



Structural, Civil, & Environmental Engineering

Liz Fuselier
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012
303.739.7588

New Digs on 13th Place Condominiums Letter of Introduction

July 7, 2022

Dear Ms. Fuselier,

Enclosed please find the re-submittal for The New Digs on 13th Place Condominiums
Applicant # DA-2259-00

Case # 2022-4010-00

The application has been prepared by and for the following parties.

Client/Owner:

Omar Tinoco-jromaro2@gmail.com

Superior Enterprises LLC

1117 Pinehurst Ct

Bennett, CO. 80102

Structural, Civil, & Environmental Engineer

Sandella Design LLC.

P.O. Box 731

Castle Rock, CO. 80104

INTRODUCTION & SITE LOCATION

The New Digs on 13th Place Condominiums is a Multifamily Dwelling 6-Unit Building located off 15991 E. 13th Place in Aurora, Colorado. The property is located Northeast of E. 13th Avenue and Laredo Street. It is in Subarea A, R-3 zoning Medium-Density Multifamily District and is Permitted for that use in the B and K #01 Subdivision. It is in the Buckley Air Force Base- Airport Influence District and complies with all development height restrictions in the district. The proposed Multifamily Dwelling consists of approximately .56 acres (24,415.42 square feet). The Dwelling Units will be surrounded by existing Multifamily Dwellings on east and west adjacent properties, Residential-Rural district on the southeast adjacent property and a Soccer City Aurora complex on the northern adjacent property.

SITE DESIGN & OVERALL SITE CONSTRAINTS

The original Site Design has been re-designed from a 9-Unit Multifamily condominium to a 6-Unit Multifamily condominium to try to address several of the city standard and zoning code requirements. There is still several that are unable to be met and allowance





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for adjustments is requested in this Introduction Letter and on the Cover Sheet A0.0 of the submittal for consideration and review.

UTILITY CONNECTIONS

This project is not a single-family residence and will not require individual water and sanitary sewer services. The water service line will be provided from the 6-inch asbestos cement pipe in East 13th Place and the sanitary sewer service line will be provided from the 8-inch vitrified clay main in East 13th Place. A domestic allocation agreement shall be filed for the 3" fire water line connection. Public Service Company of Colorado (PSCo) requested for utilities to be shown on the plan. Xcel Energy was contacted and locate request ticket ID: B214300477 was completed. The gas and electric lines are shown on the utility plan in accordance with the locate information received.

PUBLIC IMPROVEMENTS

The existing public sidewalk shall be widened along 13th place to a min. of 5'-0" wide. The existing electrical pole and luminaire shall remain in all existing location with the inclusion of additional luminaires throughout the property walkways and parking areas.

FIRE AND LIFE SAFETY

There is a 23' wide drive aisle to provide for the fire lane easement.

FORESTRY DIVISION

Request about determining exact existing tree locations on either this property or adjacent property and possible mitigation and/or tree protection measures noted. The survey that was obtained for the property didn't show locations of existing trees on property.

REQUESTED ADJUSTMENTS

1. Adjustment requested for building design to not include a defined base, middle and cap. The façade elements of the building have been revised however creating a defined base, middle and cap will change the intended exterior design. An adjustment to this is requested to keep intended modern exterior design with the proposed vertical steel siding as the focal of the design as it brings a modernized exterior appearance and high durability for wind and snow. Ref: 4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district.
2. Adjustment requested for the required 15ft landscape buffers along the east and west sides of dwelling to be reduced to 10ft due to the narrow width of lot and drive aisle, pedestrian sidewalk and other setback code requirements. The tall landscape reduction option #2 shall be used to meet the adjustment requirements Reference Aurora UDO 4.7.5 article G Required Landscaping Buffer Widths and Allowed Reductions Table 4.7-2 for requirements.
3. Adjustment for required building perimeter landscaping of 440 LF/ 110 plants is requested due to the narrow lot and code requirements for pedestrian





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sidewalk, drive aisle access, and parking. The building perimeter is surrounded by hardscape and does not allow for required landscaping around perimeter of building. Requesting the proposed landscaping along landscape buffers A-C count towards this requirement. Reference City of Aurora UDO 4.7.5 article J.3.b Types and Locations.

4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district.

ADDITIONAL APPLICATIONS, FORMS AND LETTERS BEING FILED FOR THIS PROJECT INCLUDE

- Avigation Easement Form
- Domestic allocation agreement
- Mineral Rights Affidavit
- Traffic Letter regarding Trip Generation from site

End of Responses

Production Specialist

Deidra Fraser

Deidra Fraser

Designer, Principal

Daniel J Spiesman

Daniel J Spiesman

