

DCF ARCHITECTURE

DAVID C. FORMAN ARCHITECT

Letter of Introduction

Re: 1564 Elmira St. Aurora, Colorado – redevelopment plan Administrative Amendment 10-8-97

To whom it may concern.

This letter is intended to clarify the reason for the Amendment and what we are requesting.

The building is currently Occupied in part as a charter High school. The remainder of the building is warehouse storage. The new tenant proposes to continue the high school and add their students to it as Phase one. Then they intend to buildout phase two into a grade school and middle school. The Phase two areas will be mostly separate except for the sharing of the lunchroom.

In order to provide students with a safe environment while in classes they will need to take over the rear parking area and fence it in one area for the High school and one for the grade and Middle school. This necessitates providing for parking elsewhere. The tenant proposes to use the church parking area next door with an agreement with the church... they also have access to public parking across the street and down the street... this will be explained in a letter by the tenant noting the parking needs and how they will be met.

The school has several busses which are not kept on site however they will be picking up and dropping off students at staggered times so as not to create congestion... this will also be described in the tenant's letter.

By way of this letter of Introduction we would like to amend the development plan to allow:

1. For the outside fencing at the back alley side of the site for the two schools outside area and protection.
2. We would like to amend the parking requirements for this tenant to include off site parking per a shared agreement.
3. We would like to allow for the Bussing drop off area in front of the building and show how this will not create congestion.

Thank you for your Attention and approval of these requests...

David C Forman – Architect and Tenant representative

Dave Forman- Architect

DCF Architecture

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Power Learning Academy

Management plan of loading and drop off for busses

- School begins at 8:00 am
- First bus drop off at 7:30 am
- Second bus drop off at 7:40 am
- Third bus drop off at 7:50 am

After all drop off is completed all busses will go to other learning center location to be parked until the end of the day, when it is time for dismissal.

End of day dismissal 3:00 pm

- First bus pick up at 2:45 pm
- Second bus pick up at 2:50 pm

This is an early bus dismissal, students who will be using the center's transportation from school, will be picked up at this time and taken to the other center's location, to be distributed to their appropriate bus. These students are the students who will be at the center before school starts, so they will be working on their online classes in the morning, which will not affect them, from leaving early on the bus, at dismissal.

The amount of kids bussed in and out is 60% the other 30% are dropped off by parents and 10% drive themselves. We have a total of 90 high school students, so there will be approximately 10, students who will be driving their own vehicles. They will be advised to park, in the public parking lot located south of the learning center.

- Parent drop off starts from 7:30am to 8:10am but, most parents drop off the student, right at 8:00am or a few minutes after 8.

- parent pick up start's from 3:00 pm to 3:15 pm

Bus will not be at the center at 3:00pm, due to the early bus dismissal, so we won't have any street clog. But incase, any bus is running late and stays after 3:00pm, parents will always drop off and pick up students across the street from PLA and busses, will pick students and drop off in front of PLA, we will also have traffic cone's and a staff member from PLA, including the Director, outside during intake and out take of students, at all times to insure these guidelines are being followed through.

Operation's plan

-Hours of operation are from 7:30 to 3:30 school hours are from 8:00am to 3:00 pm

-School is open at 7:30 am, all staff arrive at 7:30am, they will park in the church parking lot, next to PLA. We have an agreement with the pastor, who will allow our staff to park there. School is closed at 3:30 pm all staff leave at 3:30 to 4 pm

Rear Yard Fencing

-The high school and grade school fencing provided at the rear of the building next to the alley is for the children safety. The neighborhood has some questionable characters around and we want to provide a safe space for them outside during good weather. The times of use will be between 11:00am to 1:30pm.

Zach Macaluso

Power Learning Academy

Director



Google Earth

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POWERS LEARNING ACADEMY
BLOCK PLAN SHOWING STREET ACCESS
& PUBLIC/PRIVATE PARKING AREA