables and/or benches. The intent of the Saddle Rock East (Super Target) Site Plan and PDP is to provide outdoor amenities adjacent to restaurant uses.

### **SHEET 11**

- Please provide details of proposed trash receptacles, outdoor seating, and benches. These site details must be consistent with design standards of the Saddle Rock East Commercial (Super Target) CSP.
- The Existing Starbucks on Lot 2 of the Saddle Rock East Commercial Subdivision Filing No. 1 identified such site details as the drive through ordering sign. Please include these details on this site plan.

## **7. Landscape Design Issues**

Kelly Bish/ [kbish@auroragov.org](mailto:kbish@auroragov.org) / (303) 739-7189

### **SHEET 6**

- Remove reference on all landscape sheets to any contractor related notes.
- Replace the junipers proposed for screening of the parking lot with another shrub species that will mature to a minimum height of 30”.
- While some utilities bi-sect the tree lawn, the eastern property boundary should match what has been provided further north adjacent to other developments. Please provide street trees at a ratio of 1 tree every 40 linear foot and update the landscape charts accordingly.
- Correct and/or remove the existing site entry if it is not being used.
- Dimension and label all provided landscape buffers along the southern private drive/road.
- While trees to remain should be grayed back, when the sheet is printed they barely show up. Please darken.
- Provide a landscape building perimeter table for review. For this application, building perimeter landscaping is required on all sides and appears to have been provided, but a table is needed to document/verify quantities.
- Turn off the dashed line that represents the area of existing landscape.
- Dimension and label the landscape buffer provided along Gartrell Road. It appears that the required 20’ buffer as required by the GDP has not been met. No curbing are permitted in the buffer area.
- Provide/replace one of the proposed deciduous trees along Gartrell Road with an evergreen tree to provide additional screening due to the elevated drive-thru lane and the fact that the both proposed and existing landscaping does not provide a great deal of screening due to the slope along this road.
- A screen wall should be added along with the landscaping to screen the actual drive through window and drive through lane. Due to the slope on the southern and western sides of the site, the plant material as proposed will not provide any screening.

**SHEET 7**

- Revise the Standard Landscape Notes so that there are none that related to contractor directed work and/or responsibilities.

**SHEET 8**

- One of the cross sections needs to be renamed “Section B”.
- Reverse the cross sections as presently shown on the sheet as Section A is shown second and what is to be Section B is shown first.
- The plant material proposed to buffer the drive through lane will not mature to a height of five feet tall. In order to meet screening requirements, please provide a masonry wall adjacent to the drive through lane which matches the predominant building materials of the coffee shop.
- An adjustment in the site layout will be necessary in order for it to meet the GDP requirements of a 20’ setback for the drive thru lane.

**8. Architectural and Urban Design Issues****SHEET 10**

- Please change the names of the building elevations to North Elevation, South Elevation, East Elevation and West Elevation.
- Please label all building dimensions on all elevations.
- Please include a table showing compliance with masonry and glass percentage requirements. As per the Saddle Rock PDP and GDP, at least 50% of the total facade of the building must be clad in masonry. The PDP defines “masonry” to be shaped or molded units, usually small enough to be handled by a single person, and composed of stone, brick, tile, concrete, glass, or adobe. In no case can stucco comprise more than 80% of any non-door/window surface or frontage/face. In addition, 20 percent of the linear frontage along Gartrell Road must be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications. Furthermore, you must ensure that no less than 25% of the linear entry frontage is comprised of glazed doors or windows.
- As per Article 20 of the Zoning Code, “Stucco shall not include any exterior insulation and finish system (EIFS) or synthetic stucco.” As per City Code, EIFS may not be counted towards your masonry percentages. Please replace all EIFS building materials with stucco or an approved building material in the PDP.
- As per the Saddle Rock East PDP, dark-tinted or mirrored windows are not permitted. Please clarify what window type is proposed on the building and include the material with the other thumbnails shown on Sheet 10.
- Please provide wall mounted decorative lighting which complies with the design standards of the overall commercial development. The Saddle Rock East GDP requires the provision of human scale building elevations. Decorative building lighting is a method that should be employed to meet the intent of the GDP.
- City Code as well as the Saddle Rock East PDP require 360 degree design. Please provide architectural detailing on all elevations such as windows, awnings, building lighting, planter boxes, trellises, ornamental metal, and/or art.
- Please internalize the ladder on the elevation fronting Gartrell Road. As shown, it is contributing to a back of house aesthetic.

**9. Signage Issues****SHEET 1**

- The Data Block must specify your proposed total sign area, your proposed number of signs, and your proposed monument sign area. The existing monument sign on your site will not count against your allowed sign area and does not need to be included in the Data Block.
- Logos are counted as part of your total sign area. As per the Saddle Rock PDP, logo signs may not exceed 25% of the allowable sign area. This calculation must be shown on the data block on the cover sheet.



- Please include an additional row in your Data Block with the following:

SIGN REQUIREMENTS	AS PER THE SADDLE ROCK EAST COMMERCIAL PDP (CASE NUMBER 2003-7006)
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SHEET 2

- Regarding the existing monument sign, please include dimensions to the street flow line and property line for both the Site Plan and Landscape Plan.

SHEET 10

- Please remove indications of building signage on the elevations. Sign permits are a separate process and site plan approval does not constitute sign approval. As per the site plan manual, you should identify the general locations of signs on the elevations as a dashed line and dimension the sign area envelope, as well as the letter height.
- The Saddle Rock PDP allows pad sites one wall sign per frontage (not to exceed a maximum of 3). Allowed materials include Plexiglas, bronze, aluminum, and carved or cast stone. As per the Saddle Rock GDP, signs may not exceed a letter height of 36", and the horizontal measurement of signs shall not exceed 75% of the lease space width. Regarding illuminance, color of illumination must be compatible with the overall shopping center light color, and the maximum level of brightness of light sources is 50 foot-lamberts as measure one foot from the source of light. Please include a table summarizing these requirements on sheet 10.

**10. Other Site Planning and Technical Issues**

SHEET 1

- The title must read "SADDLE ROCK EAST COFFEE SHOP - SITE PLAN". This must be consistent on all sheets.
- Please include an amendment block approximately 2 inches by 3 inches.
- On the signature block, please ensure you specific (NOTARY PUBLIC) under the appropriate line. Please see redline comment.
- Please provide a vicinity map that is not an aerial. The vicinity map should label all major roads.

SHEET 2

- Please remove the line work showing the existing curb cut since it appears you will be removing it in the scope of work of your site plan. This should be consistent on all sheets. Please work with Real Property in case any easements must be vacated or dedicated.
- Please label the building dimensions.

SHEET 5

- On note 14, the total building surface area does not reflect the number shown on your Data Block. Please correct this so that the numbers are consistent.

SHEET 6

- Please label the building dimensions.

SHEET 8

- Both cross sections are labeled as "Section A". Please correct this error.

SHEETS 10 & 11

- Please ensure all sheets are numbered and in the correct order. See redline comments.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **11. Addressing**

Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) , 303-739-7357

Please provide a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. These files can be e-mailed to me.

### **12. Building and Life Safety**

Neil Wiegert/ [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org)/ 303-739-7613

SHEET 1

- The correct phone number is: 303-739-7447
- Update note:  
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- Provide 2015-IBC construction type and use group in your Data Block.
- Identify van accessibility spaces required and provided in your Data Block.

SHEET 5

- Identify location of the Knox Box with an X inside a box.

SHEET 6

- Show and label Knox Box Location.
- Utilize a proper fire hydrant symbol.
- Show detail of accessibility to trash enclosure. Example: Self closing swinging doors with latch no greater than 44" in height.

SHEET 9

- Clarify within plan set which sidewalk configuration will be utilized. Example: See sheets 2 and 4.
- Provide entire exterior accessible route to public way and to all site amenities with a heavy dashed lines to verify the minimum 1 ft candle.

SHEET SD-1

- Identify location of the Knox Box with an X inside a box.

### **13. Civil Engineering**

Janet Bender, Project Engineer, PE CFM/ [jbender@auroragov.org](mailto:jbender@auroragov.org)/ 303-739-7512

The following is a list of comments on the site plan, please also refer to green comments on site plan.

SHEET 2:

- Add the word “private” to all private sidewalks typical all sheets.

SHEET 3:

- All curb ramps shall be compliant to latest ADA standards. Maximum slope over truncated domes shall be 2%. Concrete shall be per COA standards, in addition, site plan does not need to specify class of concrete. Configuration of curb ramp shown in detail does not appear on plans.

**SHEET 4:**

- Patio is showing with slopes less than 0.5%. Per 2.08.1.06 minimum of 0.50% slope on all concrete surfaces. Per 2.08.1.06.2 Minimum slope of impervious surfaces within 10' of building foundation shall be sloped a minimum of 2% away from building.
- Please note, per 2.08.1.07 maximum slope in landscaping area shall be 3:1. If slope is exceeded in construction a retaining wall will be required.
- Identify existing storm drain (inlets, pipes and manholes) within and adjacent to site and show on grading and utility plan.
- Add truncated domes to existing curb ramps, curb ramps shall be ADA compliant. Show truncated domes on curb ramps in plan view.
- Provide concrete pan to direct flows to inlet.

**SHEET 5:**

- Add the word "private" to notes 10-15 for all the private storm drainage facilities.
- Add a note stating that all storm drainage facilities are private and state who is responsible for maintenance.
- Type C inlet is not a COA standard and will require detail on civil plans. If this is CDOT Type C inlet the inlet is not designed for traffic loading and should not be used within the parking area.
- Minimum storm drain size is 18".

**SHEET 6**

- Show sight triangles.

**SHEET 9**

- Configuration of curb ramps and sidewalk at south location does not match other sheets.

**14. Real Property**

Reviewed by Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / PDF comments in magenta  
Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

Comment: Please be sure to follow up with Real Property in order to dedicate any necessary easement by plat or by separate documents.

**15. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / (303)739-7178

There will be a few trees impacted by development of this site. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option for most. However, the two hawthorn trees that may be impacted by the addition of a curb, are of a size and condition that they could be moved to another location on the site. If planting on the site to replace inches, the use of tree equivalents is not permitted to mitigate for tree loss, and is always above and beyond the regular landscape requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 25", but only 13" would be required for planting back onto the site. The mitigation value is \$1,204.00.



NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Spring snow crabapple	5	\$488.76		3
2	Spring snow crabapple	4	\$271.59		2
3	Spring snow crabapple	4			2
4	Spring snow crabapple	5			3
5	Hawthorn	4		This tree may not require mitigation, if it can be demonstrated that it will not be too close to construction activities.	3
6	Hawthorn	3		Too small to require mitigation, but may be impacted by construction.	
<b>Total</b>		<b>25</b>	<b>\$760.35</b>		<b>13</b>

**16. Utilities Department**

Steve Dekoskie/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / (303) 739-7490

Comment: No comments at this time.

**17. Traffic Engineering**

Ethan Jacobs/ [ejacobs@auroragov.org](mailto:ejacobs@auroragov.org) / (303) 739-7336

**TRAFFIC STUDY**

- Please see all redline comments in the Traffic Study.

**SHEET 2**

- 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 point onto public streets. Signs shall be finished and installed per the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

**SHEET 6**

- Show/label sight triangle/line past landscaping.

**SHEET 7**

- Please include a note regarding Sight Triangle Area as per the redline comments.

**18. Arapahoe County Planning**

Name: Julio Iturreria

Email: [jiturreria@arapahoegov.com](mailto:jiturreria@arapahoegov.com)

Comment: Arapahoe County Planning appreciates the referral however we have no comment on this project.

**19. Tri-County Health Department**

Kathy Boyer/ 720-200-1575/ [kboyer@tchd.org](mailto:kboyer@tchd.org)

Comment: See attached letter



**20. E-470 Public Highway Authority**

Comment: Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DA-1216-20 1124468 Saddle Rock East – Starbucks. E-470 Public Highway Authority has no comments. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303.537.3420 or [cweiss@E-470.com](mailto:cweiss@E-470.com)

Peggy Davenport  
Document Control/Administrative  
E-470 Public Highway Authority  
22470 E 6<sup>th</sup> Parkway  
Aurora, CO 80018-2425  
303.537.3727  
[pdavenport@E-470.com](mailto:pdavenport@E-470.com)

**21. Centurylink**

Name: DUSTIN PULCIANI  
Organization: CENTURYLINK  
Address: 700 W MINERAL AVE LITTLETON, CO 80120  
Phone: 7205203133  
Email: [Dustin.Pulciani@centurylink.com](mailto:Dustin.Pulciani@centurylink.com)

Comment: CenturyLink objects to the proposed site plan. The ALTA survey identifies a telephone pedestal, fiber vault, and a buried conduit along the northern portion of the property. These facilities are situated out of any of the existing easements that are along this property. With the proposed redevelopment of this property, CTL requests that the applicant contacts Dustin Pulciani in order to discuss the granting of an easement by the Owner to CTL that will encompass these existing facilities.



**22. Xcel Energy**

Donna George/ [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)/ 303-571-3306



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3524  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

August 4, 2017

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

Attn: Sara Ullman

**Re: Saddle Rock East Coffee Shop, Case # DA-1216-20**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan, GDP amendment, and PDP amendment for **Saddle Rock East Coffee Shop**. Please be aware PSCo owns and operates existing electric distribution facilities within the area of the natural gas main shown on the plans, and requests these electric lines also be shown on the plans.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado



August 9, 2017

Sara Ullman  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Saddle Rock East Coffee Shop (Starbuck's), Northeast Corner of Gartrell and Dry Creek Roads, DA-1216-20  
TCHD Case No. 4519

Dear Ms. Ullman,

Thank you for the opportunity to review and comment on the site plan for the relocation of a Starbuck's Coffee from 7500 S. Gartrell Road to the northeast corner of Gartrell and Dry Creek Roads. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **Food Service Plan Review**

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

### **Sun Safety for Outdoor Common and Gathering Areas**

Skin cancer is the most common cancer in the United States. Colorado has the 5<sup>th</sup> highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas

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through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for people to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends the applicant provide shade in the patio area.

**Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD commends the applicant for including bike racks in the design.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Environmental Health Specialist III

cc: Sheila Lynch, Steven Chevalier, TCHD