



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

*Worth Discovering • auroragov.org*

October 14, 2021

Allison Pearlman  
Aurora Public Schools  
1369 Airport Blvd.  
Aurora, CO 80011

**Re: Initial Submission Review – Lyn Knoll Advisory Site Plan**  
Application Number: **DA-1757-04**  
Case Number(s): 2005-6060-01

Dear Ms. Pearlman:

Thank you for your initial submission, which we started to process on September 23, 2021. We reviewed it and have 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.

Per the Public School Development Process Agreement (Agreement), the attached Planning Comments are advisory. Engineering Comments should be considered for the civil plan drawing submittal and review required in Step C of the Agreement. After you have had an opportunity to review the comments, please coordinate with your team to bring any questions and/or responses to your Comment Review Meeting scheduled on Tuesday, October 19. This is an important meeting that will help city staff learn more about your plans to revise the site plan document for a final set and/or for the upcoming Planning Commission review. Per the MOU, a planning resubmittal will not be required, but you may choose to revise the documents for Planning Commission, depending on the comments that are provided in this letter.

Your project is currently scheduled for the Planning Commission Study Session on Wednesday, November 10, 2021. Per the MOU, this will not be a public hearing so city staff will not be providing notice to abutting property owners or interested neighborhood groups. You are still strongly encouraged to coordinate the proposal with interested persons or groups in the community.

As always, if you have any comments or concerns, please feel free to email or call me. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227. Please contact me at your convenience to schedule the Comment Review Meeting.

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

cc: Austin Hodges, MOA Architecture, 414 14<sup>th</sup> St., Suite 300, Denver, CO 80202  
Scott Campbell, Neighborhood Liaison  
Laura Rickoff, ODA  
Filed: k:\SDA\1757-04rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning anticipates that the redevelopment of this site and the new school proposal will have some impact to the surrounding residents. Per the MOU, city staff does not provide notices to the abutting property owners or neighborhood groups because the school district is responsible for coordinating with the public. You are highly encouraged to be a good neighbor and keep adjacent property owners informed of the upcoming project and development and consider mitigating impacts to the residents through site design. (Planning)
- Table 4.2-1 establishes a 38' building height requirements for all structures within the R-1 zone district. It appears that the structure is at least 45' tall (measurement only provided to the roof) and well over the height limit for the zone district. Please clarify. (Planning)
- Per Table 4.7-2 a 25' buffer is required between institutional and residential uses. Can the site plan be shifted to provide a better buffer between the proposed school site and existing residential lots? (Planning)
- Draw and label existing sidewalks and revise grading plans to comply with minimum standards. (Public Works)
- If the High Line Canal connection will be open for student use, provide crossing ramps at the driveway stem with crosswalk markings. (Traffic and PROS)
- Address the relocation of the stripped crosswalks on 2nd Ave. Can the High Line Canal Trail Crossing be better integrated with a school crossing along the western access drive? (Planning and Traffic)
- Provide a bus turning template that demonstrates a bus' ability to navigate this loop while another is stopped on the right. Clearly mark bus routes, parking, and parent pick-up and drop-off areas on the site plan. Refer to additional comments by traffic.

### ➤ PLANNING DEPARTMENT COMMENTS

#### **1. General Planning** (Aja Tibbs / [atibbs@auroragov.org](mailto:atibbs@auroragov.org) / 303-739-7227 / Comments in dark teal)

1A. Planning anticipates that the redevelopment of this site and the new school proposal will have some impact to the surrounding residents. Per the MOU, city staff does not provide notices to the abutting property owners or neighborhood groups because the school district is responsible for coordinating with the public. You are highly encouraged to be a good neighbor and keep adjacent property owners informed of the upcoming project and development and consider mitigating impacts to the residents through site design.

1B. "No comment" letters were received from the following referrals:

- Arapahoe County (both the engineering and planning divisions)
- Colorado Department of Transportation (CDOT)
- Regional Transportation District (RTD)
- Mile High Flood Control District (MHFD)

#### Sheet 2, Site Plan

1C. Table 4.2-1 establishes a 38' building height requirements for all structures within the R-1 zone district. It appears that the structure is at least 45' tall (measurement only provided to the roof) and well over the height limit for the zone district. Please clarify.

1D. Per Table 4.7-2 a 25' buffer is required between institutional and residential uses. Can the site plan be shifted to provide a better buffer between the proposed school site and existing residential lots?

1E. Please provide the number of classrooms and seating capacity for events/assemblies so that a parking calculation can be determined.

1F. Will bicycle/scooter parking be provided? Where will these fixtures be located?

1G. Where will the trash dumpster/enclosure be located on the site? Please draw or label.

1H. Address the relocation of the stripped crosswalks on 2nd Ave. Can the High Line Canal Trail Crossing be better integrated with a school crossing along the western access drive?

#### Sheet 6, Building Elevations

1I. Clarify what the RTU areas are. Are these exposed mechanical units or screens to cover up rooftop equipment? Section 146-4.8.11.A requires that all electrical equipment be screened by a wall or parapet.



1J. Can the parapets in redlined locations be adjusted to provide variation along the roofline? Section 146-4.8.8.A.2. states that elements should be incorporated ever 60' linear feet to avoid long flat roofs.

1K. There are a couple of large CMU walls that have very little articulation. Consider adding windows, changes in color or material patterns, or pedestrian features and elements to add visual interest to these areas.

Sheet 7, Photometric Plan

1L. Please clarify the maximum foot-candles listed in the calculation summary. These seem much higher than typically permitted.

**2. Addressing** (Phil Turner / [pturner@auroragov.org](mailto:pturner@auroragov.org) / 303-739-7271)

2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis.

Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**3. Public Works** / Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 720-587-2668 / comments in green)

Cover Sheet

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

3B. Add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

Sheet 2, Site Plan

3C. Dimension parking stalls

3D. Label curb return radius

3E. Show/label drainage easement

3F. Label/dimension existing sidewalk

3G. This will be a public document and must be able to be duplicated. Remove this note.

Sheet 3, Grading and Drainage Plan

3H. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

3I. Label slopes in all landscape areas

3J. Label slopes. Min 2% slope in pond bottom

3K. Show/label drainage easement

3L. Indicate direction of emergency overflow

3M. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 4, Utility Plan

3N. Add a note indicating if the storm sewer system is public or private and who will maintain it.



**4. Utilities Dpt. /Aurora Water** (Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / 303-326-8867 / comnts. in red)

Sheet 3, Grading and Drainage Plan

4A. Confirm grading over water main maintains 4.5 ft of cover.

Sheet 4, Utility Plan

4B. FYI, resistivity tests required at civil plan submittal to determine use of DIP.

4C. Storm water permit is required for demolition of building or provide note describing MS4 permit at time of civil plan submittal.

4D. Show location of existing meter and note that it is to be cut and capped at the main. Aurora Water GIS shows it in this approximate area.

4E. Per Section 5.02.2, minimum main size for a school is 8 inches.(typical all water main)

4F. Label private or provide note stating all storm sewer and pond is private.

4G. If this is the private fire line please remove easement.

4H. Per Section 5.05.4, fire line is to be tapped off of a looped water main.

4I. Per Section 11.08.2, sanitary to go under water main with a minimum 2 ft vertical clearance.

4J. Label water meter(s). Water meter to be located in a landscaped area.

4K. As-Builts do not show existing stub outs. Please confirm with civil plan survey/potholing.

4L. Per Section 5.02.4, hydrants on a main greater than 150 ft require calculations to confirm 20 psi residual at time of civil plan submittal.

4M. Dimension easement here and confirm 16 ft is available for water main connection.

4N. Provide access to outlet structure.

4O. Label manhole as private.

4P. Show existing water main in Salem St and call out diameter and material type.

4Q. FYI, only 6-inch service connects to existing 8 inch public manhole. if service is 4 inches, connection to be made with a saddle tee on the main.

**5. Traffic Engineering** (Kyle Morris / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / 720-587-2668 / Comments in gold)

Cover Sheet

5A. Add the following note:

"THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT"

Sheet 2, Site Plan

5B. Provide sight triangles per COA TE-13 at both accesses.

5C. Check turning templates around 7' and 6' radii. If vehicles must cross lanes to complete the movement, increase radii accordingly.

5D. Will this gate be locked? Or will this path be used by students? If it is to be used by students, provide crossing ramps at the driveway stem with crosswalk markings.

5E. Currently published curb ramp details are no longer used. If you do not have a copy of the draft details, please contact Kyle Morris ([kdmorris@auroragov.org](mailto:kdmorris@auroragov.org)) to obtain a copy.

5F. Will pick-up/drop-off be allowed this far into the loop? This will affect available on-site storage capacity.

5G. Show improvements to trail crossing.

5H. Provide "Do Not Enter" signs.

5I. Call out stop signs (typ.)

5J. Provide bus turning template that demonstrates a bus' ability to navigate this loop while another is stopped on the right.



- 5K. Extend raised islands or provide striped islands to better delineate drive aisles. (typ.)
- 5L. Rotate ramp to provide full directionality.
- 5M. Call out "Full-Movement Access" -Specify staff and bus only.
- 5N. Consider adding a radius here to aid in ped turns.
- 5O. Provide lane striping to indicate that the right half of this aisle is the pick-up/drop-off area.
- 5P. Provide fully directional ramps.
- 5Q. Provide centerline striping for eastern access drive.
- 5R. Call out "Full-Movement Access" -Specify visitor and pick-up/drop-off.
- 5S. Reduce width of ingress side of access to only allow for one lane of ingress.
- 5T. Label intersection angles. Ensure that access connect to E 2nd Ave at an angle of 90 degrees +/- 5 degrees. (typ.)
- 5U. SB laneage does not match TIS. Please coordinate.

#### Traffic Study

- 5V. Provide internal queuing analysis for student pick-up/drop-off lane. Is there adequate space for internal queuing?
- 5W. Provide CDOT SHAC Auxiliary lane analysis at all accesses and study intersections. It appears that several auxiliary lanes may be warranted throughout the study area.
- 5X. Provide site circulation plan. This can be accomplished by adding circulation arrows to the site plan within this report.
- 5Y. Provide support on how combining the 2 crosswalks into 1 conforms with the safe routes to school program.
  - Students walking to/from the east will now have a longer diverted route to school. Why can't a crossing central to the school property be provided?
- 5Y. See comments throughout the report.

#### **6. Real Property** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / comments in magenta)

##### Cover Sheet

##### 6A. Add these site plan notes:

- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

##### Sheet 2, Site Plan

- 6B. Add the Lot line bearings, distances and curve data on the perimeter of the site.
- 6C. Add: "to be dedicated by separate document" for the applicable easements identified in the plans
- 6D. Add: Lot, Block and Subdivision Name and Filing No.

#### **7. Life Safety** (John Van Essen / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / 303-739-7489 / comments in blue)

##### Cover Sheet

- 7A. See comments to add notes.
- 7B. See comment to provide data block information.
- 7C. See note to update code sets.
- 7D. See note to submit 4070 form.

##### Sheet 2, Site Plan

- 7E. See comments to provide fire lane signage throughout site.



7F. See comments to show and label FDC, Knox box, Riser room.

7G. See note to show accessible route from main entrance, accessible parking to public right of way.

7H. See comments for collapsible bollards.

Sheet 3, Grading and Drainage Plan

7I. See updated sign details.

Sheet 4, Utility Plan

7J. See note for labeling fire service line.

7K. See comment for dead-end waterline.

7L. See note to provide a fire hydrant within 100' of FDC.

7M. See new fire hydrant locations.

Sheet 6, Building Elevations

7N. See comment to show and label FDC, Knox box, and Riser room door.

Sheet 7, Photometric Plan

7O. See comment to show accessible route.

**7. PROS** (Curt Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131 / comments in blue)

Sheet 2, Site Plan

7A. Consider a gate closer to the full width of the connector trail.

7B. Add the following note:

TRAIL CONNECTOR SHALL BE MAINTAINED BY APS/SCHOOL INSIDE THE SCHOOL BOUNDARY FENCE AND BY THE CITY/PROS OUTSIDE THE FENCE.

7C. The concrete trail connector shall include 12' radii where it intersects the High Line Canal Trail.