



816 Camaron Street, Suite 110 | San Antonio, Texas 78212
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From: LIQUE Engineers, LLC

Date: April 5, 2024

To: Ariana Muca – Planning Case Manager
15151 E Alameda Pkwy
Aurora, CO 80012

City Case Number: #DA-1556-34
Internal Project Number: 162-01-01

Re: Letter of Introduction – Moxy Hotel – E 64th Ave and Jebel St

Project Description:

The development site is a 2.634-acre lot legally described as Lot 1 Block 1 of the Painted Prairie Town Center Filing NO. 1, which will be subdivided into two lots. The site is located at the southeast intersection of E 64th Ave and Jebel St in the City of Aurora, Colorado. The lot is currently zoned MU-R (Mixed-Use Regional) and is a part of the Painted Prairie Town Center Master Planned Community.

The development site will have a commercial use of a hotel. The hotel is anticipated to be 55' 10" and 58,200 square feet. This site plan is comprised of 109 parking spaces, various shade and ornamental landscaping, an outdoor patio/social gathering area and a building situated on the east side of the property line fronting N Jericho St.

The Moxy hotel is a new contemporary style hotel with a façade composed of brick and stone veneer, with touches of various colors of stucco, and metal panels that punctuate the hotels elevations. The use of color and texture allow for a sleek and thoughtful transition from materials to the clean lines of the exterior building forms. The hotel is composed of bays of alternating materials with lend itself to a playful rhythm the juxtaposition of the stair towers at each end of the three corners of the L-shaped form of the hotel. The floor plan is primarily made up of 132 rooms and will include a small meeting/ballroom, and indoor bar.

The proposed commercial development will not require any adjustments of the City Code at this moment. The proposed site is in compliance with applicable standards set forth by the City of Aurora's UDO and Painted Prairie Town Center Design Standards. Compliance is met by abiding by and conforming to setback, parking, and access requirements as well as building façade, building placement, materials, and height. Landscape plans are still in the preliminary design stages but will conform to the standards set forth by all applicable parties.

The proposed Moxy hotel is being developed by Baywood Hotels. The consultants for this development will include civil engineering, architectural, mechanical engineering, electrical engineering, plumbing and landscape. Contact information for the property owner/developer and project consultants will be provided on the following page.



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OWNER/DEVELOPER

Baywood Hotels
7300 Blanco Rd., Ste 701
San Antonio, Texas 78216

CIVIL ENGINEER

LIQUE Engineers, LLC
816 Camaron St. Ste 110
San Antonio, Texas 78212

ARCHITECT

Philips
5901 Peachtree Dunwoody Rd
Building A, Suite 405
Atlanta, GA 30328

MEP ENGINEER

Savant Engineering, LLC
5064 Roswell Road Suite D- 301
Sandy Springs, GA 30342

LANDSCAPE ARCHITECT

Horizon Design
16414 San Pedro Avenue., Ste 630
San Antonio, Texas 78232

STRUCTURAL ENGINEER

Strand
10003 Technology Blvd West
Dallas, Texas 75220