

Date: 11.4.2021

South Suburban Parks & Recreation Family Sports Dome – Letter of Intent

Family Sports Dome is located at 6959 S. Peoria St in unincorporated Arapahoe County on property owned by the Arapahoe County Public Airport Authority. South Suburban leases the property and owns the improvements. It is a 45,000 square foot air-supported, membrane structure with an attached 1,500 square foot traditional building. The air structure houses 265'x150' open synthetic turf field. The traditional building contains offices, a check-in desk, and restrooms. The facility was constructed in the late 1990's and was purchased by South Suburban in 2001

The intent is to demolish and reconstruct the existing structures to house the same indoor sporting activities and office uses within one building. It is anticipated the new structure will be a pre-engineered metal building structure to replace the existing air-supported, membrane structure. The new building will provide South Suburban with a more durable and longer lasting solution for the foreseeable future.

The attached plans and diagrams show the intent of the proposed building structure and site improvements. Site work is anticipated around the buildings to tie back to the existing site. Slight site & landscape improvements will be made around the building to accommodate the new structure. The existing storage shed located on the south side of the building will be relocated to another site.

It is not anticipated that the overall square footage will significantly change as the replacement building will encompass the existing footprint of the air-structure and associated office building.

The parking lots surrounding the facility are to be replaced & re-stripped as well adding the required accessible parking needed for the facility. The proposed height of the building is shown to be $\pm 53'$ to accommodate the proper clearances for sporting activities, such as soccer, within the facility.

Construction of this facility is anticipated to begin in February of 2022 starting with mobilization and site protection. Demolition of the existing structure is to start in March of 2022 and vertical construction to begin in April. Construction to be completed in September of 2022 and project closeout is anticipated to be by the end of 2022. Please see the attached design & construction schedule for your use.

Our team is looking forward to introducing this project to the Arapahoe County Public Airport Authority and hearing your thoughts, ideas & concerns regarding this building.

Sincerely,



Brandon Lucero
Technical Coordinator, Project Manager
Perkins&Will

Date: 11.4.2021

Re: South Suburban Parks &
Recreation Family Sports
Dome – Letter of Intent

Preliminary Web Documents

Perkins&Will

Date: 11.4.2021

Michael Fronapfel, Director
Planning & Development
Centennial Airport
7565 South Peoria St.
Englewood, CO 80112

Re: South Suburban Family Sports Development Plan Comments

Dear Michael,

Please see below for our responses to the comments received from Arapahoe County Public Airport Authority and the associated referral agencies.

Arapahoe County Public Airport Authority Comments:

1. Per the Development Policy & Application procedures, prior to construction, a Payment & Performance Bond or other acceptable surety to be approved by the Authority for 125% of the applicant construction contract will need to be in place

RESPONSE: The required payment and performance bond or other acceptable surety will be in place prior to construction.

2. It appears there not information on the lighting plan. Please provide this information for your final submittal.

RESPONSE: Please see the added photometric plan, Sheet E1 for additional information regarding the building lighting. As this site is only replacing the building, the existing parking lot lighting will not be replaced and will remain as existing.

3. There appears to be handicap spots in the parking lot south of the structure. Are these existing or newly added? If new, do they follow the current ADA guidelines?

RESPONSE: The referenced handicap spots in the south lot are new although not in the preferred location per the owner. These handicap parking stalls have been relocated to the west side of the building and follow the current ADA guidelines.

4. Any new signage on the structure will need to be submitted separately for approval with the Arapahoe County Public Airport Authority Signage Application when applicable.

RESPONSE: Noted. Please see updated sheets A4 & A5 for proposed signage types and locations.

5. All comments from the referral agencies will need to be addressed to their satisfaction.

RESPONSE: Noted. All comments will be addressed with this resubmittal.

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Re: South Suburban Family
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6. Please deliver the revised/final folded development plan copies and associated documents to our office located 7656 South Peoria Street Englewood Colorado no later than COB on November 4th. Refer to the attached Development Plan Checklist that shows the documents that are required for the final submittal.

RESPONSE: Noted.

South Metro Fire Rescue Comments:

1. It is expected that the current access to the structure will be maintained

RESPONSE: Yes, the current access to the structure will be maintained

2. It is expected that the existing fire hydrants will be maintained

RESPONSE: Yes, existing fire hydrants will be maintained

Arapahoe County Planning & Engineering Comments:

General Comments

1. This outside referral was presented to the County Technical Review Committee (TRC) including SEMSWA on October 20, 2021 to discuss the Development project and associated variance requests. Request # 1 is to waive the traffic impact study (TIS), and request # 2 is to provide a drainage letter instead a Phase III drainage study for the project. TRC Recommendation: TRC is supportive the waiver of the full TIS and the drainage letter provided the structure/building size is comparable and existing drainage patterns are preserved. TRC is requesting further justification of the waiver of the TIS based on use and square ft. of the building and no changes to trip generations. TRC also requests installation of a sidewalk along west side of Peoria.

RESPONSE: Yes, the new structure/building size is comparable to the existing building and the existing drainage patters will be preserved. Programming for the building will not be altered and it is intended to have the same use prior to the building replacement. A Drainage Letter has been provided that includes justification for Phase III waiver request.

The owner wishes to defer this comment about the required sidewalk at the west side of Peoria until the further application and review process for Arapahoe County Public Improvements Construction Permit.

General Comments for Drainage Study

1. The County case number for engineering submittal will be assigned when the applicant submits the entire engineering documents to the County for review and approval.

RESPONSE: Noted.

2. Based on submitted materials, it is anticipated that no improvements will be required within the floodplain. Additional requirements will apply if construction is proposed within the floodplain.

RESPONSE: No improvements are anticipated within the floodplain.

3. The site lies within the Cottonwood Creek drainage basin, and upstream of the regional detention and water quality facilities, Pond C3-C4.

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RESPONSE: Noted.

4. Pond C3-C4 is immediately southwest of this site. The Cottonwood Creek OSP, Pond C3-C4 drainage report, and Centennial Airport Master Drainage Plan appear to have assumed that the existing building and the parking lot adjacent to Easter Ave would be tributary to the pond. If these areas truly drain to the pond, conformance with the assumed imperviousness would need to be confirmed but no water quality pretreatment would be required. If any disturbance (excepting pavement maintenance where the pavement subgrade is not affected) is tributary to the Peoria Tributary downstream of Pond C3-C4, on-site water quality may be required.

RESPONSE: The area tributary to the existing pond has reduced impervious area and therefore should not affect capacity. The project does not anticipate any disturbance, excluding pavement maintenance, in the watershed that is not tributary to Pond C3/C4.

5. If on-site water quality is required, please provide water quality per the 20/10 rule per SMM Chapter 14. The 20/10 rule states the following: at least 20-percent of the upstream imperviousness shall be disconnected and drain through a receiving pervious area comprising at least 10-percent of the upstream disconnected impervious area. The receiving pervious area shall consist of some combination of grass buffers and swales designed in accordance with Chapter 14. A drainage easement is required for the proposed on-site water quality facilities.

RESPONSE: On-site water quality is not required.

6. A drainage easement is required for Pond C3-C4. There is no drainage easement existed for Pond C3-C4 and please provide the legal description of the easement within the submittal to the County for review by County GIS/Mapping department. Please note for easement to be dedicated to Arapahoe County requires the easements to be presented to the Board of County Commissioners for acceptance. Once the legal descriptions are approved, the agreement is accepted by all parties, Staff will present to the BoCC. The reception number from the document will need to be added to the construction plans. Allow for sufficient time to get this completed or get done early so there are no delays.

RESPONSE: A drainage easement will be provided for the existing Pond C3-C4 at a later date.

7. Need to verify if the existing storm drain systems have the capacity to carry the additional runoff from the development

RESPONSE: The area tributary to the existing storm drains has reduced impervious area and therefore should not affect capacity.

8. Please include the excerpts if there are information referenced from other studies and reports

RESPONSE: Excerpts from previous studies have been included.

9. Include the drainage maps for the existing and the proposed condition.

RESPONSE: Drainage maps have been included.

10. See additional comments from SEMSWA.

RESPONSE: Additional comments from SEMSWA have been addressed.

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General Comments for Development Plan

1. Per section 4-2.4.B.2.e of the Arapahoe County Land Development Code, all streets abutting a subdivision shall be complete with curb, gutters, sidewalks, and pavements which shall be designed and constructed in accordance with the Arapahoe County Infrastructure Design and Construction Standards. The installation of a sidewalk along west side of Peoria is required for the development.

RESPONSE: *The owner wishes to defer this comment until the further application and review process for Arapahoe County Public Improvements Construction Permit.*

Engineering Documents Required When Submit to the County for Review and Approval

- Drainage Letter
- Grading, Erosion and Sediment Control Report and Plan
- Construction Plans
- Engineer's Cost Estimate
- O&M Manual if on-site water quality is required
- Drainage Easements Legal Description if required
- Justification Letter to the Waiver of the TIS

RESPONSE: *Noted.*

Additional Items should be submitted with the engineering documents:

- Letter of Intent of the project
- ESD Engineering Transmittal Form at <http://www.arapahoegov.com/DocumentCenter/View/714>

RESPONSE: *Noted.*

Comments on Development Plan Drawings

1. Sheet C400

RESPONSE: *Comments have been addressed, see revised sheet C400.*

SEMSWA Comments:

General Comments

1. No drainage document was included with this referral. A drainage letter is required with the resubmittal. Please refer to the Arapahoe County drainage letter checklist and coordinate with SEMSWA & Arapahoe County regarding any additional information that should be included.

RESPONSE: *A Drainage Letter is included with the resubmittal*

2. Based in the Pond C3/C4 design report, it is believed that the majority of the site is tributary to this existing regional water quality and detention facility. If any disturbed area, excepting pavement management that does not disturb pavement

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subgrade, is not tributary to Pond C3/C4, additional water quality requirements may apply.

RESPONSE: The project does not anticipate any disturbance, excluding pavement maintenance, in the watershed that is not tributary to Pond C3/C4.

3. This project is located within the Cottonwood Creek drainage basin. System Development Fees (SDFs) have been established for development in this drainage basin. Please note SDFs will be assessed at the time of approval and are based on added impervious area. The SDF fee for this basin is \$5,242 per added impervious acre. These fees shall be paid prior to any permits being issued by SEMSWA.

RESPONSE: Noted.

4. Please note that permits are required prior to construction commencing on this site. Permits necessary for construction may include the Grading, Erosion and Sediment Control (GESC) Permit, Stormwater Public Improvement Permit (SPIP) and/or the Floodplain Development Permit (FPDP). There are permit fees and collateral required for these permits which are assessed at the time of approval. All fees and collateral shall be paid prior to any permits being issued by SEMSWA.

RESPONSE: Noted.

5. Please refer to the Resubmittal Checklist for all required documents and any remaining review fees.

RESPONSE: Noted.

6. Please submit a response letter to the comments with the re-submittal. Response letter is required for further review.

RESPONSE: Refer to this response letter and see attached spreadsheet for responses to drawing comments.

Site Plan Comments

7. Please revise the Site Plan to reflect all necessary comments as addressed on the other review documents associated with this project.

RESPONSE: Please see the revised plans.

8. Please refer to redlines and make the necessary corrections and revisions.

RESPONSE: Please see the revised plans.

Grading, Erosion and Sediment Control Plan and Report Comments:

9. The GESC Plans and Standard Notes & Details should be a “stand alone” set of plans

RESPONSE: A standalone GESC set has been provided with the resubmittal.

10. Please Provide SEMSWA Case No. DPR21-00085 on all GESC plans

RESPONSE: Project number has been added to GESC plans.

11. Provide and label the total area of disturbance.

RESPONSE: Area of disturbance has been added.

12. Label existing and proposed contours.

RESPONSE: Contour labels have been added.

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13. Consider utilizing a single Vehicle Tracking Control (VTC) to limit/reduce tracking off site.

RESPONSE: VTC reduced to one system/location.

14. Provide alternate details for Concrete Washout Area (CWA) and Vehicle Tracking Control (VTC).

RESPONSE: Notes have been added to the CWA and VTC details that if these systems are located on pavement, proprietary units shall be utilized and approved prior to construction.

15. Provide the additional Notes on the plan.

RESPONSE: Additional notes have been added.

16. Provide Silt Fence Reinforced (SFR) along back of curb along the west edge of the site.

RESPONSE: SFR added to plans.

17. Revise the Limits of Construction (LOC) to include all improvements and BMPs near the south end of the proposed building.

RESPONSE: LOC has been revised to include all improvements and BMPs.

18. Provide and label Street Sweeping (SS) for the private road where the site will be accessed.

RESPONSE: Street sweeping has been added to the plans.

19. Please refer to redlines and make the necessary corrections and revisions.

RESPONSE: Revisions have been made to address the comments, see attached spreadsheet for responses to drawing comments.

ACWWA Comments:

1. Please submit ACWWA utility plans directly to ACWWA for review, comment, and approval (independent from City/County approval process). Please refer to the "For Developer" link on ACWWA's website at www.acwwa.com for additional design requirements and submittal procedures. An imprest account will need to be established at the time of the initial submittal. Information regarding the imprest account can also be found at the aforementioned link.

RESPONSE: Noted, a separate submittal will be issued to ACWAA.

2. Separate service lines, taps, and meter pits are required for domestic, mechanical equipment, and irrigation services. Please provide plumbing plans, proposed fixtures cut sheets, and meter sizing calculations per AWWA M22. An M22 spreadsheet for meter sizing can be found at the above web address. Please provide all landscape and irrigation demand calculations as well. ACWWA has a maximum 10 fps velocity requirement through the water service lines and meters. Tap fees for the respective meter sizes can be found in Appendix A of ACWWA's Rules & Regulations which can be found at the website listed above. Tap fees are based on tap equivalents, annual demands and maximum velocity requirements.

RESPONSE: Noted, a separate submittal will be issued to ACWAA.

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3. Sampling manholes are required for each sanitary sewer service. Sand/oil interceptors will be required for any internal drains and sized per ACWWA criteria.

RESPONSE: Sampling manhole has been added to the plans.

4. All existing and proposed ACWWA utilities, including meter pits and sampling manhole are to be within existing ROW or a minimum 30' wide easement dedicated to ACWWA by separate document. Please refer to "ACWWA Easement Checklist" at the web address for easement requirements and instructions for preparing easement exhibits. Parking, landscaping and permanent structures are not permitted within an ACWWA easement. ACWWA utilities are to be accessible by vehicle with unrestricted access through any security gates or fences.

RESPONSE: A note indicating an easement will be dedicated has been added to the plan.

5. All ACWWA required document are to be completed and approved prior to construction release, including tap fees payment, easements recorded, Development Agreement completed, ACWWA utility plan approval and wastewater discharge survey completed.

RESPONSE: Noted.

6. The utility contractor will need to be on ACWWA's pre-qualified list. The pre-qualified contractor list can be found on their website, along with closeout procedures including as-built requirements and Conveyance and Acceptance of the utilities.

RESPONSE: Noted.

7. Please contact Wade Wheatlake to schedule an ACWWA pre-submittal meeting or when ready to submit to ACWWA to setup the imprest account. The pre-submittal meeting will cover design and submittal requirements.

RESPONSE: Noted.

8. Please see attached redlines for additional comments.

RESPONSE: See attached spreadsheet for responses to drawing comments.

Cherry Creek Basin Water Quality Authority

Comments from the Cherry Creek Basin Water Quality Authority have not been received prior to the Board packet delivery. Any comments received will be addressed prior to construction.

I would like to express the team's commitment to resolving all of the above-mentioned items in a timely manner. We are available at any time to discuss any further questions you may have.

Sincerely,



Brandon Lucero
Project Manager
Perkins&Will

South Suburban - Family Sports Development Plan Drawing Comment Responses

Agency	Sheet Number	Comment	Response
SEMWSWA	A1	The GEESC Plans and Standard Notes & Details should be a "stand alone" set of plans independent of the SITE Plans. Please revise the plans accordingly.	A standalone GEESC plan set has been added.
SEMWSWA	C100	Please include a capacity calculation in the drainage letter.	Swale calculations have been included with the Drainage Letter
SEMWSWA	C300	The GEESC Plans and Standard Notes & Details should be a "stand alone" set of plans independent of the Construction Drawings. Please revise the plans accordingly. Provide and label the total area of disturbance. Label existing and proposed contours. Provide alternate details for Concrete Washout Area (CWA) and Vehicle Tracking Control (VTC) on the plans or on sheet 4 of the Standard Details. Provide and label Street Sweeping (SS). Provide and label how the area for grading the swale will be stabilized.	A standalone GEESC plan set has been added. The total area of disturbance has been included, as well as contour labels, street sweeping and seeding of the grass swale. Notes have been added to the CWA and VTC details that if these systems are located on pavement, proprietary units shall be utilized and approved prior to construction
SEMWSWA	C300	SEMWSWA CASE NO. DPR21-00083	Included
SEMWSWA	C300	Please provide the following additional notes: Proposed structures shown are approximate in size and location. Vehicle Tracking Control (VTC) requires coordination with SEMWSWA Inspector prior to beginning any construction. Street Sweeping (SS) operations shall utilize a vacuum-type street sweeper, a brush style street sweeper, or manually using shovels and brooms. Pavement shall not be washed with water at any time unless all water is contained and collected and is not allowed to drain into existing storm conveyances, on or off site. Concrete Washout Area (CWA) must be located a minimum of 50 feet from all storm conveyances. A Groud/Mortar Mixing Station (GMS) area is a contained area to isolate grout/mortar mixing operations. A (GMS) control measure shall be provided when masonry work of any size or dimension is to be performed. Por-a-porty should be placed on a stable surface and secured to prevent tipping. Control Measures must be utilized on Stockpiles (SP). Provide Seed & Mulch (SM) unless permanent landscaping (LS) is provided in Final plan. Additional CM/ BMPs maybe required as requested by the SEMWSWA Field Inspector. Alternate CM/ BMPs are allowed with a detail copy provided to SEMWSWA for review, approval and become part of the GEESC Plan. Reference SEMWSWA GEESC Manual Standard Notes & Details revised April 2019 located in Appendix F for additional information.	Additional notes added
SEMWSWA	C300	SFR	SFR added to plans
SEMWSWA	C300	Provide Silt Fence Reinforced (SFR) along back of curb along the west edge of the Limits of Construction (LOC).	SFR added to plans
SEMWSWA	C300	SS	SS added to plans
SEMWSWA	C300	Consider using one Vehicle Tracking Control (VTC) to limit/reduce tracking off site.	VTC reduced to one system/location
SEMWSWA	C300	Provide and label how this area will be stabilized.	Proposed seeding notes added
SEMWSWA	C300	Revise the Limits of Construction (LOC) to include all improvements and BMPs.	LOC has been revised to include all improvements and BMPs
SEMWSWA	C300	Provide and label how this area will be stabilized.	Proposed seeding notes added
SEMWSWA	C300	Please provide the 4.5" x 2" SEMWSWA Acceptance Block.	Acceptance block has been added to plans
SEMWSWA	C301	SFR	SFR added to plans
SEMWSWA	C301	Provide additional flow arrows.	Additional flow arrows have been added
SEMWSWA	C301	Provide Silt Fence Reinforced (SFR) along back of curb along the west edge of the Limits of Construction (LOC).	SFR added to plans
SEMWSWA	C301	Revise the Limits of Construction (LOC) to include all improvements and BMPs.	LOC has been revised to include all improvements and BMPs
SEMWSWA	C301	Please provide the 4.5" x 2" SEMWSWA Acceptance Block.	Acceptance block has been added to plans
SEMWSWA	C400	Minimum 18" vertical clearance should be provided at wet utility crossings.	Note has been added to plans
SEMWSWA	C402	Please be sure limits of disturbance encompass all disturbance	The limits of construction have been revised to capture full extents of disturbance
ACWWWA	C400	ACWWWA's records indicate an existing 1" meter/service line.	Noted. The project will require increasing the meter/tap size to 1.5"
ACWWWA	C400	ACWWWA's records indicate the existing 8" sanitary sewer extending to the North.	The plans have been updated to reflect this comment
ACWWWA	C400	Sampling MH - must be inside 20' ACWWWA estimate extending 5' past	A note indicating an easement will be dedicated has been added to the plan
ACWWWA	C400	Existing 8" sanitary sewer	The plans have been updated to reflect this comment
ACWWWA	C400	Existing 12" water	The plans have been updated to reflect this comment
ACWWWA	C400	FH does not connect to Peoria St.	A "mapped" water line has been added graphically to show this hydrant being connected to the water line west of the building



**Arapahoe County Water and Wastewater
Authority**

13031 E Caley Avenue, Centennial, CO 80111-9364
Phone (303) 790-4830, Fax (303)790-9364

October 7, 2021

Ms. Melissa Reese-Thacker
South Suburban Parks & Recreation
4810 E. County Line Road
Littleton, CO 80126
melissar@ssprd.org

RE: Capacity to Serve – 6959 S. Peoria Street, Centennial, CO 80112

Dear Ms. Reese-Thacker:

This conditional will serve letter is submitted for the purpose of establishing that the Arapahoe County Water & Wastewater Authority has capacity to serve water and sewer to the proposed development cited above under the following terms and conditions:

1. This property is located within the boundaries of the Arapahoe County Water & Wastewater Authority.
2. The Authority has the capacity to serve the above property under the following conditions:
 - a. That, prior to any actual service to the project, the developer pays all fees and costs in compliance with the rules and regulations of the Authority as the same are amended from time to time.
 - b. That there has been compliance with all rules and regulations of the Authority as the same are amended from time to time.

This conditional will serve letter will expire 1 year from the date of this letter. Should you have any questions pertaining to the ability and the conditions attached to service of this project, please advise.

Respectfully,

Steve Witter
General Manager

CC: Development Services