

6/6/19

Steve Rodriguez
Zoning & Development Review
Aurora Planning Department
15151 East Alameda Parkway, 2nd floor
Aurora, CO 80012

Re: Development Application for Edgepoint Phase 3 Apartments (#DA 1799-05)

Steve:

We are submitting the above project for Site Plan Review. The proposed new project has 340 units of rental housing and consists of the following:

Address: Unknown. Please assist us with address assignment.

Zoning: FBA1

Land Area: 845,833 sf (19.41 acres) – Overall GDP

Project Area: 494,541 sf (11.35 acres) – This Site Plan

Program:

Stories:	3 @ Res. Buildings
	1 @ Clubhouse
Elevators:	0
Dwelling Units:	50 Studios
	178 1-Bedrooms
	77 2-Bedrooms
	35 3-Bedrooms
	340 Total
Parking:	471

Development Team:

Developer	MGL Partners
Architect	Parikh Stevens Architects
Civil Engineer	Strategic Land Solutions
Landscape Architect	Studio Terra, Inc.
Lighting Engineer	Studio Lightning

This Design Team has been involved with many multi-family urban infill projects and we very much look forward to discussing this project with you throughout the Planning process, and ensuring a successful addition to the City of Aurora. We are the original authors of the Mt. Nebo GDP and have made sure that this Site Plan lives up to the GDP's vision of a vibrant, sustainable, urban community that will enrich the Fitzsimons Boundary Area.

As requested, following are our responses to the numbered Site Design Issues from your Staff Comments and our Waiver Requests and their respective justifications:

Responses to Site Design Issues:

See enclosed comment responses.

Waiver Request:

See enclosed waiver request.

We trust we have provided adequate responses to your site design issues and also provided ample justification for our waiver request. Should you have any questions or need further information or documentation, please feel free to contact me. Thank you for your consideration.

Most Sincerely,

A handwritten signature in blue ink, appearing to read 'Harsh', with a stylized flourish extending from the end.

Harsh Parikh
President
Parikh Stevens Architects

Enclosed: 3D Views



Bird's Eye View - Looking West



Bird's Eye View - Looking East



Clubhouse Entry



Typical Residential Building