

November 03, 2021

City of Aurora  
City Manager's Office  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

RE: MCRE - Knight's Inn Conversion  
14200 E 6<sup>th</sup> Avenue, Aurora CO 80011  
Project Number 1491143

Dear Ariana,

We would like to submit the below listed and attached for approval of the conversion of the Knight's Inn Aurora from hotel use to apartment use.

- Pre-Application Comment Responses
- Title Work
- Mineral Rights Affidavit
- Traffic Impact Study
- Preliminary Drainage Report
- Plumbing Fixture Unit Count
- Site Development Plans
  - Cover Sheet
  - Site Plan
  - Composite Grading/Utility Plan
  - Landscaping Plan
  - Planting Specifications & Details
  - Site Photometric Plan
  - Building Elevations

The project scope includes a sustainable redevelopment of a an existing two-story hotel into a high quality 150 micro-unit apartment. The units will include a new kitchenette, luxury vinyl tile flooring and paint. The common space amenities include a

- Lounge
- mail room
- fitness center
- laundry
- bike rack
- pool
- covered parking which will include solar panels.
- There will also be offices for full-time property management and maintenance team

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The exterior plans include updates to the stucco and paint with decorative and quality screening elements in wood and metal. The site landscaping will be improved with screening of 6<sup>th</sup> avenue and new plantings anywhere space allows. A new fire alarm and fire sprinkling system will be installed for life safety.

We believe that this development meets the purpose of the Mixed Use-Corridor district by providing a sustainable infill redevelopment of an older, dysfunctional and blighted commercial site. This particular development reduces the impact on surrounding developments and provides an excellent transition from the commercial corridor to the transit oriented neighborhood to the south. Furthermore, this development meets the housing needs of Aurora by providing high-quality, attainable housing. We also believe that this site provides additional sustainability by providing highly efficient housing options and reduced energy consumption through the use of solar panels.

As our plan involves the redevelopment of an existing structure, this requires building, safety and mechanical upgrades, we are forced to make certain sacrifices. As we do not wish to seriously impact the quality of the redevelopment, nor do we wish to sacrifice critical elements for the success of this project, we are requesting the following adjustments that have also been itemized on the cover sheet.

➤ Parking Count and Parking Stall Dimensions

○ Request:

- We are requesting a major adjustment from Section 146-4.6.3 to only provide 152 off-street parking stalls to the required 180 off-street parking stalls.
- We are requesting a major adjustment from Section 146-4.6.5. D.6 to the parking stall dimension. The existing stalls fall short of meeting the code by anywhere from 0.1' to 1.75'. Section 146-4.6.5. D.8 allows for 2' overhang in landscape areas.

○ Proposal:

- We are proposing to work with the City of Aurora to commission a public art piece on a portion of the building facing 6th Avenue. We have met with Roberta Bloom and are submitting a conceptual design plan from NINE dot ARTS as part of our presentation to the planning commission.
- We are providing 7 additional bicycle parking racks.

➤ Landscape Islands

○ Request:

- We are requesting a major adjustment to Section 146-4.7.5. K to provide a landscape island every 15 stalls. The site currently meets this requirement in all but two locations, on the northeast strip and west parking strip.

○ Proposal:

- We are proposing to provide planters along the south edge of the pool area with a pergola. The plantings may be some type of climbing plants that will wrap the fence and pergola to create shade and privacy and beautify the site.

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- Open Space
    - Request:
      - We are requesting a major adjustment to Section 146-4.3.18. B on the required 20% open space. The site area breakdowns for building, hardscape and landscaping are listed on the Cover Sheet data block and is currently at 16.8% open space.
    - Proposal:
      - We are proposing to provide additional trees and plantings to site above the code required minimum. We are looking for all opportunities to densify and it will be reflected on the landscape plan.

Please consider in your review of our application that we intend to prioritize our budget to improve and beautify the site and building to contribute to the community. We are also working with the Aurora Police Department on the Crime Free Multi-Housing Program and we are committed to providing a safe environment for our tenants and neighbors.

We appreciate the City of Aurora's consideration of our proposal and we look forward to reviewing with Staff. Please contact me if you have any questions.

Thank you,

Emily Black  
Project Manager

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