

January 17, 2018

City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Vega Collegiate Academy  
10180 E. Colfax Avenue  
Site Plan Amendment

11761.000

Dear Planning and Development Services:

The following is a letter of introduction for the Vega Collegiate Academy, proposing to relocate to the existing Afrikmall site at 10180 E. Colfax Avenue. Vega anticipates renovating the existing building and relocating for the 2018/2019 academic school year. Vega Collegiate Academy is an existing K-8 charter school currently located in the Hope Lutheran Church. The school opened in August 2017 with 120 students. Vega will open in August 2018 with a projected enrollment of 240 students in K, 1<sup>st</sup>, 5<sup>th</sup> and 6<sup>th</sup> grades, with a full time staff of 24. At full enrollment in 2021, the school will have 540 students in grades K-8<sup>th</sup> with a full time staff of 48.

The school also anticipates retaining the current second floor occupant for a period of approximately two years and will work with the Chief Building Official to address code-related requests of the City.

The proposed site plan utilizes the existing south entrance from the alley adjacent to the parking lot. This will be the main entrance to the school, corresponding with the interior tenant finish of the space. The Colfax Avenue access will be supervised and utilized for student access only. The parking lot, with the existing 30 spaces will be used for staff and visitor parking only. See the attached Traffic Management Plan and Site Plan for proposed vehicular traffic during parent drop-off and pick-up.

There are no significant changes proposed to the existing site plan. The current parking striping will be maintained, with necessary updates provided at the accessible spaces to make them fully compliant. The existing landscaping and site drainage will be maintained as originally designed. Improvements to the curb cut along Del Mar Street, to provide an accessible sidewalk, are the primary site improvements anticipated. Additionally, no changes to the exterior elevations of the building are proposed. Any existing building signage from previous owners/tenants will be removed. School signage will be limited to the entry doors in the initial phase of construction.

Attached with our Amended Site Plan submittal includes this letter of introduction, Property Owner Authorization, Pre-Application Meeting Note responses, Preliminary Drainage Letter and Detailed Operations Plan. We look forward to working with the City of Aurora and Vega Collegiate Academy to relocate the school to this new building site.

Sincerely,

**Hord Coplan Macht**



Lisa Gardner, AIA, LEED AP BD+C

cc: Vega Collegiate Academy  
Education Facility Solutions

Recipient Name  
Subject of Correspondence

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