

# **DCF ARCHITECTURE**

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**DAVID G. FORMAN ARCHITECT**

## **RESPONSE TO CITY COMMENTS PROVIDED FOR THE POWERS LEARNING ACADEMY SITE PLAN.**

**Response date: January 9, 2018**

City comments below repeated...

August 30, 2017

DCF Architecture  
Dave Forman  
8652 Iris Street  
Arvada, Co 80005

Re: United World Products – Power Learning Academy Site Plan

Case Number: 1996-6046-03

Dear Mr. Forman:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

**PLANNING DEPARTMENT COMMENTS** W. David Barrett 303-739-7133 [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)

1. Provide a letter from each owner where shared parking will occur that states the shared parking is allowed.
2. Chain link fences are allowed, but slats are not allowed. Chain link fences in non-residential areas must be vinyl-clad. Staff recommends another type of fence be considered. If the fence will not be chain link, describe what type of fence is to be installed using elevations and/or sections to show the fence. Table 17.2 under Sec 146-1743 (A) Summary of Fence Design and Material Standards of the Building and Zoning Code shows what types of fences are allowed. Section (D) For Fences Along Other Public & Private Streets applies. Figure 17.3 shows the types of fences allowed also. Staff recommends fences with brick, stone, or decorative concrete masonry units or wrought iron style fences be used. Both of these are shown in table 17.2 and figure 17.3.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

NOT APPLICABLE

## **RESPONSE ITEM 1.**

The tenant has completed a study of the public parking lots close by and this is the one in the rear of the building... the tenant which is a school has a need for 16 parking spaces...this includes teachers and students...there are 40 parking spaces in this lot each day there are about 14 vehicles that park there...when the School parks there they use up another 16... that totals about 30... So there are about 10 parking spaces that don't get used... for additional parking... We feel that this allows the community to park and provides enough parking for the school on a daily basis...so there is ample parking off the street and the handicapped spaces are on the street in front of the building for that use...

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**Since we will not be using the church parking lot as previously noted there is no need to address the comments by the other departments which deal exclusively with the use of the church parking lot.**

**RESPONSE ITEM 2.**

We will be providing a fenced area in the rear of the building to provide a gathering and play area for the students at breaks protected from the outside public...

This fence will either be a solid wood fence or a colored vinyl fence with vertical slats and posts to provide the privacy necessary... The gate to the alley for exit egress will be provided with panic hardware... since this gate will need to be locked at all times from the outside...

The plan comments were mostly dealing with the church parking lot so we will not be addressing them since we will not be using the lot now...

We did however note that we will be labeling the Knox Box location and FDC with the nomenclature "**FDC W/ APP'D KNOX BOX CAPS**" on the site plan... see the re-submitted site plan...there won't be a key needed for the gate to the parking since we will no longer be using it...

We have labeled the exit path for the exterior accessible route... see the site plan...

This should complete the response to the comments...

Thank you,

Dave Forman

Project Architect...

For the Powers Learning Academy.