

May 10, 2024

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

Attn: Liz Fuselier

Re: Highline Village 4 (Highline Canal Apartments, DA-2381-00, Case no. 2024-4011-00, 2024-3012-00), Letter of Introduction

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, also known as Highline Canal Apartments. 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.

A single trash enclosure is proposed along the west side of the building. This enclosure is roughly 12 feet deep by 27 feet wide and can accommodate 3 dumpsters ranging from 4 cubic yard capacity up to 8 cubic yard capacity each. The development team will be coordinating with the trash company to determine appropriate dumpster sizes and a pick up schedule based on other multi-family complexes of similar size.

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

Neighborhood comments were received as part of the first review. A neighborhood meeting was hosted on May 1, 2024 to address these however there was only one adjacent owner present with Freund Investments that attended.

His comments related to concern over unhoused persons, fencing between his property and the Highline Canal Apartments, and a private easement agreement for access to 17<sup>th</sup> Ave for the Highline Canal Apartments. No promises were made however the ownership/development group is reaching back out to him to discuss the private easement and address any concerns.

The written comments received from the first review cycle are noted and addressed below:

**Comment:** *This development is off system so we have no comments. We do ask that the city consider the cumulative impact of development of this and other developments in the area on the intersections of Laredo and Colfax or Jasper and Colfax.*

**Response:** This development meets the existing zoning with multi-family residential use and has provided the required analysis as requested by the city. A full traffic study analyzing the surrounding intersections is not required.

**Comment:** *What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?*

**Response:** This project is a multi-family apartment building with 4 floors and 130 units. This use is a use by right with the existing zoning. On-site open space is provided per the UDO and includes on-site patio with grills and seating, larger paved plaza, trail and green space.

Improvements along 16<sup>th</sup> Ave such as completion of the cul de sac including attached sidewalk along the north edge is proposed. Furthermore, trail connections from 17<sup>th</sup> Ave. are proposed and include extending the sidewalk to the cul de sac on the south side of 17<sup>th</sup> Ave, providing accessible ramps and a designated crossing to the north side with an 8 foot wide trail connection to the Highline Canal Trail.

**Comment:** *The adjacent (possibly same) complex has no property manager, one dumpster, construction debris from the last expansion, several loose aggressive dogs, people driving on the high line canal, and we want to add more?!! I have been reporting the property at Laredo and 16th Ave for 3 years now with countless code violations and nothing changes. Why are you wanting to add to this problem when the current situation can't be properly managed? We would need speed bumps and stops signs throughout Norfolk Glenn (specifically at E 17th Place), sidewalks (Laredo is lacking), and a new bridge at Laredo and High Line Canal (the current one is literally falling apart).*

**Response:** This development is not related or connected to the adjacent townhome project. This development will have a full-time leasing office with an on-site manager. This development proposes a much larger trash enclosure and there will be coordination with the trash provider to ensure additional pick-ups are scheduled based on demand. Furthermore, additional parking is provided above the minimum Code requirements. Issues on Laredo or within the Norfolk Glenn Neighborhood mentioned in the comments appear to be directed at the city and are not within the scope of this development.

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.



Jon Spencer, PLA

Sr. Landscape Architectural Manager