

June 10, 2022

City of Aurora
Attn: Jeannine Rustad
15151 E Alameda Parkway, Suite 5200
Aurora, CO 80012

Dear Ms. Rustad,

As part of the pre-application process, the design team was notified that the proposed structure would exceed the maximum building length of 150 feet for this multifamily/mixed-use development in Subarea A, per City of Aurora Unified Development Ordinance 146.4.8.5.D.1.

We recognize the intent of the ordinance is to provide a pedestrian oriented space that supports the human scale. With this consideration, a break in both horizontal and vertical planes and a change in material has been inserted at the approximate mid-point of the Eastern facing elevation along North Uvalda Street. Approximately 170 feet from the North and South, effectively reducing the appearance of one large structure into two masses with distinct characteristics.

The Southern elevation is also broken up into two masses by a break into the open courtyard. The Western and Northern elevations further follow the theme of changes in plane and material to reduce the building scale. Please see the attached floor plan, elevations, and three-dimensional exhibits, for your reference.

With the attached proposed design, we formally request an amendment to the 146.4.8.5.D.1 ordinance to allow for the longer multifamily/mixed-use structure of approximately 340 feet to be constructed at this site.

Please do not hesitate to reach out to us if you have any questions or concerns.

We look forward to working with the City of Aurora to enhance the Fitzsimons development district and make this project a success.

Sincerely,



Doug Stockman
Principal
Helix

Attachments: 30x42 drawings – G003, A100, A111, A113, A201a, A202a

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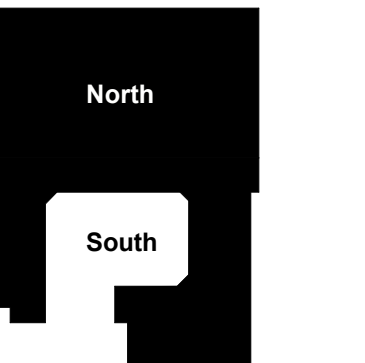
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Key Plan



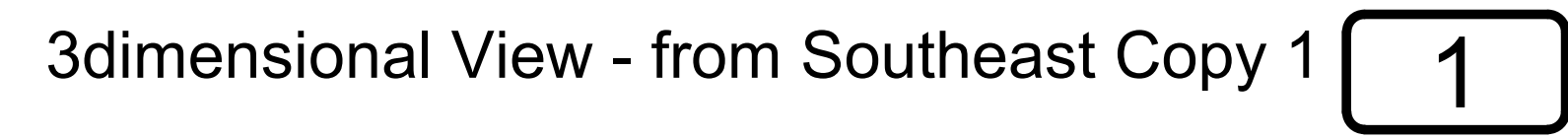
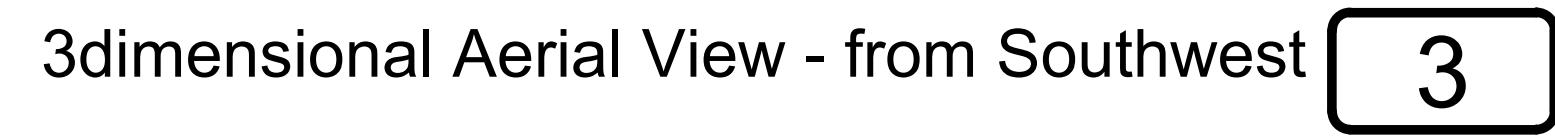
14th & Ursula Apartments
East 14th Place & Ursula Street
Aurora, CO 80011

14th and Ursula, LLC

PROJECT NO.	22003.00
Site Plan	06/10/2022

3-dimensional views

G003
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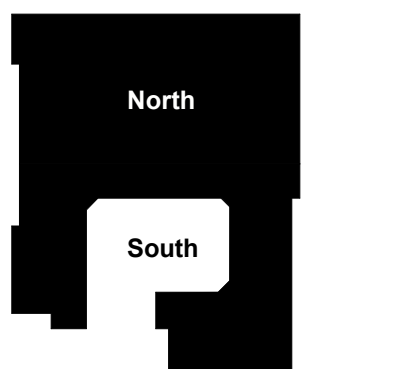
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Key Plan



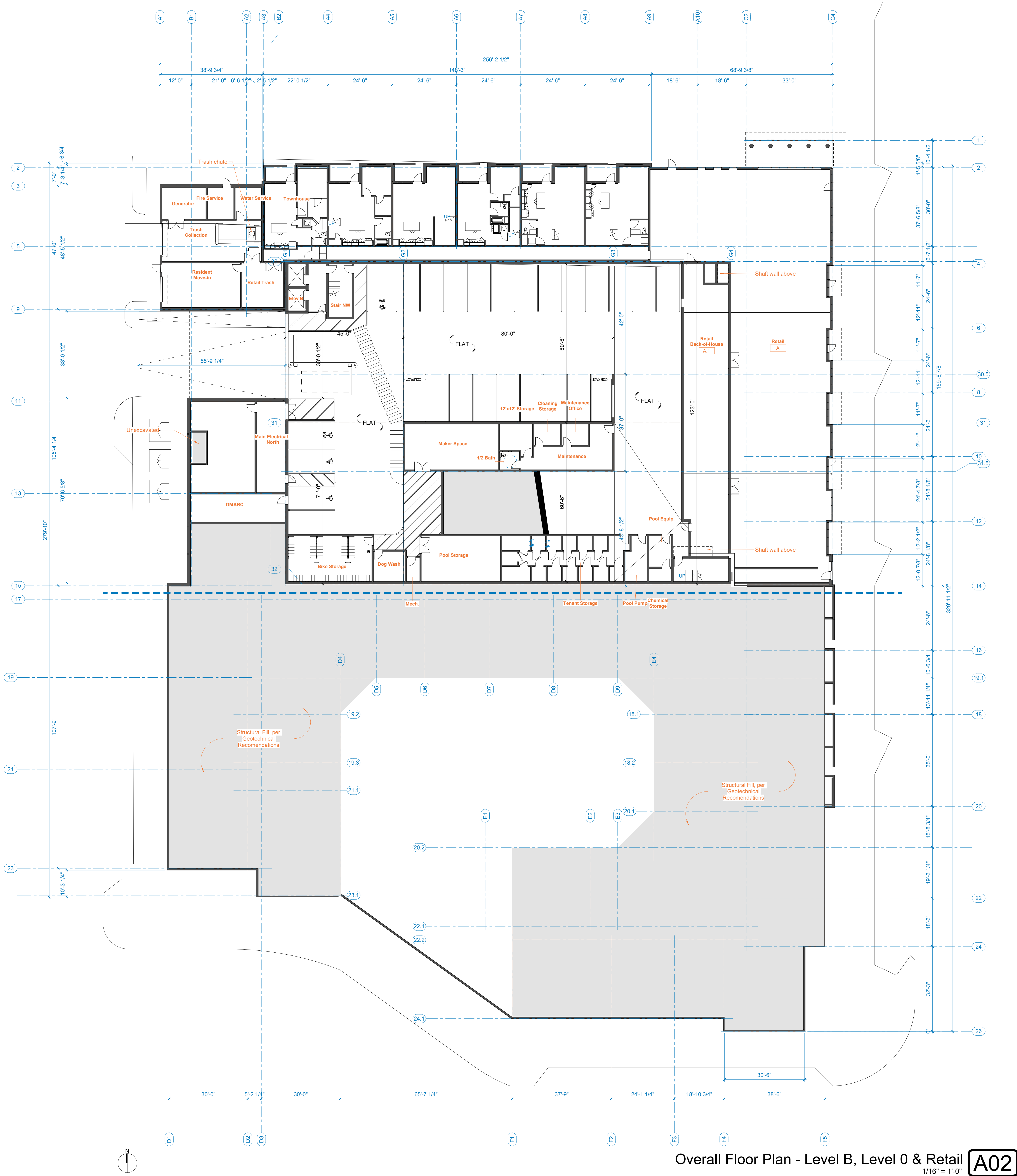
14th & Ursula Apartments
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Aurora, CO 80011

14th and Ursula, LLC

PROJECT NO.	22003.00
Site Plan	06/10/2022

Overall Floor
Plan - Lower
Levels
A100

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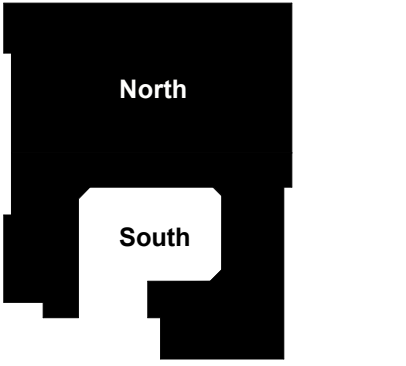
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Key Plan



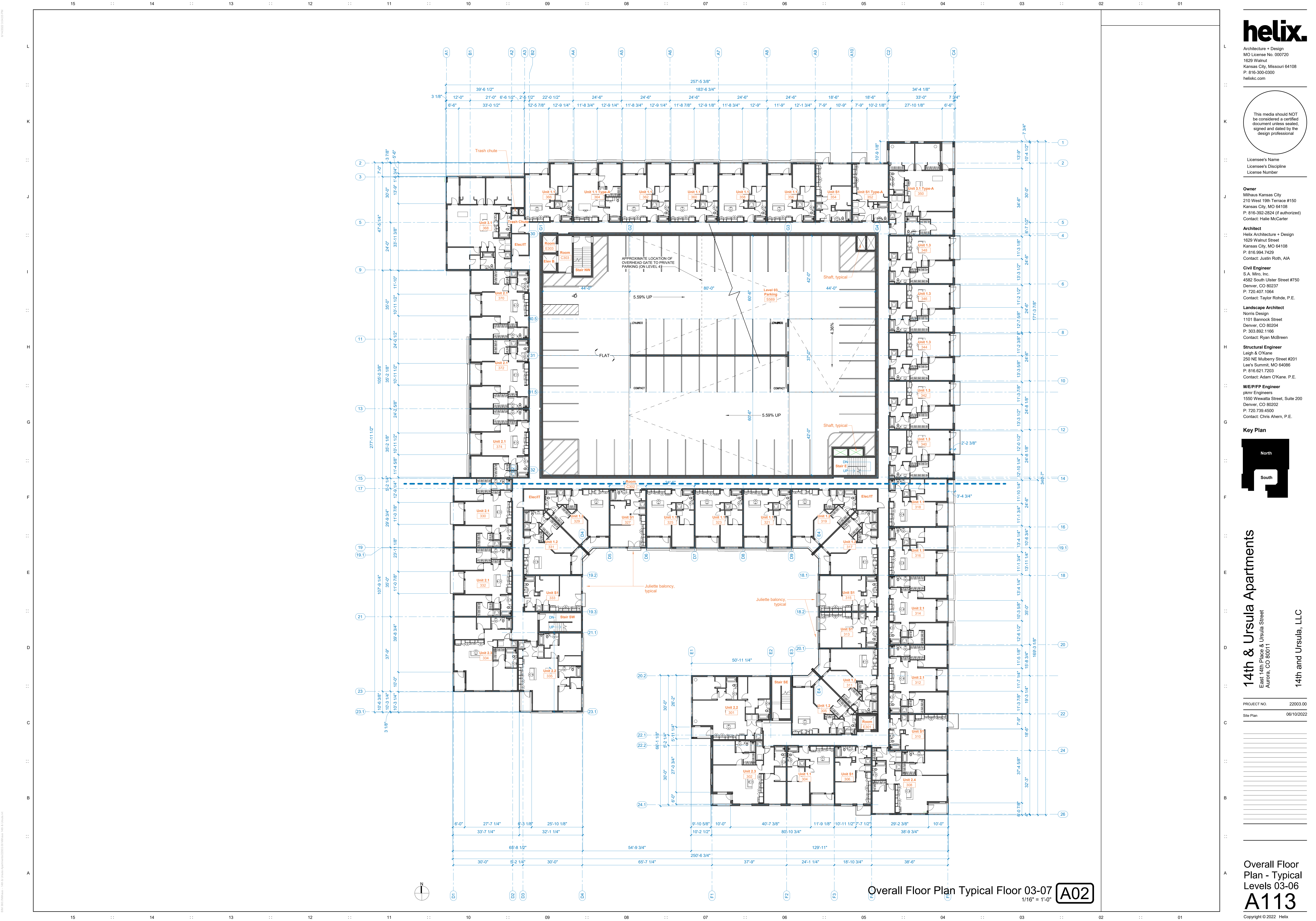
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PROJECT NO. 22003.00
Site Plan 06/10/2022

Overall Floor
Plan-Level 01

A111
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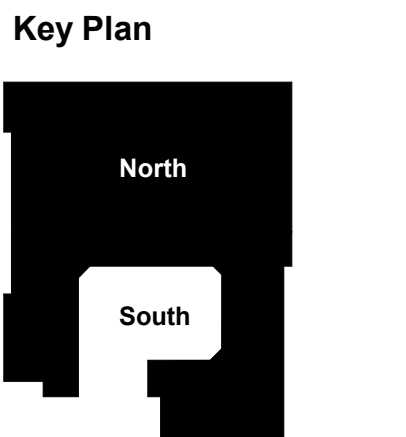
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PROJECT NO. 22003.00
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Overall Floor
Plan - Typical
Levels 03-06
A113
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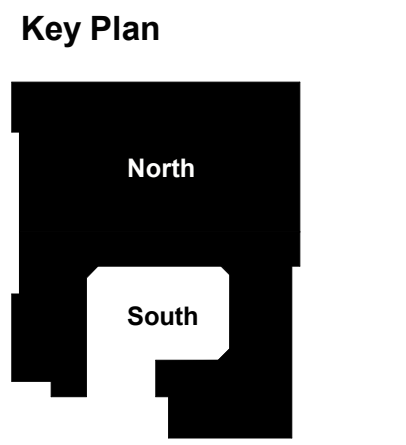
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PROJECT NO. 22003.00
Site Plan 06/10/2022

Building Elevations - Color
A201a
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Building Elevations - South Color **G03**
1/16" = 1'-0"



Building Elevations - West Color **A03**
1/16" = 1'-0"

Exterior Finish Legend

B1		Modular Field Brick, Running Bond - Color 1 (Light)
B2		Modular Field Brick, Running Bond - Color 2 (Dark)
C1		Cast-in-place Concrete Wall, smooth finish
FC1		Fiber Cement Panel Siding, Light
FC2		Fiber Cement Panel Siding, Dark
MP1		Horizontal Metal Panel
MP2		Vertical Metal Panel
MP3		Break Metal Accent - Color 1
MP4		Metal Coping - Color 2
R1		Expanded Metal Railing - Type 1
R2		Metal Picket Railing - Type 2
SF1		Storefront Window and Entry System
M1		Masonry
PC1		Precast Concrete
		Building footings and foundations Refer to structural

Keyed Notes - Building Elevation

- 1 Residential A/C condensing unit, typical
- 2 Elevator Over-run Beyond
- 3 Precast Garage Wall Beyond
- 4 Metal Cap Flashing
- 5 Metal Coping - (MP3)
- 6 Metal Surround Flashing - Head, Sill and Jamb
- 7 Metal Sill Flashing
- 8 Cast Stone Sill
- 9 Storefront transom above canopy

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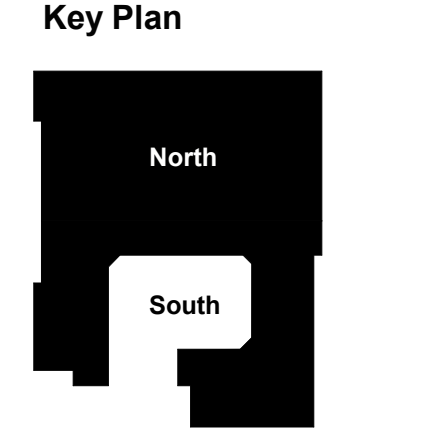
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Building Elevations - Color
A202a
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