SEM
ARCHITECTS

September 18, 2013

Analiese Hock
Jefferson County Planning and Zoning
100 Jefferson County Pkwy
Suite 3550
Golden, CO 80419

Re: Denver Curling Club, First Submittal Comment Response
Case: 13-111687SD

Ms Hock,

CURRENT PLANNING

Site Plan

1. Please provide documentation stating the legal representation for Automotive Services Inc. indicating who can sign on behalf of the corporation.

Comment Response: The owner will submit proper documentation to Planning and Zoning separate from this re-submittal.

2. Please place dimensions on the building footprint.

Comment Response: Please see the revised Site Plan document that now shows dimension around the building footprint.

3. Please modify to show the building footprint, not the interior layout.

Comment Response: Please see the revised Site Plan document that shows the building footprint and not the interior layout.

4. Please review the attached remarked site plan and modify accordingly.

Comment Response: Please see the revised Site Plan document that addresses the redline remarks on the previous submitted document.

Architecture

1. ZR Section 13.E.1 states "side and rear walls of all buildings shall utilize similar building materials and architectural treatments as the front of the building resulting in 360 degree architecture. All facades adjacent to a street or residential development must include

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fenestration similar to the front of the building." The North, East and West elevations do not result in 360 degree architecture.

Comment Response: Based on the use of the building, the addition of fenestration such as glass windows and storefront to all sides of the building would be to the detriment of the curling ice function. All facades meet this requirement based on material and architectural treatments. A variance request is submitted as part of this re-submittal.

2. Architectural metal panel as siding is not an approved building material unless approved by the Director of Planning and Zoning.

Comment Response: Due to budget constraints for the project, metal building construction is required to meet the client's tight budget. In doing so, the metal building manufacturer provides metal panels as part of the construction of the metal building. Architecturally, we tried to improve upon the design of the building while still integrating the panels provided as a an accent to a primarily masonry building. A variance request is submitted as part of this re-submittal.

3. Staff has concerns about the proposed materials. Please provide a materials board.

Comment Response: A materials board is submitted as part of the re-submittal.

4. ZR Section 13.E.3 states "exterior walls shall include a variety of architectural features, materials and colors." The entire building is comprised of two materials and three different colors. Architectural features are minimal and only exist on the south elevation. Please revise to meet these standards.

Comment Response: Architectural features such as stone pilasters are consistent around the entire building. Multiple materials and colors are included in our design.

5. ZR Section 13.E.4 states "in the plains. Exterior walls over 50 feet in length shall feature changes in surface plane a no less than **50** feet intervals… A surface plane change must continue horizontally for at least 12 inches and must project or recess at least 12 inches from the average surface plane." None of elevations are meeting the standards for change in surface plane.

Comment Response: ZR Section 13 E.4 also states that "A surface plane change may project or recess six inches only if there is a change in both color and material". Currently, as designed, the building meets that portion of the zoning resolution for all elevations. Material and color changes occur regularly. Plane changes have been added to areas with expanses greater than 50'.

6. ZR Section 12.F.1 states "elements of building massing shall relate to the size and scale of adjacent buildings." This site is located within a residential neighborhood with average building footprint of 1,400 s.f. and height of 25 feet. Massing and impacts to the neighbors was highlighted in the rezoning hearing. Are there additional ways to make the massing of the building more complimentary to the surrounding neighborhood?

Comment Response: The design of the building already has placed the smaller scale portion, which is shorter than 25 ft., of the building toward the residential areas. A canopy has been utilized on the south elevation, where the mass is largest, to minimize mass of this elevation. Based on the geography of the site, the building, when constructed will sit lower than the residential buildings to the north and will not feel massive in scale. The building set back from 7th Avenue a greater distance than what is required in an effort to enhance the buffer between the building and the residences.

7. ZR Section 12.G.3 states "sloped roofs or canopies shall be covered with high quality roofing materials such as clay tiles, slate, concrete tiles, standing seam metal, wood/faux wood shake, or asphalt shingles. Metal roofs shall have a matte finish to reduce glare." Should the director of Planning and Zoning approve the use of metal, the material shall have a matte finish.

Comment Response: Acknowledged.

8. ZR Section 12.G.4 states "A roof plane change must occur at least every 50 feet in the mountains and at least every 100 feet in the plains. Changes include but are not limited to dormers, parapet with height variation, roof pitch or angle change, or a minimum 12 inch variation in height." A roof plane change only occurs once on the north and south elevation. An additional roof plane change needs to occur on both elevations.

Comment Response: Please see the attached revised Elevations that address the required zoning resolution requirements. Parapets have been added to provide the roof plane change at every 100 foot interval.

9. The north elevation only shows the line of the mechanical screen fence. Please provide a detail with materials of the screen fence.

Comment Response: See the additional details provided on the revised Elevations and Site Details.

10. The service doors on the north elevation need to be screened from residences and public roads. Please address.

Comment Response: Landscaping will be provided to help screen the rear doors from the residences.

11. Signage will be reviewed at the time of sign permit.

Comment Response: Acknowledged.

Parking Plan

1. The ODP refers to the Zoning Resolution which does not specify a parking ratio for a Curling Center.
The Site plan indicates the ratio of a Bowling Alley at 4.25 spaces per lane. Staff questions if this is an appropriate ratio. Please provide an explanation as to why this is the appropriate ratio for our zoning administrator to review.

Comment Response: There are no requirements for a curling facility, in which case four curling sheets (32 curlers) is comparable to four bowling lanes (32 bowlers) at full capacity. The additional spaces allow for overlapping between games which is sufficient for the needs of the owner.

Landscape Plan

1. A planted landscape island is required at the end of all parking rows and for every fifteen (15) parking spaces in a row. The northern parking aisle is 18 spaces, a landscape island is required at 15 spaces. Please revise accordingly.

Comment Response: A parking lot island has been added and landscaped to Jefferson County Standards.

2. Please designate the internal and perimeter parking areas.

Comment Response: A chart showing perimeter/internal requirements is located on the plan sheet. The area indicated on the plan as perimeter parking has been added to the square footage requirement for plant quantities.

3. Please place the Vision Clearance Triangle (VCT) on the plan.

Comment Response: The vision triangle has been properly labeled for clarity.

4. Please show the lot lines with the appropriate line weight.

Comment Response: Lot lines are now shown darker for clarity.

5. The trees on the landscaping plan do not match the trees shown on the photometric plan, please address.

Comment Response: Tree plan has been coordinated with lighting engineer. The new plan shows new locations for the trees in question.

6. A separate "Exhibit A" will be required for landscaping and for public improvements (see attached Template). The costs of the improvements shall be based on the attached Landscaping Costs Worksheet. Please submit these, as separate exhibits, to the case manager.

Comment Response: 'Exhibit A' has been completed for the landscape. Please find it attached to our revised submittal.

Photometric Plan

1. Building mounted and pole lights what be downcast, cut-off type, maximum height of a pole light shall be 20 ft. The submitted photometric plan does not specify the height. Please provide elevations of any proposed pole lighting.

Comment Response: Building mounted and pole light fixtures are all full cut-off type. Please refer to cut sheets for additional information.

2. Cut sheets/details of lights must be provided.

Comment Response: Cut sheets have been provided for all exterior light fixtures. Refer to the lighting cut sheet drawing. 8.5" x 11" inch cut sheets have also been provided.

3. The tree outlines on the photometric plan do not match the landscaping plan, please address.

Comment Response: Photometric plan has been updated to reflect the landscaping plan.

4. Street lights must be 30 ft from trees. Please address.

Comment Response: Please see updated Photometric plan.

Additional Comments

1. Please place the appropriate case number 13-111687SD and Map Number 52 on all sheets.

Comment Response: Acknowledged.

2. Prior to the approval of the SDP, the Plat will need to be recorded and approved.

Comment Response: Acknowledged.

ZONING ADMINISTRATION

1) The proposed project does not meet architectural standards as required by the Jefferson County Zoning Resolution.
i) Section D.1 has not been satisfied. Natural finish materials are required.

Comment Response: Due to budget constraints for the project, metal building construction is required to meet the client's tight budget. In doing so, the metal building manufacturer provides metal panels as part of the construction of the metal building. Architecturally, we tried to improve upon the design of the building while still integrating the panels provided as a an accent to a primarily masonry building. A variance request is submitted as part of this re-submittal.

ii) Per 13.E.1 of the Jefferson County Zoning Resolution, 360 degree architecture is required. This must be addressed.

Comment Response: Based on the use of the building, the addition of fenestration such as glass windows and storefront to all sides of the building would be to the detriment of the curling ice function. All facades meet this requirement based on material and architectural treatments. A variance request is submitted as part of this re-submittal.

iii) Per 13.E.4 of the Jefferson County Zoning Resolution, exterior walls over 50 feet in length shall feature a change in surface plane at no less than 50 foot intervals. This requirement has not been met and should be addressed.

Comment Response: ZR Section 13 E.4 also states that "A surface plane change may project or recess six inches only if there is a change in both color and material". Currently, as designed, the building meets that portion of the zoning resolution for all elevations. Material and color changes occur regularly. Plane changes have been added to areas with expanses greater than 50'.

iv) Per 13.G.4 of the Jefferson County Zoning Resolution, a change in roof plane is required every 100 feet. This must be addressed.

Comment Response: Please see the attached revised Elevations that address the required zoning resolution requirements. Parapets have been added to provide the roof plane change at every 100 foot interval.

2) It appears that the project will not meet landscaping standards per the submitted site plan. This should be addressed. Appropriate Landscaping should be incorporated into this project.
a) The minimum landscaped area, internal to the parking lot, shall be no less than 5% of the total impervious parking lot area. The table on the submitted plan does not designate the percentage for internal landscaping for the parking area. This must be addressed.

Comment Response: The total impervious area of the parking lot is approximately 19,926 square feet. We have provided 1,780 SF of landscape for internal parking area. This calculates to be approximately 8.9% of the total impervious parking lot area. This also has been noted on the plan tables.

b) Internal Landscaping includes the required landscape islands breaking up every 15 parking spaces. This has not been met and should be addressed.

Comment Response: A parking lot island has been added and landscaped to Jefferson County Standards.

3) Pole height is not designated in the submitted lighting plan. This must be addressed.

Comment Response: Pole height has been added to the plan in the Luminaire Locations table.

4) Once the SDP is completed and recorded, a building permit for the proposed structure will be required. As part of the building permit submittal we may need the following items per building;

- Building Permit application
- 2 copies of the approved SDP site plan
- 2 copies of the construction plans
- Water and Sewer availability form (not a service letter)
- Certificate of Compliance (usually tied to public improvements and water availability
- form)
- Subsurface soils investigation, including a test boring on the subject site
- Soils investigation form letter
- A traffic impact fee will be due when the permit is issued

Comment Response: Acknowledged.

5) Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County. A traffic impact fee may be assessed for new development on this site.

Comment Response: Acknowledged.

PLANNING ENGINEERING

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Roadway Design Manual (Roadway Manual).

SITE DEVELOPMENT PLAN COMMENTS

Site development plan document

Public Streets/Roads, Right of Way Dedication: Right-of-way dedication is required for adjoining, internal and connecting public streets/roads in accordance with the following table: (LDR 15.A.1.a)

Classification	Width (feet)	Street/Road Name
Freeway/Parkway	200	
Principal Arterial Street, above 25,000 ADT	130	
Minor Arterial Street, 10,000 to 25,000 ADT	100	
Collector Street, 1,000 to 10,000 ADT	37* or 50	
Local Street, below 1,000 ADT	36* or 50	7th Avenue, Eldridge Street
Principal Arterial Road	100	
Minor Arterial Road	70	
Collector Road, above 1,000 ADT	50	
Local Road, below 1,000 ADT	50	
Cul-de-sac turn-around	45 radius	

a. Adjoining Right-of-Way: This project adjoins Moss Street and Nile Court. Both Streets function as a local street. Dedication of right-of-way will be required adjoining the subject property measured 25 feet on either side from the centerline of the street/road if not previously dedicated. The centerline of the existing street/road and proposed right-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown. The requirement is 18.5' if a detached sidewalk is used and a sidewalk sign and maintenance easement is dedicated.(LDR Section 15.A.1.a(1) and LDR Section 15.A.1.a(4))

Comment Response: This note appears to address the adjoining properties along 7th avenue. We do not show a dedicated ROW for those properties and our research of County Records and City of Lakewood has not turned up any ROW dedications, although the road exists. We may need direction from the County as to how to proceed if no record of dedication can be found.

b. Existing Right-of-Way: Previously dedicated rights-of-way shall be shown, with the book and page or reception numbers of the recorded deeds noted. (LDR Section 8.D.9)

Comment Response: Title Commitment and County Records research have produced no recorded documents that definitively dedicate ROW along 7th and Eldridge for the subject property. The plat will create the ROWs for the roads as they pertain to the subject property.

2. Public Street/Road Intersections: Property line corners at street intersections shall be rounded at the intersections by a 30-foot radius (LDR Section 15 A.1.a.(5)).

Comment Response: Property line will be shown on the Plat and coordinated with SEM to show on the SDP document

3. Notes: Notes and restrictions regarding access, grading, drainage, floodplains and maintenance shall be placed on the Site Plan in accordance with the LDR and Zoning Resolution and as required by the Planning and Zoning Division. Please see the enclosed redlines.

Comment Response: No obvious redlines described the notes required. Searching the LDR and Zoning resolution turned up no information either. If planning and zoning can provide better direction of what is required it would be helpful.

4. Drainage Easements: Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access (Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria). Easements shall be dedicated according to the following:

DRAINAGE FACILITY	DRAINAGE EASEMENT WIDTH
1. Storm Sewer/Subsurface Groundwater Collection System Mains /Interceptor Underdrains (a) less than 36" dia. (b) equal to or greater than 36" dia.	20' Twice the pipe invert depth with sewer placed within the middle third of the easement (minimum width = 20')
2. Open Channel/Swales (a) Q_{100} less than 1 cfs (b) Q_{100} greater than or equal to 1 cfs	5' minimum 15' minimum 15' minimum (Must accommodate Q_{100} plus one foot of

and less than or equal to 20 cfs (c) Q_{100} greater than 20 cfs	freeboard)
3. Detention/Retention/Water Quality Ponds	As required to contain storage and associated facilities plus adequate maintenance access to the pond and around perimeter.
4. Along Side Lot Lines for single-family residential subdivisions as required.	The easement will be a minimum of 5' in width, centered on the lot line.

Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

5. Landscaped Strips: A landscaped strip shall be preserved adjacent to all freeways, arterials and collector streets in accordance with the following: (ZR Section 15.F.1.a)

Street Classification	Landscaped Strip Width	Street Name
Freeway	30 feet	
Arterial/Parkway	20 feet	
Collector	10 feet	7th Avenue, Eldridge Street

6. A copy of the Exhibit "A" (Cost Estimate) subject to the requirements of Section 33 of the LDR is required

7. A separate Exhibit "A" for landscaping, needs to be submitted to and be approved by Planning and Zoning.

Comment Response: Exhibit "A" is provided as part of this submittal.

ENGINEERING DESIGN STANDARDS

Circulation (Horizontal and Vertical Control)

1. Street Repair After Utility Connections: The applicant will be responsible for guaranteeing and completing any rotomilling and asphalt patching on street/road necessary to complete utility connections. Refer to the Exhibit A comment section for additional information.

Comment Response: A note has been added to the utility plan specifically calling attention to this requirement. The Exhibit A comment section was not attached.

2. Please make the revisions in the enclosed redlines

Comment Response: Noted. Revisions will be made to the attached redlined civil sheets C2 (Horizontal Control Plan), C4 (Drainage & Erosion Control Plan) and DR-1 (Proposed Drainage Map).

3. Public Street Road Improvements-Adjoining Local: The applicant will be responsible for improving the adjacent one-half of 7th Avenue and Eldridge to current local template standards, which may include adjusting, reconstructing, and providing a pavement overlay to the existing cross-section, if substandard (LDR Section 15 A.1.e.(2)).

Comment Response: Improvements to one-half of 7th Avenue are shown on the current civil sheets.

4. Intersection Design: The following needs to be revised at the proposed intersection. (AASHTO vehicle classifications are in parenthesis)

A computer analysis for design vehicles outlined below: (local\local and low volume local/collector street/road intersections Fire Districts Largest Truck).

Comment Response: The analysis requested is part of this re-submittal.

Allowable lane encroachment is outlined in the attached table.

Comment Response: No table attached. Please provide

a. ADA curb ramps at all intersection corners in accordance with Standard 5 of the Roadway Manual.
b. The slopes at the intersection must be in accordance with Section 3.5.2 of the Roadway Design and Construction Manual.
c. Please make the additional changes as outlined in the enclosed redlines.

Comment Response: Noted. Items a, b and c will be addressed on the applicable civil drawings.

5. Parking Lot Design: All off-street parking and loading must meet the standards in Section 14 of the Zoning Resolution. The requirements include the following.

a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.
b. Parking Lot Grades: Parking lot grades shall not exceed 6% in any direction (Section 14.E.11 Zoning Resolution).
c. Parking Space Delineation: Please include the required signage and surface markings for the ADA parking in the construction plans. See Section 14.E.14 of the Zoning Resolution for the requirements.

Comment Response: Noted. Items a, b and c will be addressed on the applicable civil drawings.

6. Stop Sign Control: Stop sign control is required at all unsignalized intersections warranted by the latest edition of the Manual of Uniform Traffic Control Devises.

Comment Response: Noted. A Stop sign is shown on sheet C2 of the civil drawings.

7. Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is measured from the point of intersection of the right-of-way/easement/lot lines extended. [If there are obstructions in the triangle on the adjoining property, the applicant will need to obtain the necessary rights from that property owner to eliminate the obstructions or the intersection will need to be relocated]. (Section 3.6.2 of the Roadway Manual) Display cars will need to be removed from the vision clearance triangles.

Comment Response: Vision clearances will be added to the horizontal control plan based on coordination with what is currently shown on the Landscape drawing L-1.

GRADING AND DRAINAGE

1. Grading and Erosion Control Plan Phasing: According to the requirements from the State of Colorado stormwater discharge permit, the grading, erosion and sediment control plan must be phased. The Grading Erosion and Sediment Control Plan must clearly depict the relationship between the phases of construction and the implementation and maintenance of BMP's.

Comment Response: Noted. The plan will be updated based on coordination with SEM and the Landscape Plans

2. Shallow Groundwater: This area is likely to experience shallow groundwater. It is likely that basements will not be permitted in this area due to the high groundwater in this area. In addition a subsurface drainage system will be needed as outline din Section 19 of the Land Development Regulation.

Comment Response: Acknowledged. A basement is not proposed as part of this development.

3. Infiltration Encouraged: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-stepprocess outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected

impervious area please see Chapter 14 of the Jefferson County Storm Drainage Design and Technical Criteria for more information.

Comment Response: Noted. All BMP's used to design storm water management facilities were per Urban Storm Drainage Criteria.

4. Drainage Off-site: City of Lakewood approval is required for the storm sewer discharge.

Comment Response: Noted. Farnsworth will help coordinate approvals with the City of Lakewood along with the design team.

Landscaping

1. Vision Clearance Triangle: Vision clearance triangles, sized according to the Zoning Resolution, must be shown at all intersections on the plan.

Comment Response: The vision triangle has been properly labeled for clarity.

2. Shading and Icing: The ODP and the Landscape Plan show and describe intensive use of evergreens of significant height along 7th Avenue. Coniferous plants and/or solid fencing on the south side of streets shade the pavement from solar exposure. The shading substantially increase snow and ice accumulation during winter storms and slows melting afterwards. This preventable condition can create unsafe traffic conditions and cause maintenance problems, both during and after a storm. The Landscape Plans need to be revised to eliminate shading of the streets or at least reduce the amount of shading to an acceptable level.

Comment Response: All evergreen trees located in the buffer area on the north end of the property are not closer than 15 feet to the back of curb based on Section 15 page 7 of the Jefferson County Zoning Resolution. Per conversation with Jefferson County Planning/Engineering, three (3) evergreen trees were replaced with three (3) deciduous trees to reduce the amount of shading to 7th Avenue.

Additional Requirements

1. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

Comment Response: Acknowledged.

CONCLUSION

These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions please contact Ross Klopf at 303-271-8733.

COUNTY GEOLOGIST

1. Comments will be provided once the review is complete.

Comment Response: Acknowledged.

CARTOGRAPHY

1. Please review and modify the attached red marked print.

Comment Response: Acknowledged.

2. Please modify the legal to the platted legal.

Comment Response: Acknowledged.

TRANSPORTATION AND ENGINEERING

1. Transportation and Engineering will require a quit claim deed (25 feet) to perfect ROW on 7th Avenue adjacent to this property.

Comment Response: Acknowledged.

ADDRESSING

Addressing offers the following comments on this proposal:

1. The purpose of this Site Development Plan is for the Denver Curling Center.
2. Access to the property is currently from county maintained West 7th Avenue.
3. Addresses will not be assigned until the SDP/Plat has been approved and recorded.

If you need further clarification or if I can be of further assistance, please let me know. Patrica Romero,
303-271-8778.

Comment Response: Acknowledged.

PUBLIC HEALTH

Jefferson County Public Health (JCPH) has no further concerns with the site development of this property.

We provided comments dated February 5, 2013 and April 22, 2013 proposals for this property. JCPH has reviewed the documents submitted by the applicant for this site development process and has the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed site development of this property. NOTE: Items marked with a "√" indicate that the document has been submitted or action has been taken.

REZONING REQUIREMENT:

√	Date Submitted	Required Documentation/Actions	Refer to Sections
√	8-2-13	The Water and Sanitation District must provide a proof of public water and sewer services in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater
√	8-2-13	Submit an Environmental Questionnaire and Disclosure Statement packet, in accordance with LDR Section 30, if applicable.	Environmental Site Assessment

WATER/WASTEWATER
The Pleasant View Water and Sanitation District will provide public water and sewer services for the proposed development according to a letter dated March 4, 2013.

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)
This Department has reviewed the Environmental Questionnaire and Disclosure Statement dated April 9, 2013. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information it does not appear that any environmental factors exist which would negatively impact the property.

Comment Response: Acknowledged.

ACTIVE LIVING
This Department would like to commend the applicant for considering the development of a curling center and future community museum that can provide recreational opportunities for the surrounding residents and future users of these facilities. We would encourage the developer to consider the following:

- Provide a sidewalk system that will connect the two buildings within this development that will allow
- safe and easy access by pedestrians. □ Construct pedestrian ways that are wide enough (5-6 feet) to allow for two people to walk comfortably
- abreast.
- Provide safe routes for pedestrians to access both buildings within this development.
- Provide bicycle parking for both buildings.
- Provide sidewalk connectivity to the surrounding development.

Design elements such as these can promote public health by fostering a sense of community and enhancing the well-being of the users of this development, as well as area residents.

Comment Response: Acknowledged.

REGULATED FACILITIES
If there will be a proposed retail food service establishment in the proposed buildings, it will be subject to a plan review, yearly licensing and routine inspections by this Department. Please contact Leslie Frank, Plan Review Coordinator (303.271.5776) for specific requirements.
"Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food.
Colorado Revised Statutes 25-4-1602(14).

AIR
A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State. JCPH can provide a dust control plan template to the applicant upon request.

XCEL Energy

Public Service Company of Colorado (PSCo) has reviewed the plans for 14100 W. 7th Avenue SDP. Please be aware PSCo owns and operates existing overhead electric distribution facilities within the proposed project area. The property owner/developer/ contractor must contact the Builder's Call Line at 1-800-628-2121 and complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal and associated costs. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. The developer should contact Robyn Larm, Right-of Way Agent at 303-716-2043 or robyn.m.larm@xcelenergy.com to resolve any easement issues including processing any quitclaim deeds. 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.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Be sure to review all comments. When you are ready to resubmit, please return the red marked prints with the next submittal as well as a letter addressing questions on comments.

Attached red marked prints to be revised:

- Colored Elevations
- Site Development Plan
- Grading and Erosion Control
- Horizontal Control Plan
- Photometric Plan
- Landscaping Plan
- Phase 3 Drainage Report

Comment Response: Comments associated with the drainage report will be addressed.

Please review these responses in the context of this submittal and related exhibits. We appreciate your efforts on the Denver Curling Center Development.

Sincerely,

Brad Nelson AIA, LEED AP BD+C

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