

December 13, 2021

Heather Lamboy  
City of Aurora Planning Department  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

**RE: Legacy at Metro Center  
Parcel C-1-Replat  
DA-1489-18  
Case Number: 2021-3036-00  
Site Plan Letter of Introduction – Subdivision Plat**

Dear Ms. Lamboy:

This letter serves as an introduction for the Legacy at Metro Center project submitted for initial Site Plan review. We are excited to be working with Legacy Partners, Norris Design, and KTG Architecture + Planning in the implementation of this exciting new development for the City of Aurora.

### ***Project Introduction***

Legacy at Metro Center will be located on Parcel PA-C1 of the Metro Center Master Plan (“Master Plan”). The development is a 4-story building consisting of 379 multi-family units and structured parking on 7.64 acres in the mixed-Use Traffic Oriented District (MU-TOD) Core area of the Master Plan. The development is designed to implement the vision established by the Master Plan, regarding parks, pedestrian access, design guidelines, architectural features, building placement, and parking.

The proposed development conforms with permitted uses within the current zoning and will be subject to the Major Site Plan and Subdivision Plat approval processes. As part of the development, the Project will construct and dedicate 0.70-acres of new public right-of-way (Dawson Street). The new 7.64-acre project is bound by the proposed Dawson Street to the east, E. Centrepoin Drive to the north, the Kaiser Permanente parking lot to the south, and South Sable Boulevard to the west. The Project will be bisected with a fire lane, access and utility easement that connects E. Centrepoin Drive to Dawson Street at the point where Dawson Street turns to a Private Street.

Private amenities for the residents will include a swimming pool and deck, terraces, multiple outdoor seating areas. A Small Urban Park (SUP) will be provided on-site that features a playground, dog park, and mural.

The Project will include 379 multi-family units at a density of approximately 49.61 units/acre. 464 on-site spaces will be provided with structured parking. On-site structured parking is supplemented with Guest Parking internal to the site. Guest parking is required per the adoption of the UDO effective as of September 21, 2019 with on-site parking intended to serve this use. In addition to on-site Guest Parking, on-street parallel spaces are planned within Dawson Street. Section 146-4.6.3, Table 4.6-1 requires that a multi-family use provide 1 parking space per dwelling unit, plus 1 parking space per 5

units of guest parking. The on-street offsite parallel parking within Dawson Street accounts for an additional 15 parking spaces for this development.

The site design creates a strong urban edge along Dawson Street and E. Centrepoint Drive and features landscape buffers using trees and vegetation. The Site Plan features wide urban sidewalks with on-street parking along Dawson Street to encourage pedestrian connectivity through the Project and in connection with adjacent parcels. A 26' wide fire access lane will serve as the pedestrian promenade along the west side of the building, wrapping around the southern edge and connection into the pedestrian corridor along Dawson Street. An 8' wide pathway is featured along the southern edge of the property that provides a pedestrian connection from the site to E. Centrepoint Drive South and provides connection with the Kaiser Permanente property.

The architecture has building frontage along E. Centrepoint Drive and Dawson Street and uses architectural elements such as stoops, balconies, and changes in material to create an engaging and pleasant pedestrian experience. Buildings are placed and arranged so that entrances are oriented to facilitate the creation of courtyards and other spaces for gathering. The buildings vary in color and texture ranging from brick, stone, stucco, metal paneling and other various fiber cement siding products.

### **Major Adjustment Requests**

**Section 146-4.8.5.D.1.a** requires that the maximum building length of any multifamily or mixed-use building shall be 150 feet in Subarea A. The requested density, site area and substantial grade changes restricts the linear form of the building. The intent is to create an active and engaging continuous urban street frontage with three distinct architectural expressions and create a dynamic experience through a mix of vertical and horizontal massing, change in color and materiality and step backs to create exterior spaces for both the private and public communities.

### **Conclusion**

Legacy Partners and the team are pleased to be working with the City on this development that initiates the placemaking and vitality envisioned for this new TOD center in Aurora.

We appreciate your review of the Legacy at Metro Center project. If you have any questions, please contact me at (303) 228-2332 or [meaghan.mcgee@kimley-horn.com](mailto:meaghan.mcgee@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Meaghan McGee, P.E. LEED AP  
Senior Project Manager

## **PROJECT CONTACTS**

### **Developer: Legacy Partners**

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### **Planning / Landscape Architecture**

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### **Civil Engineer**

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### **Architect**

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