

NEIGHBORHOOD INFORMATION MEETING

PROJECT: Global Village Academy Site Plan Advisory Review

LOCATION: NW Corner of South Taft Hill Road and West Horsetooth Road

DATE: December 9, 2013

PLANNER: Ted Shepard

Q: Question A: Answer C: Comment

Q (Citizen): Is the October 14th Site Plan obsolete?

A (Applicant): Yes.

Q (Citizen): How much traffic will there be off Bronson Street?

A (Applicant): A Traffic Impact Study (TIS) is being prepared. Access will be off Bronson Street & Silver Trails Drive. There will not be access off of Taft Hill or Horsetooth.

Q (Citizen): What are the school hours?

A (Applicant): Hours are from 8 – 3:30.

C (Citizen): Olander discharges at 3:38; you may want to consider a different schedule to prevent more traffic issues.

Q (Citizen): If you're on Silver Trails Drive and forced to turn left, it can be difficult to get across. Is a signal planned, or more green time on the existing signal at Horsetooth and Taft Hill?

A (Applicant): We would like our traffic to go to Horsetooth. If using Bronson, we suggest a right turn on Taft Hill only.

Q (Citizen): Could you coordinate if there was a light at Bronson?

A (City): There is only 700 feet between Bronson and the intersection of Horsetooth and Taft Hill; this is too close for a light. We may have to adjust the light at Taft Hill and Horsetooth.

Q (Citizen): Will the traffic plan be finalized before the hearing?

A (Applicant): Yes, the Traffic Impact Study (TIS) will be submitted to City and evaluated before the Planning & Zoning Board hearing.

Q (Citizen): What percentage of students will be bussed? Please also keep in mind the Silver Trails & Horsetooth intersection is important and will be impacted too.

A (Applicant): 52% will be bussed and approximately 2.83 kids per car. Also expect some to walk to school.

Q (Citizen): In the original building there were 500 students, if the additions are built, how many are you expecting?

A (Applicant): 750 total.

Q (Citizen): What grade levels? K-8?

A (Applicant): At this site, yes. If we added high school, it would be at another site.

Q (Citizen): Will street lights be required along Taft Hill and Horsetooth?

A (Applicant): Yes

C (Citizen): I have lived here for 18 years – traffic access is difficult and if a commercial developer attempted a development at this site it would get shot down.

Q (Citizen): Are there any other locations or examples of two schools so close to each other?

A (Applicant): There are no standards about locating a charter school near a PSD school.

A (City): Other examples of schools very near each other are Webber/Johnson and Traut/Preston.

C (Applicant): The TIS is in process. Intersections must meet operational standards of the City. Intersections are assigned a Level of Service (LOS) from A to F. The signalized intersections are D+ or better as proposed for AM peak. At Bronson & Taft Hill there are delays at peak periods but acceptable in terms of standards.

Q (Citizen): Will the City prohibit ingress/egress on Taft Hill or Horsetooth?

A (Applicant): The access is too close to the existing intersection.

A (City): There is a 640 ft. minimum separation distance; have to look at turn lanes too. It is difficult to allow another access point this close to the corner, unless it is only right-in, right-out.

Q (Citizen): Would there be a commercial-type curb return (not drive way out)?

A (Applicant): Yes

Q (Citizen): Will the busses be on site and not on the street?

A (Applicant): Yes

Q (Citizen): Are the driveways 2-way?

A (Applicant): Yes

Q (Citizen): Who owns the property?

A (Applicant): Highmark is negotiating with the landowner. You can check ownership on the Larimer County assessor online records.

Q (Citizen): Will the study show the enrollment impact on Olander?

A (Applicant): This school is not part of the Poudre School District. It is hard to say what the impact will be – it is a regional school drawing from Wellington, Windsor, Greeley, Loveland, etc. We expect some students from Olander too.

Q (Citizen): Will you bus from all these towns?

A (Applicant): Will need to look at enrollment data to determine bus service.

Q (Citizen): What is the average distance for students?

A (Applicant): In Aurora, 22% are between 45-60 minutes away. In Fort Collins, this will be a unique school with the bussing.

Q (Citizen): There are 34 parking spaces? How many when built out?

A (Applicant): 50 spaces now, to increase later. Estimate 70/day for drop-offs.

Q (Citizen): Where will drop off/pick up occur?

Q (Citizen): You have 40 staff, where will overflow park?

Q (Citizen): How are people enrolled?

A (Applicant): Lottery – February 6th. 150 are enrolled now. By law, neighborhood residents cannot be guaranteed a spot.

Q (Citizen): What about special events at night, where will the overflow (parking) go?

A (Applicant): Smaller evening events will be at school. Larger events may take place at a high school or other site. There is no big gym or auditorium at the school. We want to be good neighbors, and we don't want to provide inconvenient parking for our families either.

Q (Citizen): The entrance off Bronson, is that almost across from Silver Oaks?

A (Applicant): Yes

Q (Citizen): How long to get students in/out?

A (Applicant): 700 kids – approximately 15 minutes – all staff loading. Have lots of stacking on site.

C (Citizen): Often see ~22 cars waiting to get onto Taft Hill. You must also consider Olander's traffic too.

Q (Citizen): Will both driveways be in/out?

A (Applicant): Yes, and traffic will loop thru the lot.

Q (Citizen): Is this school year -round? Are there before and after school programs?

A (Applicant): 198 days; there are before and after school programs.

A (Applicant): Pre-school on first-come, first-serve basis (no lottery).

Q (Citizen): Feeder schools – where do students go for high school?

A (Applicant): No high school planned at this site, could do elsewhere.

Q (Citizen): Will there be water detention?

A (Applicant): Detention located at the southeast and northeast corners.

C (Citizen): Bronson frequently backs up approaching Taft Hill – we have previously asked for speed bumps.

Q (Citizen): The Silver Trails and Horsetooth problem can't be solved by on-site management. How will it be handled? You have double the students of Olander.

A (Applicant): We are evaluating and looking for a left on Silver Trails and left onto Horsetooth.

Q (Citizen): What are the current levels of standard and are they acceptable?

A (Applicant): Currently, at Silver Trails & Horsetooth, the southbound left is a "B" and it is projected to remain a "B." Bronson and Silver Trails is currently an "A" and projected to be a "B."

Q (Citizen): Will there be school-zone lights on Taft Hill?

A (Applicant): City will determine this.

Q (Citizen): Is the land already purchased?

A (Applicant): Plan to close at the end of the month.

Q (Citizen): Can you look at one-ways to force people to the light?

A (City): Their on-site circulation is their issue. We would not allow another exit from their site just south of Bronson.

Q (Citizen): Is there a safety-fence on the east side?

A (Applicant): Kids are to be on the west. Fence not planned.

Q (Citizen): Getting onto Taft Hill from Bronson is very hard – have to cross to southbound left turn lane to head east of Horsetooth.

A (City): There are concerns about traffic exiting on Bronson.

Q (Citizen): You plan to open in August, but not all steps have to take place because this isn't a commercial/residential development?

A (Applicant): Operating under state rules. We're confident working with the City it will happen.

A (City): The Planning & Zoning Board can approve or deny. If denied, they can appeal to the Colorado Department of Education (the governing body for this school).

Q (Citizen): I am an owner of a patio home nearby – can you move the driveway on the south (on Silver Trails) or is there another place to move it? I'm concerned how close it is to townhome residents and the potential traffic back-ups.)

A (Applicant): We believe this is the best spot, and feel good about this improved plan. The length of drive is a strength to control traffic and back-ups.

Q (Citizen): Will the current fence remain? A bigger wall to block noise or 8 foot fence could block noise.

A (Applicant): That is not planned.

Q (Citizen): Can you adjust or coordinate your start times with Olander?

A (Applicant – Principal): Will look at what we/they can do with timing to make the situation better.

C (Citizen): At 8am it is very hard to turn east on Horsetooth. This will make the situation worse.

C (Citizen): The hours seem to be 8 – 3:30 here and 9 – 3:38 at Olander. The conflict is in the afternoon, not the morning.

Q (Citizen): How long until you're at full capacity?

A (Applicant): 2-3 years for the first phase. We hope to do the additions in about 2-3 years .

C (Citizen): I have a concern with 4 schools nearby that have had enrollment issues. If you pull from local schools, what happens to funding?

A (Applicant): School of choice act – parents/students can choose where to attend and money follows students. Can also pull from other districts/neighborhoods. We offer a different option with language immersion.

Q (Citizen): When the TIS is submitted and reviewed, is the applicant required to implement the recommendations?

A (City): This will go to the Planning & Zoning Board for a Site Plan Advisory Review (SPAR) they look at the location, character, and extent of the proposal.

Q (Citizen): The plans have already changed, what other changes may occur?

A (Applicant): We've completed over 50% of the site plan work and 85% of the exterior design. We have already responded to the City's comments from our preliminary review.

C (Citizen): Concerned about additions overshadowing homes to the west. Would like to see greenbelt buffer with trees along the north-south drive.

A (Applicant): It may end up only being be one-story; the school is about at 50 feet away from homes.

Q (Citizen): What percentage of kids will be using the before and after school programs? Will those be available to Olander students?

A (Applicant): We could consider offering to Olander students. That could help with after school traffic.

Q (Citizen): Will there be a stop sign at Horsetooth and Silver Trails?

A (City): Doubtful – we want traffic to flow on Horsetooth.

C (Citizen): I predict a stop sign will be needed at Bronson and Silver Trails.

Q (Citizen): Why not a right-in from southbound Taft Hill and a right-out?

A (Applicant): Some will want to exit to the south. Entry more possible than an exit.

Q (Citizen): How many busses will there be, and what routes?

A (Applicant): 3 busses now, and maybe one more in the future. We will have to determine the best routes.

Q (Citizen): With the drop-off, what about work trips and Olander traffic already in the area?

A (City): TIS adds in new and existing traffic. TIS will look at morning peak for school and work, as well as the afternoon peak at school discharge time.

Q (Citizen): Will the traffic study look at bus levels? (50% seems aggressive).

A (Applicant): We're being conservative in our bus estimate To date, we have not taken any discount from trip generation manual (no reduction in traffic has been assumed despite the projected high percentage of bus riders).

Q (Citizen): When will the updated plans be available?

A (City): The submittal will be online tomorrow.

Q (Citizen): Is this the plan that the Planning & Zoning Board will be reviewing?

A (Applicant): Yes

Q (Citizen): Is there a playground?

A (Applicant): For pre-school only, located in the southwest corner. For older kids, it may not be in the budget.

Q (Citizen): Will the TIS counts be done before winter break?

A (Applicant): Counts are done; report is being prepared.

Q (Citizen): Will the trailer park be used as a cut-thru?

A (City): The County has a program in place to mitigate traffic in neighborhoods (the trailer park is in the County). (The City has a similar program for neighborhoods within the City limits.)