

**INTERGROUP**  
**ARCHITECTS**  
*Designing Success*

October 4, 2019

Dan Osoba, Planner II  
City of Aurora Planning & Development Services  
15151 E. Alameda parkway, Suite 5200  
Aurora, CO 80012

**Re: Aurora Community School – Advisory Site Plan  
Application No. DA-1708-06, Case No. 1985-6019-14**

Dear Dan:

The following is an itemized response to comments dated September 5<sup>th</sup>, 2019 for the above referenced project.

#### **PLANNING DEPARTMENT COMMENTS**

##### **1. Community Questions, Comments and Concerns**

- Please see the comment from Xcel Energy on the last page of this document.  
**Response: Acknowledged, utility locates will be made prior to any site excavation.**

##### **2. Completeness and Clarity of the Application**

- Change the title to Advisory Site Plan on all sheets.  
**Response: Revised title on sheets as requested.**
- Provide values for the following:
  - Maximum permitted number of signs
  - Required regular parking
  - Provided regular parking
  - Provided handicap accessible parking
  - Provided parking total
  - Bicycle Parking Provided**Response: Provided as requested.**
- Remove the proposed total sign area. This will be evaluated on your sign permit.  
**Response: Acknowledged, total sign area removed.**
- Change the zoning to MU-C.  
**Response: Revised as requested.**
- Provide the existing building coverage, hard surface area and landscape area in the data block.  
**Response: Added area breakdown as requested.**

**PHONE**  
303.738.8877

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303.738.2294

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**ADDRESS**  
2000 W. Littleton Blvd  
Littleton, CO 80120

### **3. Streets and Pedestrian Issues**

- Delineate the drop-off/pick-up flow through the site.  
**Response: Added delineation flow through site.**

### **4. Parking Issues**

- Provide an updated parking total in the data block based on the spaces lost from the proposed curb/gutter/sidewalk.  
**Response: Parking total updated.**

### **5. Architectural and Urban Design Issues**

- Provide a key/legend for each material used on the elevation.  
**Response: An Exterior Finish Legend has been added.**

### **6. Outdoor Space**

- Where are the outdoor play areas to be located?  
**Response: The location and extent of outdoor play areas has not yet been determined, and will be submitted as a separate planning submittal at a future date.**

### **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal) *Sheet ASP-L1*

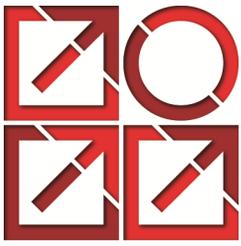
- Include the striping for the drop off circulation within the parking lot.  
**Response: Striping plan has been included in Landscape Plan**
- Add additional trees as noted.  
**Response: Noted areas include area light poles.**
- For drop off purposes, consider making the sidewalk 10' wide for the safety of the students.  
**Response: The walk has been increased to 10' wide.**
- Are the planters shown along the front of the school planter boxes or openings in the pavement?  
**Response: Openings in the pavement**

### *Sheet ASP-L2*

- Update the planting note. It is the incorrect municipality.  
**Response: Note has been revised.**

### **8. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- *Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.*  
**Response: Acknowledged, files will be provided once the planning review process is complete.**



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## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

#### *Traffic Impact Study Comments*

- Include the figure showing the trip distribution percentages.
- The school circulation does not seem realistic with 8 lanes dropping to 2 and then dropping to 1 very quickly. Further evaluation is needed.
- Include a signal warrant study for 6<sup>th</sup> and Jasper. Failing the LOS is unacceptable.
- See comments throughout, including comments on figures and tables.

**Response: A response to Traffic comments was submitted via email to Brianna Medema on September 23<sup>rd</sup>, and is also included with this submittal.**

### **10. Fire / Life Safety** (Mark Apodaca / 303-739-77656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

#### *Sheet 1*

- Remove the notes as shown in the redlines.
- Update the data block information based on the redlined comments.

**Response: Redline comments have been addressed.**

### **11. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

#### *Sheet 1*

- Revise Note 12 as shown in the redlines.

**Response: Note has been revised.**

Please let me know if you have any questions or need any additional information.

Cordially,

Collin West, AIA  
Architect

CC: Rick Campbell, Vallejo Management, LLC  
John Sattler, Diversified Consulting Solutions, Inc. (DCS)