



Pre-Application Meeting Notes (#1489382) -Responses

The following serve as responses to Key Issues raised in the meeting notes from the Cherry Creek Elementary #45 (1489382) Pre-Application Meeting on October 1, 2020. What follows are the original comments and department of origin, along with the response.

Please refer to Site Development Plan sheets for additional information and responses not addressed herein.

Planning and Development Services Department

1D. Operations Plan

-The site is proposed as a 650 student K-6 Elementary School with 28 Pre-K through 5th grade classrooms and 3 Special Ed classrooms. On opening day (2022), the site is expected to have about 300 students mostly from within the Blackstone development. At full capacity, the school is expected to reach 650 students drawing from the Serenity Ridge and future Butterfield developments. Full movement student drop-off/pick-up access is proposed to S. Blackstone Parkway and a bus loop is proposed on S. Valleyhead Way, and will include delivery and trash access. A west side fire lane will also be accessed from bus loop.

Typical school hours of operation occur from 6:30am-4:00pm, with after-hours activities occurring at 4:00-6:30pm. After hours events will be primarily limited to the gymnasium and music/platform areas with entry and egress limited to northeast gym designated doors. Refer to sheet SPD-1. The maximum seating capacity in the gymnasium will be 300-350 individuals.

Off-street parking facilities contain 79 stalls, 4 of which are ADA accessible and one of which is ADA van accessible, surpassing the requirements of Aurora Code Section 146-4.6 of one space per classroom plus one space per 10 seating capacity in the largest assembly area.

2B. Access and Connectivity

-A significant number of students are expected to walk to school from the east side of S. Blackstone Parkway. An east west marked crosswalk with a pedestrian beacon and experienced crossing guard should be utilized on the North leg of S. Blackstone Parkway/Valleyhead Way/E. Links Place intersection.

Refer to sheet SDP-8 (ARCHITECTURAL SITE PLAN) for additional information regarding accessible routes and site amenities.

2C. Parking, Loading, and Stacking

-The school will manage drop-off /pick-up operations to reduce the likelihood of back-ups onto S. Blackstone Parkway. An auxiliary south-bound turn lane will be provided as appears in the Site Development Plan to mitigate any disruption of normal southbound traffic.

Three distinct peak traffic hours of operation of are defined for the school which occur in the morning from 6:30-8.30am, in the afternoon from 2:00-4:00pm, and in the early evening from 4:00-6:30pm. Please refer to the Traffic impact Analysis prepared by LSC Transportation Consultants, Inc, dated December 14, 2021 for trip generation at build-out and full capacity.

During peak hours, the school may need to require exiting traffic to only turn right onto S. Blackstone to increase the release rate from the site. Please refer to the Traffic impact Analysis prepared by LSC Transportation Consultants, Inc, dated December 14, 2021 for a detailed analysis of traffic entering and exiting the site.