

March 4, 2024

City of Aurora  
Planning Department  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

Attn: Liz Fuselier

Re: Highline Village 4 (pre-app #1758212), Project Narrative

Dear Ms. Fuselier:

Altos Realty Advisors and Rhino Capital are excited to bring this official DA Site Plan to you for the proposed Highline Village 4 apartments project. The following narrative provides further details regarding the property and proposed multi-family residential improvements and general compliance with the associated zoning requirements.

The site is an existing vacant property located along the future extension of E. 16<sup>th</sup> Ave. cul-de-sac, directly west of the intersection of N. Laredo St. and E. 16<sup>th</sup> Ave. It is bordered on the north by the Highline Canal Trail, on the east by of the Highline Village Filing No. 3 multi-family development, to the south by the Gleam II Car Wash, and to the west by Jasper & 17<sup>th</sup> industrial park. The site is zoned R-3 Residential which encourages the use of medium-density multi-family housing that is located close to collector streets and public transit facilities.

The property is comprised of two parcels, Lot 2 Block 1 of Highline Village Subdivision Filing No. 2 (Parcel 1) and Tract B of Chambers 17 Subdivision (Parcel 2) at the northwest end of E. 17<sup>th</sup> Avenue cul-de-sac. Together the parcels equated to 3.741 Acres or 162,972 square feet.

The **site plan** has been designed to provide for Common Open Space and Amenities, and access to the Highline Canal. The site has been oriented with the street, adjacent multi-story residential, and industrial uses in mind. The building is designed in the shape of a “C”, providing required frontage along E. 16<sup>th</sup> Ave., screening for parking from the ROW, and buffering between the adjacent residential and industrial uses. A direct through connection from E. 16<sup>th</sup> Ave. to E. 17<sup>th</sup> Ave. allows for two points of access for emergency vehicles as well as access for residents. A separate access off the dead-end E. 16<sup>th</sup> Ave. leads to visitor parking for the leasing center and additional parking and the garage units. This parking area along with the proposed landscaping will provide an offset and buffer to the adjacent residential directly east.

A centrally located common open space area is provided to the north of the building fronting the Highline Canal trail. This is the logical location for an amenitized area for the residents. An outdoor patio is proposed adjacent to the Community Room. The patio will be programmed with furniture and a couple of grill units. These may be gas or electric however this is still in discussion. The patio connects to the parking as well as an expanded plaza area to the north further from the building for larger social gatherings and activities. A meandering pathway connects to both the east parking as well as to both E. 16<sup>th</sup> Ave. and E. 17<sup>th</sup> Ave. and the Highline Canal Trail. The walk connection from E. 17<sup>th</sup> Ave is widened from the cul-de-sac to the where the trail connection splits off a short distance within the property.

The **building design** utilizes a variety of materials such as cement board, stucco, brick, and steel. 360 Degree architecture is used with the building mass containing varied horizontal and vertical wall planes. The balconies have tie backs to the building wall adding additional detail. The mix of building materials and colors breaks up the massing creating a handsome classic urban style architecture. Other site features include a trash enclosure and covered parking canopies which, both of which are designed to complement the character and materials of the main building.

130 units are proposed for this four-story building. The building has a gross square footage of 139,668 square feet with an FAR of 0.86. 30 of the units have attached garages with an additional 24 parking spaces that are covered, and the remaining are standard parking spaces.

**Landscaping** is proposed throughout the site as required by the UDC. A special buffer of 25' is provided along the north border with the Highline Canal, a 20' buffer is provided along the west adjacent to the industrial use, and a 10' constrained buffer is provided on the east between this development and the existing multi-family residential. The landscape areas are composed of low-water native and naturalized plant materials of varied textures, both evergreen and deciduous for year-round interest. Sod is proposed in the common open space area to the north of the building and limited to smaller areas along E. 16<sup>th</sup> Ave. The remaining areas that are not sod or shrubs are proposed to be irrigated native seed. An automatic irrigation system will be provided to maintain the landscape in a healthy condition while minimizing water waste.

Accessible pedestrian connections are provided from both E. 16<sup>th</sup> Ave. and E. 17<sup>th</sup> Ave. to the main building entry on the west side as well as to the leasing center and common area patio. Furthermore, an accessible trail connection is provided to the existing Highline Canal Trail. All on-site and ROW pedestrian connections have a minimum of 1 foot candle as required by the UDC to maintain safety and accessibility.

The following is the contact information for the owners and lead design team members:

**OWNER/DEVELOPER (S):**

ALTOS REALTY ADVISORS  
5777 E. EVANS AVE, SUITE 1  
DENVER, CO 80222  
(303) 747-4782  
CONTACT: AREND ACCOLA  
RHINO CAPITAL

2 INTERNATIONAL PLACE, #2410  
BOSTON, MA 02110  
(617) 847-2445  
CONTACT: TYLER MURPHY

**DESIGN TEAM:**

FARNSWORTH GROUP, INC. (SURVEY, CIVIL, LANDSCAPE, ARBORIST)  
5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, CO 80111  
(720) 743-2349  
CONTACT: JON SPENCER

VISION DB (ARCHITECT)  
5777 E. EVANS AVE, SUITE 1  
DENVER, CO 80222  
(720) 715-7888  
CONTACT: KATE MILLENSON

We look forward to your feedback and working with you to develop an exceptional project for our client and the City of Aurora.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Jon Spencer", with a long horizontal flourish extending to the right.

Jon Spencer, PLA  
Sr. Landscape Architectural Manager