August 12th, 2020

City of Aurora

Office of Development Assistance

15151 E. Alameda Parkway, Suite 5200

Aurora, CO 80012

Via Email

RE: Letter of Introduction – 11800 E Colfax OZB LLC

To Whom It May Concern,

We are pleased to introduce the conversion of the Summit View Inn motel located at 11800 E Colfax into new apartment units. The proposed apartment facility will consist of 35 micro-studios and 60 1 bed/1 bath newly remodeled apartments and a front office. It will have a floor area ratio of 32,050 s/f of living space on an approximately 1.66-acre parcel. The proposed building will get a newly finished parking lot and several community gathering spaces scattered around the lot.

This building is a much-needed housing option for the neighborhood. Located only blocks from Fitzsimmons Medical Campus, Children's Hospital of Colorado, and the Colorado University Hospital.

Key contacts of the development team will be:

Owner/Developer

11800 E Colfax OZB LLC

8 W Arkansas Ave

Denver CO 80223

Terrance Doyle

310-463-7727

Architect Architectural Workshop

2 Kalamath St

Denver, CO 80223

Brett Linscott

303-788-1717

Civil Engineer

Proof Civil

800 W. 8th Avenue, Ste 104

Denver, CO 80204

Jason DeYoung, PE

303.325.5709

Landscape Architect

Stack Lot L.L.C

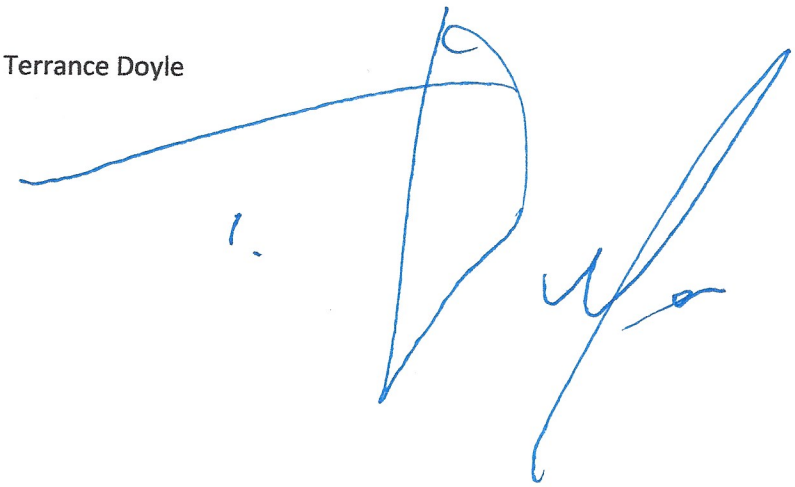
5639 South Curtice Street

Littleton, CO 80120

Justin Hay

303.883.2735

The proposed site plan has been prepared to meet Aurora's City Code. All the necessary qualified individuals have been included in the preparation of this site plan to ensure that the City of Aurora's City Code has been met. The City of Aurora's pre-application notes have been addressed to satisfy all of the initial comments and requests. If you have additional questions, please contact Jason DeYoung at jdeyoung@proofcivil.com or at 303-325-5709.

Best Regards,

Terrance Doyle