

January 17, 2018

Mr. Brenden Paradies, Planner I  
City of Aurora Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Vega Collegiate Academy Application No. DA-2120-00  
Initial Submission Review – Site Plan Amendment (Advisory)  
Comment Responses

11761.000

Dear Brenden:

Thank you for your staff's review of the initial Site Plan Amendment for the Vega Collegiate Academy located at 10180 E. Colfax Avenue. Along with this letter which addresses outstanding comments from your review, we have provided individual responses to the comments located on the site plan drawings, and the updated drawings for your review.

While the Applicant understands and can appreciate the City's suggestion to hold a community meeting, at this time Applicant is not comfortable publicizing its intended occupancy of the proposed site in an effort to prevent premature communication or create concerns to existing 1st floor occupants. The school was asked by one of the current occupants and the owner not to disclose the applicant's intended occupancy until the transaction is completed. Due to the short term nature of some of the current occupants, the Applicant is respecting the wishes voiced by both the current owner and one of the occupants not to hold public forums at this time.

With regard to the written comments, see below for responses.

1. Letter of Introduction  
1A. As a school, there will not be any retail uses within the building. The applicant intends to work with the City of Aurora to address requested items, in order to retain the current second floor occupant for a period of approximately 2 years and will work with the Chief Building Official to address the requests of the City. This has been incorporated into the Letter of Introduction, highlighted in bold.
2. Operations Plan  
2A. The hours that the Colfax entry will be staffed will align with school's schedule for drop-off and pick-up. These times include between 7:00 am - 7:30 am, and 3:45 pm – 4:15 pm. This has been incorporated into the Operations Plan, highlighted in bold.
3. Site Plan  
3A. Two additional bike racks are provided within the vestibule on Colfax Avenue. This will support students utilizing Colfax for access to the school. The two proposed bike racks on the south side of the school will be retained to support students traveling to the school from the adjacent apartment buildings to the south, preventing them from being required to utilize Colfax just to park and lock their bikes.  
3B. There are 4 proposed bike racks to meet the demand of the school at full capacity.
4. Completeness of Application  
4A. The final traffic analysis was submitted to the City of Aurora portal on January 12, 2018.  
4B. Acknowledged.
5. Life Safety  
5A. Redline comments have been individually addressed on the site plan drawings / elevations, and updated accordingly.

6. Civil Engineering

6A. The project civil engineer has provided a schematic proposal to address the entrance along Del Mar Parkway. This is included in the updated Site Plan Amendment drawings. As the project continues into design development, a survey of this area will be conducted and full engineering drawings will be submitted as part of the construction documents submittal addressing these improvements.

7. Traffic

7A. Redline comments have been individually addressed on the site plan drawings and updated accordingly. With regard to the north entrance, the doors into the building are at finish grade of the adjacent sidewalk. These doors currently provide an accessible egress to the public way along Colfax Avenue. No accessible parking is provided on Colfax Avenue. Therefore no accessible ramp is required at this entry. The traffic management plan is updated, along with the drawings for consistency of on-site traffic circulation.

8. Utilities

8A. The plumbing fixture table is attached with this response letter. Per the fixture table, the existing 1-1/2" meter is adequate for the fixtures proposed in the building. The existing water meter size and location, and sanitary sewer connection are incorporated into the revised site plan drawings.

9. Colorado Department of Transportation

Off-street parking is limited to the counts provided within the property of the building. Traffic circulation within the school's parking lot, as well as impacts to the adjacent streets has been addressed by the Traffic Impact Analysis. This project is aligning with the traffic report's recommendations for on-site queuing and traffic circulation to address peak-hour congestion on adjacent streets.

Thank you for the review of our initial Site Plan Amendment drawings. Along with this response letter, I have provided an updated Letter of Introduction, Operations Plan, Plumbing Fixture Table and the updated Site Plan Amendment drawings. If there is anything else you need prior to the January 24<sup>th</sup> meeting, please don't hesitate to ask.

Sincerely,

**Hord Coplan Macht**



Lisa Gardner, AIA, LEED AP BD+C

cc: Vega Collegiate Academy  
Education Facility Solutions