

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



September 5, 2019

Rick Campbell  
Vallejo Management  
270 St Paul St, Ste 200  
Denver, CO 80206

**Re: Initial Submission Review – Aurora Community School – Advisory Site Plan**  
Application Number: **DA-1708-06**  
Case Number: **1985-6019-14**

Dear Mr. Campbell:

Thank you for your initial submission, which we started to process on August 12, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Several important issues still remain. They may be addressed in a second submittal prior to your Planning and Zoning Commission hearing, or in technical submittal after your Planning and Zoning Commission hearing date. Several issues noted below are relatively major and a second review may be helpful to resolve these issues prior to Planning and Zoning Commission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your Planning and Zoning Commission hearing date is tentatively set for September 11, 2019. As this is an Advisory Site Plan, it will be presented at the Planning and Zoning Commission Study Session at 5:00 PM. Staff will make a presentation and recommendation to the commission. Please provide any presentation materials you would like to share with the commission to me before noon on September 11<sup>th</sup>.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7121.

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Collin West, Intergroup Architects  
Susan Barkman, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1708-06rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Make the corrections in the Site Plan notes.
- Make the corrections and additions in the data block.
- Provide a key/legend for the materials used on the elevation.
- Consider making the sidewalk 10-feet for the safety of the students from the drop-off/pick-up area.
- Make the corrections as noted in the Traffic Impact Study.

### **PLANNING DEPARTMENT COMMENTS**

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

- Please see the comment from Xcel Energy on the last page of this document.

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

- Change the title to Advisory Site Plan on all sheets.
- 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
- Remove the proposed total sign area. This will be evaluated on your sign permit.
- Change the zoning to MU-C.
- Provide the existing building coverage, hard surface area and landscape area in the data block.

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

- Delineate the drop-off/pick-up flow through the site.

#### **4. Parking Issues**

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

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

- Provide a key/legend for each material used on the elevation.

#### **6. Outdoor Space**

- Where are the outdoor play areas to be located?

#### **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.
- Add additional trees as noted.
- For drop off purposes, consider making the sidewalk 10' wide for the safety of the students.
- Are the planters shown along the front of the school planter boxes or openings in the pavement?

##### *Sheet ASP-L2*

- Update the planting note. It is the incorrect municipality.



**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 is 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.

**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.

**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.

**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.