

March 10, 2023

Ms. Ariana Muca
City of Aurora – Planning Department
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: 63rd & Kirk, LLC Multi-Family at Painted Prairie Site Plan: Letter of Introduction

Dear Ms. Muca,

On behalf of 63rd & Kirk, LLC, we are pleased to submit this Site Plan application for 63rd & Kirk, LLC Multi-Family at Painted Prairie, a multi-family community located north of 62nd Avenue, west of N. Lisbon Street, south of E 64th Avenue and east of N. Kirk Street. The consultants listed below have been assembled to realize this plan and we look forward to working closely with the City of Aurora to make this community addition a success.

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CONTEXT

The project is comprised of two blocks, 7 and 10, within the Painted Prairie Town Center, totaling 9.8-acres. The project site is zone MU-R. Land to the east, south and north is currently vacant, while the land to the east is single family homes.

SITE PLAN DESIGN

The 63rd & Kirk, LLC Multi-Family at Painted Prairie Site Plan proposes a 4-story, for rent, multi-family community containing approximately 355 units at 36.2 du/ac. Two buildings are proposed over two separate blocks, 116 units on the north block and 239 units on the south block, with a 5-story parking garage wrapped by residential units being

provided on the north block and an enhanced mid-block crossing provided for safe pedestrian connection between the two residential buildings. Additionally, the new community is heavily amenitized and includes: an outdoor kitchen with grills, seating lounges, fireplaces, dog run, flex lawn, outdoor fitness area, and resort-style pool with sun shelf, cabanas, and spa.

The overall site has been designed to meet the proposed guidelines for the MU-R district by providing medium to high density residential uses and is also in conformance with the Painted Prairie Master Plan.

LANDSCAPE DESIGN

The landscape and planting plan has been designed to integrate into the natural prairie theme of the surrounding development. The landscape aesthetic is a mix of native and adaptive plantings that carry forward the design intent of the Painted Prairie Town Center. The chosen plant palette contains a wide mix that will both soften and accentuate the urban feeling of the overall neighborhood.

ARCHITECTURAL DESIGN

We derived our concept design from the geological formations and the natural materials inherent to the Denver front range formation. These site conditions serve as our source of inspiration. The rich geological context resulting from years of tectonic shifts creates a striking layering effect that has influenced our massing strategy. The shifting bars of the building are inspired by the naturally occurring settling of the geological strata. The sliding bars running east / west emphasize their presence along the main streets to create an enjoyable pedestrian experience. The secondary elements running north / south connect those sliding bars and provide courtyards for more private gathering spaces for the residents. With the massing set, additional scales of design and detailing have been introduced at each floor such as varying types of apertures and the articulation of those openings through the use of material and color. Each floor level is distinguishable from another in a clear but sensitive manner by utilizing materials and texture shifts to emulate the surrounding geological strata.

The gentle valley of the South Platte River offers a balanced juxtaposition to the vertical uplift of the mountain range. The design concept again draws from this natural context by looking at the prairie landscape, and specifically the tall grasses that are indigenous to the area. The tall grass with its verticality and softness complements the striated and hard rock. Similarly, the horizontal sliding bars will be balanced with a softer use of materials, filtering light, providing shade and variation along the facades. To bring the outdoors inside, light and warm natural materials will be used throughout. The rich textures of these materials and a timeless color palette will bring a sophisticated luxury to the interior environment. A combination of soft and hard surfaces like the exterior will make the interior inviting, elegant and serene.

ADJUSTMENTS

1. Painted Prairie Master Plan I 24 General Design Requirements

All ground level residential units shall have direct street access to help enliven the street-level presence of the building.

Proposed Adjustment

Allow for 12 units to not have direct street access.

Justification

The applicant is seeking relief from this requirement at limited areas where the proposed building face is in close proximity to the street. Because these units are elevated from the street for privacy, they require exterior stairs to access grade. Due to the building's close proximity to the right of way, however, there is no space in which to locate these stoops.

This adjustment will have no adverse impact on the design quality of the building and will result in a superior product to allow future residents to enjoy their outdoor private amenity space.

2. Painted Prairie Master Plan Table 3.1 I Main Level Transparency

Design guidelines require a 60% transparency requirement for all active elevations.

Proposed Adjustment

To allow for less than 60% transparency on active elevations.

Justification

Due to the wood framed construction method of the buildings, large enough openings to achieve 60% transparency are not structurally feasible. In addition, the design team believes that a higher level of transparency would not provide sufficient privacy in the ground floor units.

3. Painted Prairie Master Plan Table 3.1 I Build To Zone

Build-To-Zone for Type B of 10'-15'.

Proposed Adjustment

Allow for smaller build-to-zone.

Justification

The ground floors of the proposed building contain predominantly ground floor dwelling units, which are required to have stoops and street access by the Painted Prairie Architectural Design Standards. In order to comply with this requirement, residential facades have been setback from the street as required to provide stairs which mitigate the grade change between the first floor and street.

4. City of Aurora UDO Section 146-4.38.6.D

Masonry Standards for Single-Family Attached and Multi-Family either:

- 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or
- 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or
- 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone

Proposed Adjustment

Required stucco to be substituted with fiber cement panels.

Justification

The proposed design provides the maximum parking feasible with a fully screened garage and meets the requirements of UDO section 4.6. As such, the design team believes it would be detrimental to the project and urban realm to provide additional parking on the site.

CONFORMANCE TO SECTION 146-5.4.3.B.2 OF THE CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE – SITE PLAN CRITERIA

- a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

63rd & Kirk, LLC Multi-Family at Painted Prairie site plan is generally in conformance with the Painted Prairie Master Plan and Aurora UDO as well as creating an emerging neighborhood as named in the Aurora Comprehensive Plan Placetype Plan. One deviation that is potentially being explored is the Painted Prairie

Master Plan requirement for having all ground floor residential units having direct access to the adjoining sidewalk. Grading, design, and other issues are making meeting this standard in all instances problematic. We are currently working with the Painted Prairie DRC and will continue to work with City Staff throughout this process to find a high-quality solution.

- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
This site is located near existing infrastructure and will connect in the most efficient ways possible. This project is part of the Painted Prairie community which has infrastructure being built prior to construction of this project that will serve this future development.
- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
The proposed development does not cover any existing natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, or floodplains.
- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
This community will provide pedestrian connections to the surrounding neighborhoods as well as promote walkability through the proposed north and south buildings. The design builds upon and meets the connectivity goals established by the Painted Prairie Master Plan.
- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
This application will be compatible with the surrounding homes located within the Painted Prairie Master Planned neighborhood and being developed per the vision established by the Painted Prairie Master Plan. The building colors and building façade materials are consistent with the rest of the Painted Prairie community.
- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
As part of the Painted Prairie Master Planned community, the site has minimal impact on the surrounding neighborhood as it was planned for this development. A Traffic Conformance Letter and Utility Reports are included with this application which outline how infrastructure will be upgraded in order to support the neighborhood.

The property owner and development team look forward to continuing to work with the City of Aurora to make this new development a success! Please let us know if you have any immediate questions or need anything further in order to conduct the first review period.

Sincerely,
Norris Design

Beccah Bailey
Project Manager