

September 2, 2022

Mr. Stephen Rodriguez, Planning Supervisor  
City of Aurora – Planning & Development Services  
15151 E Alameda Parkway, Suite 5200  
Aurora, CO 80012

**Re: 14<sup>th</sup> and Ursula Apartments #1601276  
Major Site Plan - Letter of Intent**

Dear Mr. Rodriguez:

On behalf of the applicant, 14<sup>th</sup> & Ursula, LLC, Norris Design is pleased to provide this site plan for a multi-story, mixed-use building within the City of Aurora. Please find enclosed the required application materials for the 14<sup>th</sup> and Ursula Apartments Site Plan submittal, as required by the City of Aurora Development Process. This application follows the approved of the Fitzsimons Village Master Plan and Design Guidelines. This application has been prepared by and for the following parties to the benefit of the residents of Aurora:

**Developer**

14th & Ursula, LLC  
460 Virginia Avenue  
Indianapolis, IN 46203  
halie.mccarter@milhaus.com  
Contact: Halie McCarter

**Planning / Landscape Architecture**

Norris Design  
1101 Bannock St.  
Denver, Colorado 80204  
rmcbreen@norris-design.com  
Contact: Ryan McBreen

**Civil Engineer**

SA Miro  
4582 S. Ulster Street, Suite 750  
Denver, CO 80237  
trohde@samiro.com  
Contact: Taylor Rohde

**Architect**

Helix  
1629 Walnut Street  
Kansas City, MO 64108  
dstockman@helixkc.com  
Contact: Doug Stockman

The following items are including in this Site Plan submittal package:

- Letter of Intent
- Letter of Authorization from Property Owner
- Response to Pre-Application Comments
- Title Commitment
- Site Plan
- Colored Elevations with Building Material Selection
- Traffic Conformance Letter
- Adjacent Property Owner List
- Preliminary Drainage Plan & Report

## **INTRODUCTION**

### **Site Plan Overview**

The 14th & Ursula Apartments will be located on roughly 2.3 acres within the Fitzsimons Village Master Plan. The development plans for a seven-story, 296 multi-family unit building with 9,000 square feet of retail located on the ground floor. A total of 518 parking spaces are provided in a mix of on-street parking along affronting streets and a consolidated garage central to the building. Amenities include a lobby with coffee bar, lounge seating and interactive touch screens to preview unit plans. A fitness center and lounge complete with a television viewing area, kitchen and gaming area intermingle with indoor and outdoor gatherings spaces. An outdoor resort style pool, grill area, outdoor yoga deck, and associated amenities are provided within the open courtyard. At the upper level, a Sky Lounge with commanding mountain views, a kitchenette and co-working space is planned. Additional amenities include a maker space workshop, conference room, mail room, package room, bicycle storage and tenant storage. The development is designed to implement the vision established by the Master Plan, especially regarding parks, pedestrian connections, design guidelines, architectural features, building placement and parking. This exciting new residential opportunity will provide another quality opportunity for people to live closer to where they work in this bustling and fast-growing part of the City. This 14th & Ursula's site plan continues to set the foundation for place making and vitality envisioned for this developing urban center in Aurora.

### **Architecture**

Architecture for this project will be comprised of high-quality, diverse materials. The ultimate architectural design and elements will complement existing and planned architecture for the area, continuing the trend established by existing development in this redeveloping area. The eastern elevation facing Uvalda Street is broken up through changes in the materials and breaks in horizontal and vertical planes, supporting street life and human-scaled design through architectural articulation. Similar architectural techniques are utilized on the western and northern elevations through the diverse use of horizontal and vertical planes and building materials. The southern portion is divided with a break into the open courtyard, further increasing intrigue and diversity within the façade. The design concept pulls materials and motifs from the area's surroundings to compose a balanced composition rooted in the history of the site with a fresh outlook to the future.

### **Civil Engineering**

This mixed-use building will comprise nearly the entirety of the site. Stormwater water will be addressed through regional solutions established through master planning efforts in this area. Water and sewer will utilize the existing network within the surrounding streets.

### **Phasing Plan**

This entire project will be built in one phase.

### **Adjustments/Amendments:**

There are two amendments/adjustments requested as part of this application. They are as follows:

1. Amendment to the Ursula Street section to allow for a 51' ROW. (Submitted concurrently as a standalone amendment request)

**Site Plan Approval Criteria: (Section 146-405(F)(1-11))**

- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**

*The proposed Site Plan application retains compliance with the UDO, the approved Master Plan, as well as the City's Comprehensive Plan, Aurora Places. The Urban District Placetype calls for a mix of uses in an urban fabric which has a pedestrian- and bicycle-friendly environment. Primary land uses include multi-family residential development, restaurants, commercial retail, commercial service, office, and entertainment and arts districts. Urban Districts are critical to the economic and fiscal health of the city because it is a center of employment, culture, and activity. Through the City's Aurora Places adoption, it was clearly determined by the community that the Fitzsimons Villages site should serve as the key location within Aurora's dense and rapidly developing Colfax Corridor with Transit Oriented Development (TOD). The Comprehensive plan calls for TODs to "Ensure an appropriate mix of housing, employment, entertainment and services focused around gathering places, such as a central plaza or main street" and are described as a "key entry point to the city with quality urban design, public art, and innovative businesses." The Fitzsimons Villages Master Plan is consistent with the intent of the Comprehensive Plan.*

- 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**

*This project is part of a greater Fitzsimons Villages Master Plan and is an infill parcel destined for urban density and development. The planned mixed-use intensity proposed is consistent with what was planned and designed for during these earlier master planning efforts. The existing infrastructure and public improvements for the area were previously constructed with development of this type and intensity in mind.*

- 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**

*The proposed mixed of uses and residential density (~128 du/ac) are consistent with the Fitzsimons Villages Master Plan for this area as well as the density in existing and planned residential uses in the immediate area. There are no anticipated adverse impacts associated with the proposed Site Plan application. Landscaping and high-quality architecture are included and will help to integrate this project into the existing community.*

- 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**

*This project is an infill parcel that has been previously disturbed. There are no natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitats, wetlands, or floodplains that require mitigation or that will be irreparably harmed by this development. This project is utilizing this infill site to its highest and best use.*

5. **Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**

*This site plan application meets all City landscape standards, as applicable to this mixed-use project, including but not limited to meeting standards for streetscape.*

6. **Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.**

*This project has been thoughtfully laid out and designed to ensure a complete user experience is provided for all residents of this community as well as accounting for maintenance needs that every community encounters. The multiple amenities, as previously enumerated within this letter, are accessible and usable by all residents of the community and continue to raise the bar for what is provided as part of these new residential communities.*

7. **Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.**

*This project has been designed to complement the existing and planned development in the area. Nuisance impacts have been mitigated to the extent possible. Features such as internal trash collection, screening of unsightly facilities, and utilization of the master planned storm drainage solution, all mitigate potential nuisance impacts. The objective is to be a high-quality addition to the community.*

8. **Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.**

*This project establishes high quality design and compatibility with the surrounding community. Architecture for this project will be comprised of high-quality, diverse materials. The ultimate architectural design and elements will complement existing and planned architecture for the area, continuing the trend established by existing development in this redeveloping area. The design concept pulls materials and motifs from the area's surroundings to compose a balanced composition rooted in the history of the site with a fresh outlook to the future. Landscape architecture, though limited externally to streetscape improvements, further compliments this architecture style as well as continues the design aesthetic developed elsewhere within Fitzsimons Village Master Plan area.*

9. **Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.**

*A complete sidewalk network rings the site and provides direct connections to adjacent properties and the larger Fitzsimons area. Walkways internal to the site provide access to and through Small Urban Park spaces, private amenity areas, and connect to public sidewalk facilities which connect to the greater Fitzsimons area as well as public transit facilities located nearby. Parking and loading areas are conveniently located with*

*surrounding on-street parking provided as well as a central parking structure to provide safe and convenient access to this new community. This project will continue the urban form and connectivity desired for this area.*

**10. Street standards. Public and private streets included in the site plan shall conform with city street standards.**

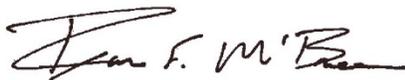
*Uvalda Street and 14<sup>th</sup> Street are existing, and this project is finishing the applicable streets sections for these streets that are adjacent to this property. This development will bring these roads to the standards required by the City of Aurora and guiding master plan. The extension and development of Ursula Court (located on the western boundary) does require an amendment to the standard street section for this area. This separate amendment request has been submitted concurrently with this Site Plan application. The Applicant and Applicant Team worked with the City of Aurora Staff to develop this section to satisfy the goals of the master plan and provide the necessary access.*

**11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.**

*The planned developer is Milhaus, and while they have not developed within the City of Aurora, they have extensive and positive experiences developing in other similar markets such as Indianapolis and Kansas City. They are known for high-quality, successful communities in these Cities, and expect nothing less with this proposed project. They are excited to be part of Aurora's future and look forward to more opportunities down the road in the City of Aurora.*

We look forward to working with the City of Aurora on the review and approval of this community at Fitzsimons Village. Feel free to contact me directly 303.892.1166 or at [rmcbreen@norris-design.com](mailto:rmcbreen@norris-design.com) should you have any comments, questions, and/or requests for additional information.

Sincerely,  
Norris Design



Ryan F. McBreen  
Principal  
Applicant's Representative