

Park Meadows – Colorado’s Only Retail Resort

June 3rd, 2024

Attention: Ian Corder
Senior Long-Range Planner
City of Lone Tree Planning
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Park Meadows Garage & Plaza
Lone Tree Project SIP #SP24-0010
Referral Package Comment Responses

Please see the following responses to the SP#24-0010 public comments and referral agency letters provided on May 30th, 2024:

Section 1: Public and Agency Comments:

Ed Bellknap (Citizen)

Is the purpose of the 5 story parking garage intended to compensate for elimination and redevelopment of existing automobile parking lots already servicing the retail resort?

Response: The existing parking in the project area of the garage, plaza and retail space that will be eliminated is to be replaced with the construction of the new garage. This will enable consolidated parking at the front door of the retail resort and create a new and enhanced arrival experience as part of new plaza area.

Joe Ott (South Suburban Parks & Recreation District)

No comments

Response: Comment acknowledged.

Ann (AT&T)

There are no conflicts with the AT&T Long Line Fiber Optics for this project.

Response: Comment acknowledged.

Richard Click (Citizen)

I am in opposition to the 5-story parking garage because of its height. That tall of a structure vastly exceeds the height of the current parking structure and the height of the mall itself.

I would reconsider my opposition if the proposed height of the new garage is lowered to no more than 3 stories.

Response: The proposed garage is within the height limits allowed by the Park Meadows Planned Development Agreement second amendment. The proposed garage provides more convenient retail parking to the retail resort main entrance.

Greg Mandel (Citizen)

Parking garage...I would like to see a parking garage structure that has some architectural interest...like that on the Auroria Campus downtown ...Aurora Parkway when exiting I25. Spend a little money to make it more ascetically pleasing...speaks to curb appeal.

Response: The proposed garage incorporates design elements found throughout the property including the Vistas and interior of the retail resort. Examples include prominent vertical signage and wayfinding, stone and glass architectural materials, and a distinct overhanging roof element that enhances the arrival experience.

Section 2: Referral Agency Letters:

Centennial Airport / Arapahoe County Airport Authority May 14th, 2024 Letter:

- The proposed development lies approximately 0.95 miles from the nearest runway at Centennial Airport and within the Buffer Zone (BZ) of the Airport Influence Area. This site location will be subjected to numerous aircraft over flights at low altitudes and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations

Response: Comment acknowledged.

- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.

Response: On May 21st, 2024 the FAA issued no hazard determinations for the garage and temporary construction crane. Park Meadows will adhere to all required FAA regulations during construction.

South Metro Fire Rescue May 21st, 2024 Letter:

- A commercial water distribution system (CWDS) permit is required from SMFR.

Response: Comment addressed. Water Plans were submitted and approved by SMFR.

- Ramp installation shall meet SMFR requirements.

HKS Response: Comment addressed. Ramp detail provided on Sheet 5 of the Supplemental SIP package has been previously coordinated with SMFR. Ramp does not exceed 3.3%.

- FDC and riser room shall be located on east side of building along fire apparatus access road.
HKS Response: The water entry room is on the east side (Drive B) since that is where the existing main is. The water entry room cannot be on the west side (Drive A) since there is no water main in the road here and it cannot be on the south side closest to the mall since the retail buildings will be there in a later phase. This has been coordinated with SMFR and email confirmation was received 5/2/2024.
- Traffic calming devices shall be approved by SMFR.
HKS Response: Comment noted.
- Full NFPA 13 system is required.
HKS Response: Comment addressed. Full NFPA 13 is provided.
- Remove canopy in front of east entry; install collapsible bollards from drive A to drive B at compliant spacing.
HKS Response: Comment addressed. Porte cochere will be removed during phase 1B. This callout is added to the phase 1b site plan. Collapsible bollards are shown on plan.
- Provide auto-turn analysis.
HKS Response: Turning analysis was provided in the Supplemental SIP package and has been coordinated with SMFR.
- Depending on construction type, square footage, and use, retail spaces may require fire sprinklers.
HKS Response: Comment acknowledged, the building design for the retail spaces will be included as part of the phase 1b package.

Southgate Water & Sanitation March 15th, 2024 Letter:

- As applicable, water and sewer main extensions, fire hydrant, water and sewer service plans, with applicable fees, shall be submitted directly to Southgate for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate Water & Sanitation Districts' Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website.

Southgate has had significant correspondence with HKS over the last several months regarding the water and sanitary sewer improvements associated with the development. Southgate has provided several preliminary comments on the expected layout for Water and Sanitary improvements.

Response: Comment acknowledged. We are working with Southgate on the water and sanitary plans and have submitted for our second round of review.

- Any extensions to Southgate's systems, and any existing mains, are required to be located in public right-of-way (ROW) or an easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.
 - Easement encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc. All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, fencing, etc.
 - Unimproved easements shall be a minimum 50' graded for driving purposes; and, may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
 - Improved easements shall be a minimum 30' paved (no pavers or stamped/colored concrete) roadway with a minimum paving width of 30' back-of-curb to back-of-curb or reduced to 26' back-of-curb to back-of-curb with a minimum 4' attached walk.

Response: Comment noted. We are only proposing hydrant pocket easements for this first phase of the project.

- Southgate adheres to the South Platte Renew's (SPR) Pre-Treatment Policy and their Fats, Oils, and Grease (FOG) and Petroleum, Oil, Grease, and Sand (POGS) Programs. FOG and POGS policies can be found at the following website: <https://southplatterenewco.gov>. Review and implement best management practices as necessary. If grease and/or sand/oil interceptors are required per the pre-treatment policies, plans, with applicable fees, must be submitted to Southgate for review and approval prior to construction. The design and construction shall be in strict accordance with Southgate Sanitation District's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website.

Proposed sand oil interceptor and gravity grease interceptor will need to conform to South Platte Renew's FOG & POGS programs, and installation will need to be inspected by Southgate Sanitation's Pre-Treatment Technician.

Response: Comment addressed. Grease interceptors is shown on latest submittal to Southgate.

- The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, and potential system impact fees, will be borne by the property owner.
 - Tap Sale and System Connection Charge information can be found here: <http://southgatedistricts.org/179/Service-Connection-Authorization-Tap-Sal>.

Response: Comment noted.

- The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.

Response: Comment noted.

- Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

Response: We have been coordinating with Southgate on the water and sanitary review and have received comments on our plans to date and submitted for our second review. We have also had a preliminary meeting with Denver Water.

Xcel Energy May 28th, 2024 Letter:

- Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Park Meadows Parking Garage and Plaza. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along project area boundaries.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. 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 (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Note that proper clearances must be maintained including ground cover that should not be modified from original depths. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Response: Comments noted. Additional easements will be provided for the transformer, switch cabinet, and electric relocate. These will be done by separate document.

City of Lone Tree Public Works May 24th, 2024 Letter

- Documents in Submittal Reviewed by Public Works:
 - Civil CD's
 - GESC Report
 - Phase III Drainage Report
- General Comments:
 - N/A
- Civil CD's
 - Sheet 11: is this spot elevation correct? This gives a cross slope of 5%

City of Lone Tree Email Correspondence with Ian Corder – May 31, 2024.

- Please update the application materials based upon comments above (where applicable) and those I sent over from public works. Below I have a few cleanup items from the planning end:
 - Update the photometric plans to reflect all lights serving the site and ensure they are consistent (as we've already discussed). If possible, please include the schedules on the photometric sheets for better legibility.
Response: Comment addressed in updated submittal.
 - Please remove the parking reductions from the parking calculations- these reductions aren't needed and may only serve as a distraction for the hearings.
Response: Comment addressed. Parking and Site Table were updated.
- Please note any items that can not be addressed within this current update prior to the deadline. Those that are not will be addressed via a condition (if applicable)
Response: All comments addressed.

Sincerely,

Adam Benner

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