



September 17th, 2018

Heather L. Lamboy, Planning Supervisor—Planning and Development Services

City of Aurora – Office of Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Thompson Thrift –Dayton Station – Site Plan Introduction Letter

Dear Ms. Lamboy,

Thank you for City of Aurora staff's receipt and review of the Thompson Thrift – Townhomes at Dayton Station project. This letter serves as an introduction and support of the project submitted for initial Site Plan review.

The proposed project is located within the Dayton Station – TOD Planning zone and delivers 63 townhomes near the Dayton Station RTD light rail station. Our plan conforms with the Hampden Town Center GDP Amendment No. 4, in that townhomes are expressly called out as a permitted use.

The 3.1-acre project is bound by Chester Way to the north, an existing detention pond to the south, a proposed new street to the west, and Dallas street to the east.

In coordination with a team of design consultants, Thompson Thrift proposes a 63-unit residential development at a density of 20.5 units/acre with tuck under garages. Additional project programming includes an open green space for tenant use.

The proposed 63 townhouse-units deliver the following unit mix: 3-bedrooms units (81.0%), 4-bedroom units (19.0%). The site will have 3 building types. Three 4-Plex buildings, three, 5-Plex buildings and six 6-Plex buildings.

There is a total of 125 garage parking spaces serving the 63 units. 32 additional on street guest parking spaces are provided along Dallas Street.

The site design and building forms create a strong urban edge along Dallas Street, connecting the site contextually and while breaking up the block size with private drive to the east and south of the site. The site plan features urban sidewalks with on street parking along Dallas street. To the south a landscape buffer is planned to soften the edge between the project property and the neighboring property.

The architecture has continuous building frontage along Dallas street, featuring undulating balcony and roof lines. The facades of each building type vary in the color



and texture of the selected materials, which are composed of a mix of brick (min 50%) and various fiber cement siding products. The main entries into the individual townhomes front the main street, connecting the sidewalk with stairs and stoops, encouraging pedestrian connectivity.

Thank you again for your review of the Thompson Thrift –Dayton Station project. If you have any questions, please contact me by email at esivcevic@ktgy.com or phone at 303.389.6022. Full team contact information is also listed below.

Sincerely,

Ena Sivcevic, AIA
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