



August 20, 2021

Rachid Rabbaa  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

RE: **Luxe Apartment**  
**10250 E. Colorado Ave (#1504658) – Introductory**  
**Meeting letter.**  
Zoning: MU-OI (Mixed-Use Office/Intuition District)  
Character Area: Subarea A in the City Corridor Placetype  
Proposed Use:

Rachid,

Please find introductory letter for the project referenced above.

We are applying for Site Plan Approval to the City of Aurora. The proposed structure is a 5)-story apartment with basement, residential units include studios, one-bedroom, and two-bedroom units. The Building will be less than 75'-0" tall, which is allowed in the MU-OI zone lot, as long as the building is 75'-0" away from the R-2 zone lot the East. The existing zoning to the North, South, and West are MU-OI. The residential amenities are in the walk-out basement, the amenities include: 1) Lobby, 2) Leasing office, 3) Fitness Area, 4) Residential Storage, 5) Main Entrance. The basement will also include 6) apartment units. The project includes 201 parking spaces, 80 parking spaces will be covered by the second-floor plinth. The 80 covered spaces are screened by a horizontal wood screen wall. Off of the second floor, we are providing a 6,000 s.f. outdoor amenity. The amenity includes walking paths, synthetic turf open areas, picnic tables, and benches for residences. (See landscape sheet 6). A unit matrix is included in the letter of unit types and square footages. Three Type A adaptable units will be provided, the other units will be Type B adaptable apartment units per ANSI.

Aerial Fire Department access will be off-of Colorado Avenue, we are planning a 23'-0" wide U-shaped fire access road around the new building, (See Civil Plans). The building will be fully sprinklered with a NFPA-13 system. We are proposing 3) new fire hydrants for the building, the 2) stairwell will also have standpipes with Fire Department connects to the exterior.

We are managing stormwater on-site with a water quality pond on the north-east corner, all on-site water will drain to the pond and then stored adjacent to the water quality pond. We are planning to extend the stormwater to the east in a public storm sewer

extension to Havana. The sanitary sewer will extend to the west in Colorado Avenue. Both the storm and sanitary sewer will be in the public right of way, the developer and City of Aurora will need to negotiate storm and sanitary sewer costs.

We have reduced the front landscape buffer to 17' from 20', with additional landscaping provided for the reduction of front setback. Non-Street perimeter buffers have also been reduced 10' with additional landscape buffer provided. The existing fence to the south will remain, no fence on the North, East, and West property lines. See landscape plans for additional plantings.

We have also provided responses to the December 22, 2021 Pre-Application Meeting. If you have any questions, please feel free to contact me.



Michael Noda, Partner

Date:

## BUILDING MATRIX (APPROXIMATE S.F.)

LUXE APARTMENT BUILDING

7/9/2021

LEVEL	LVL	STUDIO	502	DECK	ONE BEDRO	803	DECK	ONE BEDRO	690	DECK	TWO BEDRO	1194	DECK	TWO BEDRO	1177	DECK	TWO BEDRO	1280	RESIDENTIAL	CORRIDOR	STAIR	ELEVATOR	RESIDENTIAL	TOTAL S.F.
LEVEL 44	0	502	1	0	3212	4	220	0	0	0	0	0	0	1177	1	69	0	0		852	162	67	3167	
LEVEL 55	1	502	1	0	3212	4	220	0	0	0	0	0	0	1177	1	69	0	0		852	324	134	800	
LEVEL 65	2	502	1	0	13651	17	935	2760	4	312	7164	6	378	2354	2	138	0	0		1909	324	134	6321	
LEVEL 76	3	502	1	0	13651	17	935	2760	4	312	7164	6	378	2354	2	138	0	0		1909	324	134		
LEVEL 86	3	502	1	0	13651	17	935	2760	4	312	7164	6	378	2354	2	138	0	0		1909	324	134		
LEVEL 96	4	502	1	0	13651	17	935	2760	4	312	7164	6	378	2354	2	138	0	0		1909	324	134		
TOTAL S.F.		3012		0	61028		4180	11049		1248	28656		1512	11770		690		0	112494	9540	1780	737		124813 S.F.
OPEN SPACE S.F.				0																				17918 S.F.
TOTAL UNITS		6		5%			76		16		24		18%		10		8%		0	132				142271 S.F.
							58%		12%									0	100%					