



Richard D. Johnston, AIA
Principal

October 14, 2019.

Ms. Nancy Bailey
Project Manager – City Manager's Office
City of Aurora
15151 Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Gaylord Rockies Phase 2 – Hotel Expansion
HKS Project Number 16821.034

Mrs. Bailey:

HKS is designing a 317 net guest room tower addition to the existing Gaylord Rockies Resort and Convention Center. We are pleased to submit the attached pre-submittal package for your information and review. The scope of the project is approximately 207,000 SF of space including 317 hotel rooms and Mechanical/Storage space of approximately 25,000 SF. Each level of the new tower is joined into the existing tower with a 14' wide connecting corridor.

Hotel Connector

This link to the existing tower occurs on Levels 2 through 8. It ties into the existing facility near the far southeast corner of the site. 6 guestrooms within the existing resort will be removed to accommodate the connection. The new floors total 323 added guestrooms, leaving the net number of added rooms at 317. Exterior materials and design character for this connector will match the new guest wing as described below.

Lower Level Storage and MEP Space

Level 1 of the new tower aligns with the existing Spa, so there are no rooms on this level. Water heating equipment, an emergency generator, elevator pits, mechanical equipment and storage space are located here. The Phase 2 building expansion is not planned to tie into the existing Central Plant as the utility runs are too far. All MEP systems are located on this level, with the exception of a few fans on the roof level.

Guest Rooms

Hotel guests will arrive at the existing porte cochere – there is not a new check-in area for this addition. For group check-in, a separate bus arrivals and check-in zone is provided to the Southeast of the main porte cochere. The new guest room tower includes King and Double Queen rooms only, no new suites. 3 additional passenger elevators will be installed, as well as 2 additional service elevator cabs. The exterior of the tower will have the same materials as the existing tower, with a stone base, plaster on mid-level floors and wood paneling on the upper floors. The roof will match the existing metal panel roof of the main hotel. Roof drainage will be provided via metal gutters and downspouts matching the colors used on the existing resort.

We are in receipt of Pre-App Submittal comments. Responses to comments are included on the attached Exhibit "A". A sheet listing and Narrative of the CSP sheets is attached as well – see exhibit "B". We look forward to your

continued interest and dialogue on this proposed addition to the Gaylord Rockies Resort. We anticipate the processing of the new phase of the hotel to occur via Contextual Site Plan (CSP) Amendment and look forward to working with staff to determine the most efficient manor to process this addition.

Sincerely,



Richard D. Johnston, AIA

cc: Brian Kuckelman – RIDA Development Company
Jason Margraf – Dewberry

Property's Owners Acknowledgement

As authorized representative for RIDA Development Corporation, I hereby acknowledge the submittal of this CSP document on our behalf, as the current land owner or authorized agent for this property.

Brian Kuckelman
(Authorized Representative's Signature)

10/14/2019
Date

Brian Kuckelman, Senior Vice President – Architecture & Construction
Rida Development Corporation