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City Development Department
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www.cityofthornton.net

September 6, 2013

Brian Connolly
Otten Johnson
950 17th Street, Suite 1600
Denver, CO 80202

RE: Summary Notes for a pre-application meeting for a proposed Sonic Automotive vehicle sales and make-ready facility west of the southwest corner of 104th Avenue and Washington Street.

Dear Mr. Connolly:

Thank you for attending the pre-application meeting on August 29th. We hope that the meeting, in conjunction with this letter, will expedite your submittal and the processing of your application.

Meeting Attendees:

City

Shannon Williams, Planner I, Current Planning
Mike Mallon, Current Planning Manager
Chris Molison, Development Director
Deb Turner, Civil Engineer, Development Engineering
Heidi Feigal, Senior Landscape Architect, Development Engineering
David Lanning, Fire Protection Engineer II, Thornton Fire Department
Jim Bilyeu, Plans Examining Supervisor, Building Inspection Division
Martin Postma, Senior Policy Analyst
John Cody, Economic Development Director
Adam Krueger, Manager of Business Attraction

Applicant

Brian Connolly, Otten Johnson
Robert Sanders, Sonic Automotive
Charles Garcia, Freeland and Kauffman

The applicant gave a brief explanation of the proposed development. Important aspects include:

1. The proposed development will be located on an approximate 12.5-acre redevelopment site and include a 52,863 square-foot sales building including public car wash; a 31,666 square-foot make-ready building including private car wash; 261 regular size parking spaces and 346 compact vehicle inventory parking spaces. Inventory areas are to be

secured with fencing. Additional parking is possible on a future parking area west of the site.

2. Desired timeframe includes retail opening in late summer 2014 and make-ready building opening 90 days prior.

Following is a summary of City staff comments from the meeting.

CURRENT PLANNING

Planner I (Shannon Williams, 303-538-7278)

1. A brief description of the City's Development Review Process was provided:
 - a. The first City review is three weeks, beginning on Fridays, with comments due back to the applicant the following Wednesday.
 - b. Each subsequent review by the City is two weeks, with comments due back to the applicant the following Wednesday.
 - c. In between applicant submittals, the City requires meetings to review comments and discuss how they will be addressed.
 - d. The City now accepts electronic submittals. Instructions are available at:

http://www.cityofthornton.net/Departments/CityDevelopment/Development/Documents/CURRENT%20PLANNING/Electronic_submittal_handout.pdf

2. A conceptual timeline was provided for your information. This timeline is a general scenario for completion of the entitlement portion of your development. Combining processes can speed up the total process time, but are undertaken at your own risk.
3. Checklists for the various processes are available on our website at:

<http://www.cityofthornton.net/Departments/CityDevelopment/Development/Pages/ChecklistsandHandouts.aspx>

Developments on this property may be reviewed administratively. Required processes will be:

- a. Subdivision Plat – Administrative process
- b. Development Permit (DP) – Administrative process

- c. Civil Construction Drawings (CD) – Administrative process
 - d. Building Permits – Administrative process
4. Overall Planning Issues
- a. Use: The first reading of an amendment to the 104th Avenue Redevelopment Planned Development Standards to add vehicle sales and service and car washes as permitted uses will be considered at the September 10th City Council hearing.
 - b. Public Land Dedication (PLD). Public land dedication takes place at the time of the Subdivision Plat. All developments are required to provide for the parkland, open space and recreation needs of future residents and employees through public land dedication or payment of fees in lieu of land dedication.

Commercial developments dedicate land based on eight percent of the gross land area (8% of approximately 12.5 acres (544,500 SF) = 43,560 SF); if the acreage is less than the amount required to provide a usable park (usually 5 acres), then cash-in-lieu of dedication is required; or public art and amenities can be provided. The cash-in-lieu rate for commercial properties is \$3 per square-foot (SF), which translates to approximately \$130,680.
 - c. Access Easements: As discussed at the meeting, existing access easements that effect the site plan include:
 - i. Access easement from 104th Avenue to provide access to Walgreens property.
 - ii. Access easement from Grant Street to provide access to Texas Roadhouse.
 - d. Design Standards:
 - i. This project will be reviewed under the design standards for 1) general commercial development five acres and larger, Sec. 18-485 – 18-493; 2) the PD design standards; 3) standards for car washes Sec. 18-309.
 - ii. Architecture: Masonry such as stucco, stone, CMU, etc. must be the primary building material on each building façade. We are happy to review any preliminary elevations and provide feedback.

- e. Site Plan:
 - i. Parking Requirements: Please see Sec. 18-596: Four spaces plus 1 space per 5,000 square feet of lot area over 10,000 square feet for vehicle sales; 1 space per 500 square feet of auto service center (parking areas within building used for vehicle repair are not counted when determining required parking); handicap accessible parking stalls must be shown on the plan in the amount according to Development Code Sec. 18-598(c). Additionally, for a 52,863 square-foot vehicle sales building 2 loading spaces are required; for a 31,666 square-foot auto service building, 1 loading space is required.
 - ii. Signs: Freestanding and wall signs are approved by separate building permit and should not be included in the Development Permit drawings. Please see Article VII for sign requirements.

DEVELOPMENT ENGINEERING (DE)
Civil Engineer (Deb Turner, 303-538-7583)

1. Drainage: Water quality is required for the proposed redevelopment project. However, detention will only be required if there is a change in the amount of impervious area or if the flows are redirected from historic patterns.
2. Access:
 - a. A warrant and progression analysis will be required with the Traffic Report for the full movement intersection at approximately 103rd Avenue and Grant Street. If warrants are met then this development would be required to install a traffic signal.
 - b. The accesses along 104th Avenue shall be consolidated into one right-in/right-out as shown on the proposed site plan. A right turn lane shall be required at the access point which should be a minimum 150-foot storage and 100-foot taper.
 - c. Detached sidewalks and ADA ramps with truncated domes will be required on all arterials and collector roadways.

THORNTON FIRE DEPARTMENT (TFD)
Fire Protection Engineer II (David Lanning, 303-538-7658)

The Thornton Fire Department's Fire Prevention Division offers the following comments regarding the pre-application meeting for the above project. Comments

are from the 2012 INTERNATIONAL FIRE CODE (IFC) and City of Thornton Amendments.

1. Fire Apparatus Access Roads: Fire apparatus access shall be provided and maintained in accordance with IFC Section 503 and the following:

- a. Turning radii with minimum 25 feet inside and 50 feet outside, as defined by the American Association of State Highway and Transportation Officials B-40R turning template, shall be provided.

Turning Exhibits that simulate swept path vehicle maneuvers in accordance with AASHTO B-40 R turning template shall be provided. Product to be similar to AutoTURN.

The exhibit shall depict the engine moving through all turns, on the appropriate site plan. Include: movements at all entrances/exits in to and from the site. As well as site dead-end access roads. Include movements around the perimeter of the site and around the buildings. It is not necessary to include movements across intermediate aisles.

The drawing shall show successful turning movements in all directions through all turns, i.e., both to the right and to the left. Additional pages of turning movements can be provided as needed, to avoid having too many turning movements shown overlapping on any single page. If the B-40R template encounters any obstacles in the process of completing the turns, then the width of the roadways shall be adjusted accordingly.

- b. Marking: Fire apparatus access roads shall be permanently signed NO PARKING—FIRE LANE in accordance with municipal sign/traffic standards and the following specifications:
 - i. Access roads 20 to 26 feet wide shall be marked as fire lanes on both sides of the road.
 - ii. Access roads 26 to 32 feet shall have at least one side of the road marked as a fire lane.
- c. The installation of electronically operated security gates across a fire apparatus access road shall be in accordance with IFC section 503.6 as amended.

2. Fire Protection Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with IFC Section 507, Appendix B and Appendix C (§507.3 and 507.5 as amended).and the following:

- a. Determination of fire-flow requirements for proposed structures will be in accordance with IFC Appendix B. The fire-flow will be based on the largest fire fire-flow calculated area (FFCA). The FFCA is the total floor area of all floors within the exterior walls and under the horizontal projections of the roof

A reduction in required fire-flow of 50 percent is allowed when the building is provided with and approved sprinkler system.

- b. Fire hydrants shall be provided in accordance with Appendix C.

The number of fire hydrants required to provide the fire-flow is ascertained from Table C105.1 and footnotes.

Hydrant location and spacing is also from Table C105.1 and footnotes.

3. Fire Department Access and Fire Protection Water Supply during construction:

- a. Prior to the issuance of a building permit fire department access roads to the building shall be provided. This requirement may be fulfilled by maintaining:

- i. The two points of access to the Hub building from 104th Avenue;
ii. The two points of access to the Make Ready Building from East 103th Place and the drive south of Walgreens.

- b. Access obstacles

- i. The installation of construction fencing and gates across a fire apparatus access road shall be approved by the Fire Department.
ii. The Fire Department shall be notified at least 24 hours in advance regarding trenching or other excavations across a fire apparatus access road.

- c. Fire hydrants shall be installed before issuance of building permits. This requirement may be fulfilled by maintaining operational:
 - i. the two existing fire hydrants located south of 104th;
 - ii. the existing fire hydrant located south of Walgreens; and
 - iii. the existing fire hydrant located north of 10265 Washington
- d. Fire protection system plans, such as fire sprinkler and fire alarm, and permit applications shall be submitted to the Fire Department prior to the issuance of building permits.

LANDSCAPE ARCHITECT (LA)

Senior Landscape Architect (Heidi Feigal, 303-538-7363)

1. The project is required to have 20% landscape area within the site. It is City policy to allow hardscape plazas that have elements such as landscape planters, seating, tree grates, decorative pavement and/or picnic areas etc. to qualify towards meeting a portion of this requirement as approved through the Development Permit process.
2. A 2-foot landscaped buffer is required, measured from the right-of-way line along 104th Ave. A detached 8-foot sidewalk is normally required along arterial streets and may be required with this project.
3. All utility boxes must be screened from the perimeter streets.
4. Loading areas must be screened with a combination of fencing, walls and landscaping, not necessarily all three.
5. Parking lots with over 50 spaces require 10% of the parking stall square footage as parking lot island square footage. The parking lot for the south building can be landscaped with fewer islands which can be determined as the details for the site are pinned down. Head in parking that faces a minor or major arterial street should be screened with continuous landscaping. Leave a 2-foot clear zone for vehicle overhang.
6. If tree grates are used they are required to be a minimum of 35 square feet of area.
7. The overall site cannot exceed a *Moderate* water-demand as defined in the Code. Specific types of landscape areas such as the back-of-curb and parking lot islands cannot exceed a *Low* water demand. Only plants chosen from the *Low* and *Ultra Low* City plant list (on City Website) can be used in rock mulch.

8. The City requires separate irrigation construction plans prepared by a qualified professional be submitted to the Landscape Architects for review. They can be submitted separately or with the civil construction drawings (usually not with the first submittal but after site layout and landscaping is determined). Design/build of irrigation systems is not allowed on any development project.
9. If weather does not allow landscape installation at the time of the C.O. a cash surety (150% of the cost of landscaping and irrigation) is required. Since this project has two buildings and the southern and most interior is being built first, special phasing for landscaping can be written into the Developer's Agreement to meet the needs of the applicant and the City.
10. Feel free to call to discuss any questions as you integrate the landscaping requirements of the Commercial Design Standards to fit your project.
11. In regards to water meters for irrigation on this redevelopment, it appears more discussion is needed as you determine your needs and phasing for the landscaping. The City is open to a combo of using the domestic and irrigation meter(s) or all one or the other, or some off of each building's domestic. We are available to assist you in making an informed decision.
12. Existing plant material mitigation/preservation can be evaluated as part of the Landscape Plan preparation.
13. The City's website contains checklists for the different submittals and a plant list that separates plant material into water use categories and recommends areas for use. Call if you have any difficulty locating the Landscaping link on the website.
14. A separate landscape permit is required at the time of installation and Use and Sales Tax will be collected.
15. Water connection fees are paid prior to the meter being set in the vault. A backflow permit and inspection is required before the meter can be set.
16. We encourage the applicants to review the Development Code Sec. 800 for further landscape details and requirements that will be needed down the road. Feel free to schedule a pre-design meeting with the Landscape Architects before submitting the Development Permit landscape plans if that would be helpful.

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END OF COMMENTS

Please feel free to contact me at 303-538-7278 with any questions. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads "Shannon Williams". The signature is written in a cursive, flowing style.

Shannon Williams
Planner I

SW/

Enclosures: Timeline

cc: Brian Connolly, Otten Johnson (bconnolly@ottenjohnson.com)
Robert Sanders, Sonic Automotive (robert.sanders@sonicautomotive.com)
Charles Garcia, Freeland and Kauffman (cgarcia@fk-inc.com)
Mike Mallon, Current Planning Manager
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File: pre-app file: 104th Avenue Redevelopment Sonic Automotive

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