


Kiddie Academy of Aurora Build-to-Suit (FDP20-001) – Arapahoe County Planning Commission Presentation

KIDDIE  **ACADEMY.**
EDUCATIONAL CHILD CARE

21950 E. Quincy Ave
Aurora, CO 80015



Tenant Summary



The applicant, EG 3 Development LLC is an experienced developer of buildings leased to Kiddie Academy Educational Child Care. The tenant has over 250 locations in twenty-six states. They have a strong commitment to quality child care with programs that meet or exceed all state standards to prepare young children for school and life. Their website is www.kiddieacademy.com

The site will serve the needs of the rapidly-increasing young family base in the area. The property will be attractively landscaped according to the Copperleaf standards. Per corporate policy, the facility will strictly be a non-drop-off location. All parents/guardians must park and escort their children into the facility, so no cars will be queued or waiting in drive aisles.

The proposed building is 9,972 square-feet with a 5,012 square-foot outdoor playground that will include a shade structure. Thirty-nine parking spaces are provided along with two bike racks with traffic circulation/curb cuts provided from both E Quincy Avenue to the north and E Quincy Circle to the south. Although this is one parking space under county code, the proposed parking field provides substantially more spaces than needed. Kiddie Academy's corporate average has approximately 30% of the children enrolled are from multiple sibling households that arrive together; additionally, 15% of the staff arrive via carpool or alternate means.

Comparable Project & Rendering

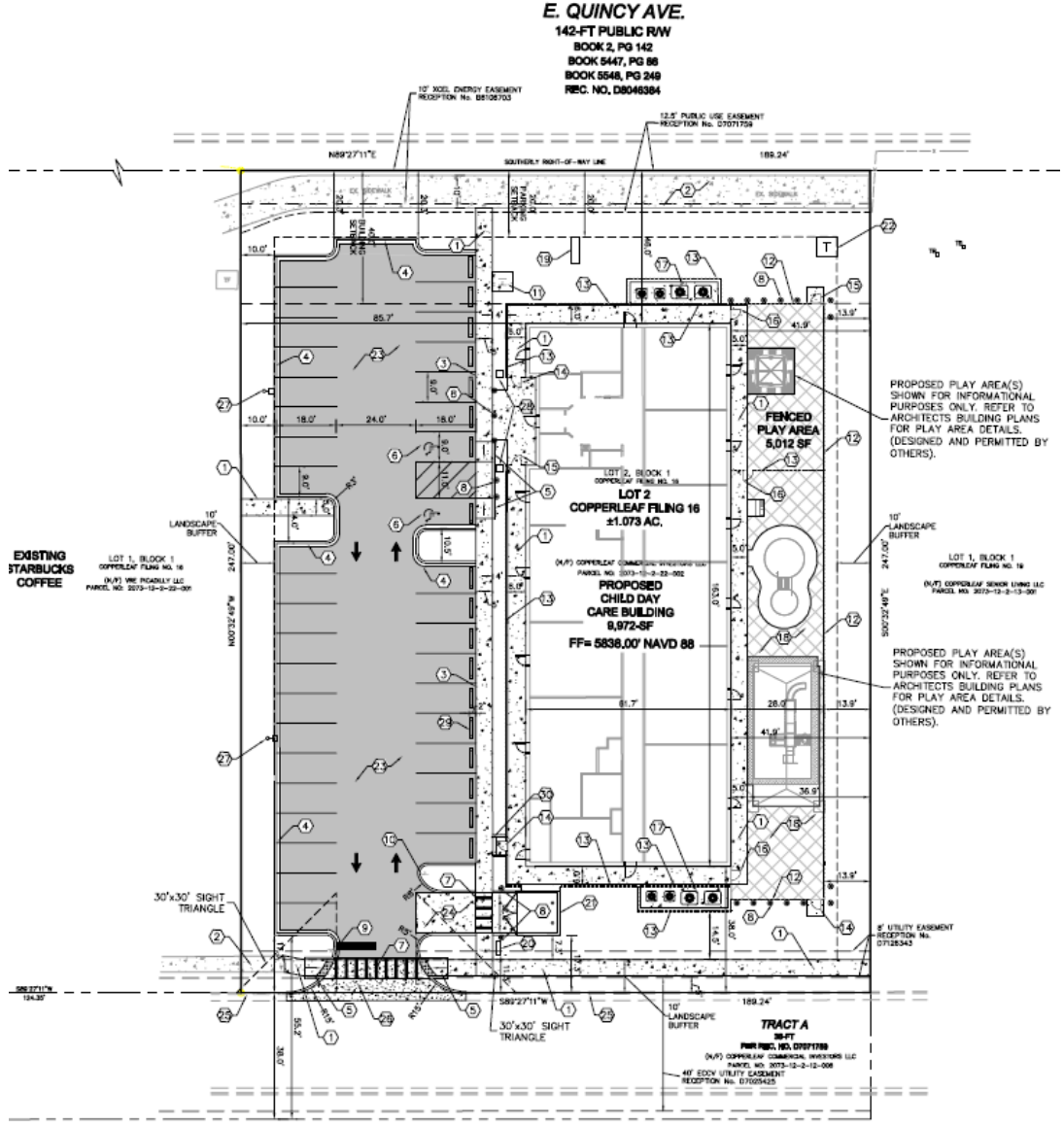


At Left: Kiddie Academy of Hunter's Creek (Orlando, Florida), developed by an affiliate of the developer in 2019. Footprint and design serves as basis for proposed Aurora project.

Below: Front elevation of proposed Kiddie Academy of Aurora. All classrooms have emergency exit doors to exterior of building and will be fenced in to provide additional safety for the children.



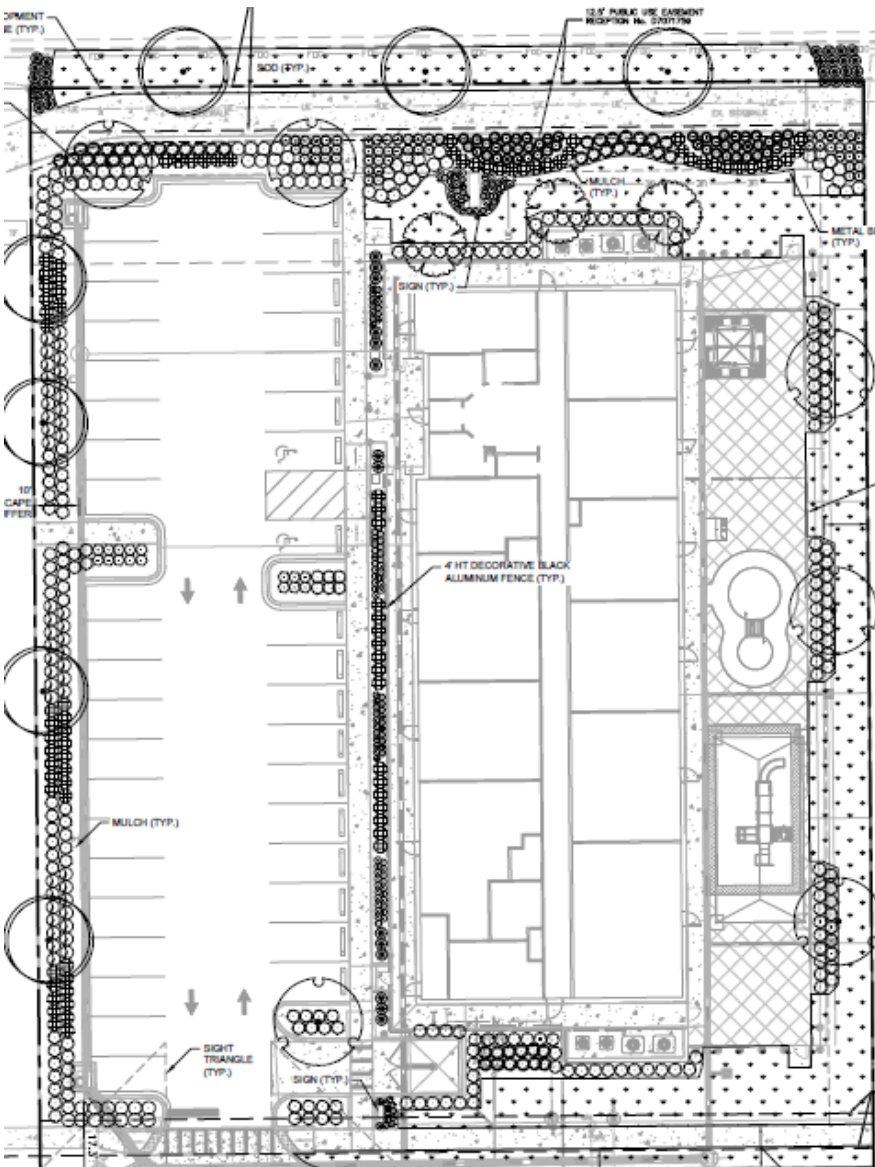
Proposed Site Plan



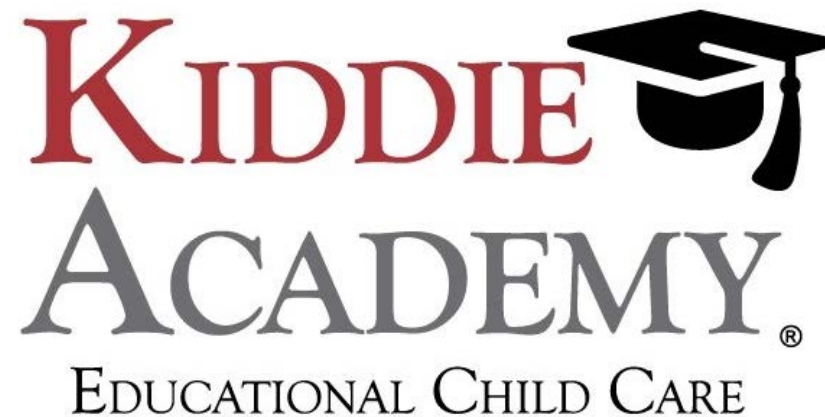
Proposed Landscaping Plan

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AA	3	ACER GINNALA	AMUR MAPLE
	GA	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE LOCUST
	QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	CN	18	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH
	JS	86	JUNIPERUS X MEDIA 'SEA GREEN' FULL	SEA GREEN JUNIPER
	PA	48	PEROVSKIA ATRIPLICIFOLIA FULL	RUSSIAN SAGE
	PL	72	PHILADELPHUS MICROPHYLLUS FULL	LITTLELEAF MOCKORANGE
	PP	45	PRUNUS BESSEYI 'PAWNEE BUTTES' FULL	PAWNEE BUTTES SAND CHERRY
	RT	144	RHUS TRILOBATA FULL	THREE LEAF SUMAC
	SM	47	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	CK	57	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	IR	56	IMPERATA CYLINDRICA 'RUBRA' FULL	JAPANESE BLOOD GRASS
	PK	41	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS
GROUNDCOVER	CODE	QTY	BOTANICAL NAME	COMMON NAME
	HY	69	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DWARF DAYLILY
	PS	59	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME
	KT	6,996 SF	RTF FESCUE ROLLED TIGHT, 100% DISEASE/WEED/INSECT/DEBRIS FREE	RTF FESCUE



EG 3 DEVELOPMENT



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