



January 31, 2024

City of Aurora
Ariana Muca, PLA|AICP
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Metro Center PA-B3, B4 & B6 - Wood Partners (#1702063) – Project Narrative

Dear Ms. Muca:

Enclosed are the application materials for the Wood Partners at Metro Center Site Plan. This application follows the approval of the Metro Center Master Plan and Design Guidelines. We have enjoyed working with the City thus far and greatly appreciate the time and assistance you have provided. We look forward to continuing to work with you and the City of Aurora staff through the approval process. This application has been prepared by and for the following parties to the benefit of the residents of Aurora:

Developer

Wood Partners
4600 S Syracuse St #210
Denver, CO 80237
Contact: Jenn Hippisley

Planning / Landscape Architecture

Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Daniel Braswell / Chad Purcell

Civil Engineer

Ware Malcomb
900 S Broadway, Suite 320
Denver, CO 80209
jcarano@waremalcomb.com
Contact: Jesse Carano

Architect

BVH Architecture
1415 Park Ave. W
Denver, CO 80205
303-586-2911
Contact: Matt Fitzpatrick

The following items are included in this submittal package:

- Letter of Intent
- Letter of Authorization from Property Owner
- Response to Pre-Application Comments
- Title Commitment
- Site Plan
- Colored Elevations with Building Material Selection
- Traffic Study (with second submittal)
- Adjacent Property Owner List
- Preliminary Drainage Plan & Report
- Mineral Rights Affidavit
- Public Art Plan

INTRODUCTION

Wood Partners is based out of Atlanta, GA with a Denver office, Wood Partners goes beyond giving people a better place to live: distinctive communities of lasting value are created, a solid return for investors is delivered, and a culture of respect and empowerment is forged for its employees.



Since the company's inception, a powerful combination of the best architecture firms and an expanding roster of equity and debt partners have been involved in the development of more than 79,000 homes with a combined value of more than \$14.1 billion.

For further information, please visit woodpartners.com.

Site Plan Overview

Wood Partners at Metro Center will be located on Parcel PA-B3, B4, and B6 of the Metro Center Master Plan ("Master Plan"). The development is designed to implement the vision established by the Master Plan, especially regarding parks, pedestrian connections, design guidelines, architectural features, building placement and parking. This new community will build upon the foundation for place making and vitality envisioned for Metro Center.

The development plans for 360 multi-family units in four buildings, all of which are 4-stories with elevator access. A total of 411 parking spaces are provided in a mix of surface parking, detached single-car garages, carport, and tuck-under garages in the T.O.D Edge area of the Master Plan. A total of 56 exterior bike parking spaces have been provided.

Wood Partners at Metro Center meets the intent of the Urban District Placetype through establishing a dense, pedestrian-friendly environment adjacent to the multimodal transit center. Residents will enjoy the ease of transit ridership to their places of employment, dining, shopping, and entertainment opportunities throughout in the Denver metro area. These residents will also play a significant role in attracting and supporting the planned new commercial businesses that will ultimately be drawn to Metro Center, as well as the recently approved Sprouts located on Parcel B-2 (DA-1489-27)

Park and Amenity Spaces

Careful consideration has been given to the location of small urban parks and pedestrian connections to implement the vision for the "String of Pearls," which is a key placemaking tool established by the Metro Center Design Guidelines. The primary parks within this site are located on both sides of Granby Street in parcels 3 and 4, which is consistent with the Master Plan. The park spaces exist along the entire block length along Granby street between E. Dakota Ave. and E. Virginia Ave., helping to make the two separate park spaces feel like one larger, integrated park that is connected to the overall bicycle and pedestrian network within Metro Center. Public park amenities include open lawn areas, fixed seating, shade structures, bicycle amenities, pet pick up stations, public art, play areas, and plaza gathering areas.

A private resident courtyard is also planned within parcel B3. Amenities within the private courtyard include a pool, lounge seating, outdoor kitchen and fire pit amenity.

Architecture

The architectural vision supports and reinforces the concept of a high-density pedestrian-oriented development. There are four buildings across three parcels; each 4-stories with elevator access and conditioned corridors. The buildings that front S. Granby St and Virginia Ave feature primary entrances adorned with canopies and storefront glazing to promote and enhance pedestrian access, fostering connectivity with adjacent small urban parks.

Buildings A and B, located on parcels 3 and 4, directly face small urban parks, which encourages activity and provides opportunities for gathering. Small patios provide direct access to dwelling units front along S. Granby Street and E. Virginia Avenue, where topography allows.



Surface parking is tucked behind the four residential buildings, further screened from the surrounding streets by detached enclosed garages. In addition to detached garages and surface parking, both attached and detached carports are provided.

The exterior material palette of the buildings is comprised of a combination of brick, cement masonry units, and fiber cement siding. The fiber cement siding has a variegated exposure of the faces of the siding planks, providing a visually pleasing pattern. The uniquely pitched rooflines of the buildings are intended to provide both visual interest from a pedestrian perspective, as well as uniquely enhanced premium lofted spaces within the top floor units. These pitched asphalt shingled roofs also serve to visually screen the mechanical condensers mounted on the flat roof portions of the buildings. The building facades, as designed, are intended to be simple yet unique, creating an easily recognizable sense of place and identity within Aurora and the Metro Center area.

Civil Engineering

This site proposes the construction of four multifamily structures on 3 parcels. Civil design will include all required sanitary, water and storm infrastructure to service these buildings. All downstream receiving infrastructure for these utilities will be in place as part of the master development including water quality manholes for site runoff treatment. Civil design will also include grading and drainage design with all associated parking and landscape areas and will be designed in conformance with all Overarching Master Documents. All abutting streets are to be considered existing and are already constructed or will be prior to construction.

Phasing Plan

This project is planned to be phased and will be indicated as such on the site plan and construction documents.

Approval 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.

The proposed Site Plan application retains compliance with the UDO, the approved Master Plan, the City Center Station Area Plan, as well as the City's Comprehensive Plan, Aurora Places. The Urban District Placetype calls for a mix of uses in an urban fabric which has a pedestrian- and bicycle-friendly environment. Primary land uses include multi-family residential development, restaurants, commercial retail, commercial service, office, and entertainment and arts districts. Urban Districts are critical to the economic and fiscal health of the city because it is a center of employment, culture, and activity. Through the City's Aurora Places adoption, it was clearly determined by the community that the Metro Center site should serve as the key location within Aurora's Downtown with Transit Oriented Development (TOD). The Comprehensive plan calls for TODs to "Ensure an appropriate mix of housing, employment, entertainment and services focused around gathering places, such as a central plaza or main street" and are described as a "key entry point to the city with quality urban design, public art, and innovative businesses". The Metro Center Master Plan is a mixed-use, urban, walkable TOD community that will be a hub for entertainment, retail, multi-family housing, hospitality, and commercial uses. The Metro Center Master Plan is consistent with the intent of the Comprehensive Plan.

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. A Public Improvements



Phasing Plan was approved with the Master Plan and sized the streets and associated infrastructure. The site plan proposed with this application is consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with this Site Plan application.

The Metro Center Master Plan and Design Guidelines provided a cohesive, connected and coordinated system of streets, trails, sidewalks, open spaces and infrastructure that are integrated into the surrounding area including enhanced connectivity for both vehicles and pedestrians. Urban street sections and enhanced pedestrian areas are proposed, including a vibrant public realm that includes art, and a series of urban parks and plazas. Metro Center will be an urban, walkable community that brings urban energy to the suburbs. In total, the Metro Center Master Plan complies with and reinforces the City of Aurora's Comprehensive Plan – Aurora Places, City Center Station Area Plan, and Unified Development Ordinance.

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 site does not contain any existing natural areas, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, or floodplains. There is an existing ridgeline that divides the site between the east and west. The site has been graded and the drainage patterns are consistent to follow this existing ridgeline.

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

A complete sidewalk network rings the site and provides direct connections to adjacent properties and the larger Metro Center area. Walkways internal to the site provide access to and through Small Urban Park spaces, private amenity areas, and connect to public sidewalk facilities.

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

There is currently no residential surrounding this site. The size and scale meets the goals and intent of the Metro Center Master Plan and City Center Station Area Plan.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

There are no anticipated adverse impacts associated with the proposed Site Plan application.

We look forward to working with the City of Aurora on the review and approval of this community at Metro Center. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Daniel Braswell
Associate
Norris Design
Applicant's Representative