

August 13, 2018

Mark E. Geyer
Project Manager
Office of Development Assistance
City of Aurora

RE: Aurora Public Schools P-8 at Harmony (#1279126), Site Plan Application – Letter of Introduction

Dear Mr. Geyer,

Aurora Public Schools is experiencing high growth east of E-470 and has exceeded the building capacity at the Vista Peak P-8 school. As part of the 2016 Bond Program, the APS Board of Education approved the construction of a P-8 prototype at the new Harmony development. The proposed P-8 School is a new 2-story, 104,000 square foot building for grades Preschool through 8th grade, located at the corner of E. 1st Ave. and N. Robertsdale St.

This is the third school constructed from the P-8 prototype design. The first of this prototype is on the Vista Peak Campus; the second is Mosley P-8 on the APS Community Campus. The school design is a joint venture project between the architectural firms of RB+B and HCM Architects. This team has worked together for Aurora Public Schools in the past and provided the design and construction documents for the first two P-8 projects, and the new Aurora Hills Middle School and Mrachek Middle School. Both firms have a background in architecture for education.

The new P-8 is located on a 19 acre site east of the existing Vista Peak P-8 School. This project is scheduled to begin construction at the beginning of February 2019, with completion in July of 2020 and will be open for the 2020/2021 school year. The nearest housing development to this site is the new Harmony development.

The architectural appearance will be similar to the Mosey P-8 School. The only changes will be changes in masonry and metal panel colors to give the P-8 at Harmony its own identity. Building massing, including overhangs and wall heights, as well as building finishes and textures will be the same as Mosley. The building will be of high quality design, and the architectural details and materials will continue on all 4 sides of the building.

The new site layout has the Parent drop-off on the east side of the school, which loops around a visitor parking lot off of E. 1st Ave. The parking and drive lane on the west side of the school will accommodate staff parking and bus drop-off. An additional short term limited visitor parking lot is located on the south side near the main entry. With the streets and sidewalks being constructed separately by a developer, APS and its consultants will work closely with the developer to add an additional crosswalk on 1st Ave at the turn-in to the parent drop-off. Also, it is APS's preference to have attached sidewalks where it is anticipated that parents will drop off on 1st Ave between parent drop-off and the south visitor lot. This, too, will be coordinated with the developer.

The playfields on the site will be used primarily by the occupants of the new building; however, since it will be in a new neighborhood, we expect use by the neighborhood. The new building and its playfield will be included in the district's facility rental program.

HCM / RB+B ARCHITECTS
a joint venture.

Below is a list of property owner and project consultants.

Owner:

Aurora Public Schools
Susan Martini, Project Coordinator
303-326-2115 ext. 28652
Amy Spatz, Director
303-367-3000 ext. 28603
Construction Management and Support
1369 Airport Blvd.
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Architect:

HCM/RB+B Architects, a joint venture
Ragan Ferrara, Project Manager, HCM Architects
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Denver, CO 80202

Landscape:

HCM
Robyn Bartling, Director of Landscape Architecture
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Civil:

JVA, Inc.
Neal Dawes, Project Manager
303-951-1047
1512 Larimer Street, Suite 710
Denver, CO 80202

Electrical:

MKK
Eric Stoerger, Client Project Manager
303-796-6070
7600 E. Orchard Road, Suite 250-S
Greenwood Village, CO 80111

Sincerely,

Susan Martini, Project Coordinator
Aurora Public Schools

Ragan Ferrara, AIA
HCM/RB+B Architects

