

August 27, 2018

Ms. Elizabeth O'Brien
Zoning and Plan Review
City of Aurora
15151 East Alameda Parkway
5th Floor
Aurora, Colorado 80012

Re: Montview Elementary School Addition
Aurora Public Schools
Aurora, Colorado
Eidos Project No. 17041

Dear Ms. O'Brien:

Enclosed with this letter is the site plan for the proposed classroom addition and site modifications for Montview Elementary School, located at 2055 North Moline Street, Aurora, Colorado 80010. Due to the size of the addition, the district intends to submit an as-built mylar version of the site plan. The site plan attached is a draft of the as-built site plan.

Montview Elementary School is located on a 4.03 acre site that borders Moline Street between Montview Boulevard and East 22nd Avenue. The existing school building is approximately 47,415 sq. ft. with a goal enrollment of 450 students in grades preschool through 5th. The proposed project at Montview Elementary School will add a two-classroom, 4,930 sq. ft. addition on the west side of the school building. This addition will consist of new art and music rooms, a new mechanical room, and connecting corridors to the existing building. This addition will enclose the current exterior courtyard area to create a useable, secure, exterior space. The other addition to the building will be approximately 500 sq. ft. on the east side and will accommodate a new entrance, security vestibule and expanded office administration area.

The site work around the building will accommodate the building additions, an expanded entrance plaza area at the main entrance to the school from Moline Street, and will allow for safer exiting out of the building. The bus drop-off location for the school will be relocated onto Moline Street to the north of the building entrance. The project proposes to modify the existing parking lot with simplified access and circulation. Currently the parking lot at 22nd Avenue and Moline Street has only one entrance and exit point, on 22nd Avenue. The project proposes to add a second curb cut to the parking lot from Moline Street and relocate the curb cut on 22nd Avenue further to the west away from the stop light on the corner. This alteration will allow for one-way parent drop-off and pick-up circulation traffic to enter the parking lot on 22nd Avenue and exit the parking lot on Moline Street.

Thank you for your time in reviewing the attached materials. We look forward to working with your staff during this submittal process. Please do not hesitate to contact us if you need additional materials or information regarding this project.

Sincerely,

Taliah Weber
Design Associate

enclosures

cc: Susan Martini / APS