



December 12, 2024

Erik Gates
Planning and Development Services
15151 E Alameda Pkwy, 2nd Floor Ste 2300
Aurora, Colorado 80012

RE: FITZSIMONS GATEWAY AFFORDABLE MULTIFAMILY | 2ND MINOR AMENDMENT

Dear Mr. Gates,

We are pleased to submit this application for minor changes to the Fitzsimons Gateway Affordable Multifamily Site Plan, on behalf of the landowner, Fitz Gateway Hotel, LLC. and developer, BMC Investments.

CHANGES MADE FROM APPROVED SITE PLAN

- Existing trees that were supposed to remain, per site plans and CDs, were accidentally removed by the demo/grading team
 - One of the trees cannot be replaced due to proximity to the transformer, alternative screening is proposed
 - All other trees will be replaced.
- Light fixtures have been swapped:
 - In the plaza along Colfax to provide a different Pedestrian Light Pole (fixture type SP1) in the planters than the PL-1 in the right-of-way.
 - Wall sconces have been swapped for comparable fixtures from different manufacturers.
 - Bollard has been swapped for a comparable fixture from a different manufacturer.
 - Wall packs have been swapped for comparable fixtures from different manufacturers.
 - Minor changes in photometry, resulting from fixture swaps are shown
- The Xcel easement dimensions for the transformer have changed and are reflected on sheets 3 & 4.
- Minor grading adjustments were made around the ADA parking stalls in coordination with and approved by the fire department as part of the civil construction plan revision that was completed in May of 2024.
- Exterior louvers for mechanical equipment, located on the south-east corner of the building were relocated due to mechanical equipment move to accommodate maintenance clearance requirements. Reference view 2. Building Elevation – East on sheet 11 of 18 and view 2. Overall Plan – Level 2 on sheet 14 of 18.
- EV-Ready parking stalls are annotated on Overall Plan – Level 1 on sheet 14 of 18.
- The fire hydrant at the southeast corner of Peoria and Colfax has been rerouted to avoid a utility conflict and has been replaced with a new fire hydrant. This is reflected on sheets 3 and 4 of 14.

We look forward to working with the City of Aurora to finalize this change. Feel free to contact me directly should you have any comments, questions, or requests for additional information.

Sincerely,

Elyse Appelgate
Senior Associate