

August 23, 2021

Laura Rickhoff  
Project Manager  
Office of Development Assistance  
City of Aurora

RE: Aurora Public Schools P-8 at Highlands (#1523064), Site Plan Application – Letter of Introduction

Dear Ms. Rickhoff,

Aurora Public Schools is experiencing high growth east of E-470 and north of I-70. The APS Board of Education approved the construction of a P-8 prototype at the new The Aurora Highlands development. The proposed P-8 School is a new 2-story, 104,000 square foot building for grades Preschool through 8<sup>th</sup> grade, located on East 42<sup>nd</sup> Avenue, with Denali Boulevard on the west and Fultondale Street on the east.

This is the fourth 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. And the third is Harmony Ridge P8 in the Harmony development. 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 three 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 14.9 acre site. The new school will accommodate 1,022 students, predicted to move into new neighborhood that is being developed. This project is scheduled to begin construction at the beginning of February 2022, with completion in July of 2023 and will be open for the 2023/2024 school year. It will include 41 classrooms, plus 8 specials classrooms.

The architectural appearance will be similar to the Harmony Ridge P-8 school. The only changes will be changes in masonry and metal panel colors to give the P-8 at Highlands its own identity. Building massing, including overhangs and wall heights, as well as building finishes and textures will also be the same as Harmony Ridge. 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 parent parking lot off of Fultondale St. 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. Approximately 210 off-street parking spaces will be provided. Upon being dropped off, students will congregate on the playground or by the door nearest their classroom until school begins. From there, they will enter the building via an entrance closest to their classroom. The largest assembly space in the building, the Gym, has a capacity of 767 occupants. With the streets and sidewalks being constructed separately by a developer, APS and its consultants will work closely with the developer to coordinate utility and street connections.

The playfield on the site will be joint use between the school district and the adjoining park. The new building 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  
Allison Pearlman, Manager  
303-326-1386  
Caleb Tobin, Director  
303-326-2115 ext. 28603  
Construction Management and Support  
1369 Airport Blvd.  
Aurora, CO 80011

Architect:

HCM/RB+B Architects, a joint venture  
Ragan Ferrara, Project Manager, HCM Architects  
303-222-2173  
1800 Wazee St., Suite 450  
Denver, CO 80202

Landscape:

HCM  
Terry Stone, Project Manager  
303-222-2162  
1800 Wazee St., Suite 450  
Denver, CO 80202

Civil:

JVA, Inc.  
Ty Parker, 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,

Allison Pearlman, AIA  
Aurora Public Schools

Ragan Ferrara, AIA  
HCM/RB+B Architects