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January 9, 2017

Mark Marshall
1345 Macon Street
Aurora, CO 80010

Re: Initial Submission Review – Vega Collegiate Academy Site Plan Amendment (Advisory)
Application Number: DA-2120-00
Case Number: 2004-6071-02

Dear Mr. Marshall

Thank you for your initial submission, which we started to process on December 18th, 2017. We have reviewed your submittal and attached our comments along with this cover letter. The first section of our review highlights community comments and the planning review comments. The following sections contain more specific comments, including those received from city departments and other review agencies.

Since several important issues still remain, you will need to make a technical submission after your Planning Commission Advisory Review which is still set for **Wednesday January 24th, 2018.**

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7266.

Sincerely,

Brenden Paradies, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Manager
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Christoph Konradi, Hord Coplan Macht
Filed: K:\\$DA\2120-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Use of the Colfax entry
- Traffic Study
- Show Public Improvements
- Fixture Unit Table Needed
- Colorado Department of Transportation Comments

PLANNING DEPARTMENT COMMENTS

Brenden Paradies, bparadie@auroragov.org , 303-739-7266, comments in teal

1. Letter of Introduction

1A. Please incorporate a note about other uses within the building. This site was previously updated for retail use; please mention whether retail will be pursued and if any other current uses such as the church will continue and for how long.

2. Operations Plan

2A. Please identify the staffing and hours of use for the Colfax entry. This should include, *at minimum*, the hours of drop off and pick up as it corresponds directly with families walking to school, biking, or using the public transit stop at Colfax and Del Mar.

3. Site Plan

3A. The location of the bike racks should be reconsidered. Consider putting the bicycle racks outside of the Colfax entry or within the building directly adjacent to the Colfax entry. This will promote pedestrian use of the Colfax entry during those drop off and pick up times and will better meet the intent of the Colfax Main Street Overlay District. Staff will not support the bicycle racks in the rear as there are no pedestrian walks through this alley way to connect to the walks on Galena Street.

3B. Please add an additional two bike racks to meet the demand of the school at full capacity.

4. Completeness of Application

4A. Traffic study must be uploaded with the next submittal.

4B. Your Planning Commission Study Session is scheduled for Wednesday, January 24th, 2018. Please provide a copy via email of your presentation (required) to your case manager no later than Friday, January 19th. We recommend that you touch on the following topics: vision of the school, history of the school, operations and site access, circulation on site, and future growth. Your presentation may be in PowerPoint format and does not have any time limitations; we recommend staying between a 5-10 minute time frame.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Life Safety

John J. Van Essen, Plan Examiner III, (303) 739-7489, jvanesse@auroragov.org

5A. See redline comments on the site plan in regards to edits needed to site plan tables and notes, showing the dedicated fire lane with a dashed line, and adding a knox at the main building entrance if there is not one there currently.

6. Civil Engineering

Kristin Tanabe, 303-739-7306, ktanabe@auroragov.org

6A. Show the public improvements at the entrance off of Del Mar Parkway.

7. Traffic

Victor Rachael, 303-739-7309, vrachael@auroragov.org, comments in yellow

7A. See comment redlines on the site plan in regards to adding a handicap ramp on north side of the building, adding call outs, and revising traffic management plan to be consistent with what is shown on the site plan.



8. Utilities

Steven Dekoski, 303-739-7490, sdekoski@auroragov.org, comments in red

8A. A fixture until table is required to be submitted to determine the adequacy of the existing water meter to serve the charter school. Show the existing water meter size and location and sanitary sewer connection on the site plan.

COMMENTS FROM OUTSIDE REFERRALS

Colorado Department of Transportation

Steve Loeffler, steven.loeffler@state.co.us, 303-757-9891

Off-street parking is substandard for a school of +540 students plus faculty and visitors. This segment of Colfax accommodates RTD bus and limited 2-hr on-street parking within a zone of 25-30 mph posted speed. School hours and associated traffic (vehicles, foot and bicycle) would appear to align with current peak hour congestion that occurs daily on this segment of Colfax. Additional parking and loading along Colfax to serve the school could be problematic to efficient traffic movement.