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July 11, 2024

City of Aurora
Planning and Development Services
ATTN.: Sarah Wile
15151 E. Alameda Pkwy. #2300
Aurora, Colorado 80012

SpringHill Suites at Painted Prairie

Project Directory:

Owner: Springhill QOZ Property, LLC.
2899 N. Speer Blvd., Suite 102,
Denver, Colorado 80211
303-477-5550

Architect: RealArchitecture, LTD.
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Denver, Colorado 80211
303-477-5550

Civil Engineer Point Consulting, LLC.
& Surveyor: 8460 W. Ken Caryl Ave., #101,
Littleton, Colorado 80128
720-258-6836

Proposed Land Use: Commercial; Hotel
Location: 64th Ave. at Jericho St., Aurora, Colorado, 80019
Property Size: 2.07 Acres
Project Size: 79,991 SF; 140 Rooms

The proposed Springhill Suites Hotel will be located in the Painted Prairie development along E. 64th Avenue situated between N. Jericho Street and N. Kirk Street. The total area of the property is 2.07 acres and is zoned MU-R. The proposed hotel use of this site is a permitted use in this zone district. Currently the site is vacant, as well as the adjacent sites to the South, East and West. The proposed uses of the neighboring vacant sites are mixed-use commercial developments. To the North of the site across E. 64th Avenue is the Gaylord Rockies Resort and Convention Center.

The proposed project will consist of an L-shaped 4-story building situated in the NW corner of the site with a surface parking lot in the SE corner. As designed, the building will contain 140 guestrooms, as well as 3-4 meeting rooms, a fitness center, and other Springhill brand required programs. The building also emphasizes outdoor gathering with (3) separate patios. The main patio located on the corner of N. Jericho Street and E. 63rd Drive provides the main pedestrian entrance to the building and features indoor/outdoor connections through operable garage doors. A port-cochere located on the east side of the building next to the parking lot provides the main vehicular access to the building. The surface parking lot on-site will contain 105 parking spaces complying with the minimum required spaces of 0.75 per guestroom. Five accessible parking spaces will be provided along an accessible route. There will be (2) vehicular access drives to the parking lot, one from E. 63rd Drive and the other from N. Kirk Street. A 23' wide fire lane easement is proposed starting from the access on N. Kirk Street and extending approximately 289' toward the building. A hammer head turn around will be provided per the fire department standards and will be included within the proposed fire lane easement. Aerial fire apparatus for the building will be provided along N. Jericho Street. A trash enclosure constructed from CMU to match the proposed building materials will be provided at the north end of the parking lot and will be screened per City standards.

The building incorporates elements of contemporary and mid-century modern design and features metal extrusions around the corners and along the faces of the building. The covered patio area and port-cochere will also feature a wood-toned T&G soffit with angled columns. The overall building materials will consist of metal, stucco and decorative CMU with a color palette that compliments the Painted Prairie development's vision.

We will be working with Point Consulting on all of the grading, utility and landscaping requirements for this development. The current utility layout proposes water, sanitary sewer, and storm connections from E. 63rd Drive. The proposed grading maintains positive drainage away from the building to storm inlets throughout the site. The landscaping proposed complies with the requirements for building perimeter and parking lot landscaping required by the City of Aurora and meets the goals of the Painted Prairie development.

We will continue to work closely with the appropriate agencies to ensure the proposed Springhill Suites Hotel complies with the requirements and standards of the Painted Prairie Master Plan and Town Center Design Standards as well as the provisions of the Aurora Unified Development Ordinance.

Please accept this letter along with the Site Plan submittal documents for review.

Respectfully,

Realarchitecture Ltd.

David L. Berton AIA, President

A handwritten signature in black ink, appearing to read "David L. Berton". The signature is fluid and cursive, with a long horizontal stroke at the end.