

August 25, 2021
City of Aurora
Office of Development Assistance

Project: The Fairways at Lowry
9913 East 1st Avenue

Subject: Narrative Statement/Project Justification



Tower 16 Capital Partners recently acquired the Fairways at Lowry and they are looking to add value to the existing multi-family property at 9913 East 1st Avenue in Aurora, CO.

After renovating areas of disrepair due to deferred maintenance, it became evident that the properties lack of security was going to be a long-term issue for the management team and maintenance staff. Based on these findings, Tower 16 asked that we prepare a feasibility study in order to determine the best way to secure the site, protect its residents and their investment. In the attached exhibit, we have proposed a plan that would secure the property, using a 6' view fence designed to match the existing fence on the north property line between The Fairways at Lowry and the neighboring McMullen Park. The design would also incorporate four vehicular gates that would limit access to residents, their guests and potential future tenants during regular business hours. We have also proposed the addition of a decorative brick column along the street frontages, spaced to honor the Article 17 of the Building and Zoning Code (Fend, Wall and Awning Regulations>Division 4-Standards for New Fence Construction) while adding curb appeal to the project. In order to avoid long term maintenance conflicts with the new fence layout, we are proposing the removal of existing lawn and spray irrigation along the proposed fence line. These areas will be upgraded with planting beds containing low water use and drought tolerant plants with a variety of colors, textures and forms to ground the fence and create visual interest while screening the existing parking where possible. This upgraded landscape theme will be carried throughout the site to the interior courtyards and building foundations as well. The irrigation will be updated to incorporate a smart controller with ET and rain sensor technology and underground drip irrigation to conserve water.

If you have any question or require any additional information at this time, please don't hesitate to contact me.

Sincerely,

Paul Vecchia
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