

June 5th, 2020



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Re: Virginia Court Elementary School (1353437) – Pre-Application Meeting Response Letter

Dear Mr. Geyer:

Please find the following responses to the Pre-Application Meeting Development Review Team Staff comments dated 3/22/2019:

(Please note: The 2009 IGA between the City of Aurora and the school districts within its boundaries acknowledges that state statute 22-32-124 allows that planning and zoning requirements can be requested from school districts but that ultimately, the school district is responsible for accessing feasibility within each project for adhering to those requests. Where feasible, the school district will make a good faith effort to accomplish the planning requirements, but if not feasible, an explanation will be given in the descriptions below.)

PLANNING DEPARTMENT

1. Process:

Comment 1 Response: Comment acknowledged. A Site Development Plan for advisory review is being provided with this letter.

2. Planning Comments:

Comment 2A Drop-off and Circulation Response: Adequate signage and striping will be included to smooth circulation in the new drop-off area.

Comment 2B Building Design Response: The building additions will be compatible in design and material to the existing structure – refer to the elevations for reference.

Comment 2C Submittal of As-Built Plans Response: Comment acknowledged – plans reflecting the entire site will be included.

Comment 2D Screening of Roof Top Mechanicals Response: The existing building mechanical units are not screened and due to Aurora Public Schools technical standards, new rooftop units will not be screened. The location of rooftop mechanical equipment will be included on the elevation drawings for reference.

3. Landscape Design:

Comment 3A General Landscape Plan Response: Comment acknowledged. Aurora's landscaping requirements will be reviewed and all efforts will be made to blend the proposed school building addition into the existing school property.

Comment 3B Article 14 Landscape Ordinance Requirements Response: Comment acknowledged. Landscape buffering has been designed to meet Aurora Public Schools standards.

4. New CAD Standards:

Comment 4 Response: A digital CAD submittal in conformance with current City guidelines will be included upon request during civil plan review.

PARKS, RECREATION & OPEN SPACE DEPARTMENT (PROS)

Key Issues:

Tree Mitigation Requirements Response: The building addition are requiring the removal of two (2) existing trees from the site. The proposed planting plan does provide 11 new shade trees added to the property to help with mitigation for the trees needing to be removed. All other existing trees within the work area will be required to have proper tree protection measures in place.

Ash Trees Response: There are no ash trees being proposed for this site.

AURORA WATER

Key Issues:

Key Issue 1 Response: A fixture unit table showing existing and new fixtures will be included on sheet C0.1 of the civil plan submittal.

Key Issue 2 Response: The existing water tap size (3") will be included on sheet C2.0 of the civil submittal.

Key Issue 3 Response: New drainage facilities will be identified and detailed on the civil plans.

Key Issue 4 Response: The total (new + existing) impervious area and building area will be included on sheet C0.1 of the civil plan submittal.

Key Issue 5 Response: No new fire hydrants are proposed with this project.

Key Issue 6 Response: Comment acknowledged.

PUBLIC WORKS DEPARTMENT

Key Issues:

Key Issue 1 Response: A Traffic Impact Study has been conducted and has been emailed to Brianna Medema as requested (sent 5/15/2020). A copy will also be included with the Advisory Site Plan submittal.

Key Issue 2 Response: The parking lot off Troy Street is being reconfigured to provide a new gate prohibiting vehicular traffic through the playground and crossing student pedestrian access to the gym and cafeteria. The design also to provide a new sidewalk for direct student access to the playground rather than allowing students to walk through the parking lot as is the current condition. The remaining parking spaces in this lot are intended to be utilized for convenient preschool parent drop off, the quantity of which have been deemed appropriate by Aurora Public Schools.

Key Issue 3 Response: No-parking signs will be included along Virginia Court between the two access points.

Key Issue 4 Response: The drop-off loop exit will align with Salem Street.

Key Issue 5 Response: The entrance to the drop-off loop will align with Revere Street.

ENGINEERING DIVISION

Key Issues:

Key Issue 1 Response: All new and preplacement curb ramps will conform to the City of Aurora specifications. The existing curb ramps on the opposite side of the street are outside of the school property and will not be improved as part of this project.

Key Issue 2 Response: A preliminary drainage report is included with the Site Plan submittal. A final drainage report will be submitted with the civil plans.

FIRE/LIFE SAFETY – BUILDING DIVISION

Key Issues:

Key Issue 1 Response: Plans will conform to 2015 IFC, Chapter 11 for Construction Requirements for Existing Buildings.

Key Issue 2 Response: Building address numbering will be added to the elevations for the new entrance.

Please let me know if we can provide any additional information. Thank you.

Sincerely,



Jamie Bitler, RA, LEED AP^{BD+C}
Project Architect
LARSON INCITTI ARCHITECTS