



February 8, 2023

Aja Tibbs  
City of Aurora - Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

**RE: *Revolve Denali at Windler – Site Plan (#1643056) DA-1707-25***

Dear Ms. Tibbs,

Kimley-Horn and Associates, Inc. is pleased to submit this Site Plan Development Application letter of introduction on behalf of Jackson Dearborn Partners (“Developer”) for the proposed development of Revolve Denali at Windler. The Developer is proposing a 201-unit multifamily development on 6.762 acres. This project includes 3 multi-family buildings and 5 carriage houses ranging from 1-4 stories in addition to a 1-story clubhouse.

The 6.762-acre site is located at the future southeast corner of E. 56<sup>th</sup> Avenue and Denali Street within the Windler subdivision. The proposed site development area is within the Winder Master Plan area, all architectural materials will meet the standards outlined with in the WMP as well as the City of Aurora UDO. All specific guidelines outlined in the WMP will be followed, and no adjustments are being requested.

A club house, pool and associated amenities are provided for use by the residents. Open space is provided throughout the community that will include trail connections and sidewalks connecting residents to shared amenities on site. Benches and spaces for residents to gather will also be provided along these trail connections. The proposed site plan meets the requirements for open space in the WMP and the City’s UDO.

The multifamily buildings are situated so that the taller buildings are located along E. 56<sup>th</sup> Avenue and the shorter carriage house building are located along E. 55<sup>th</sup> Avenue. The multi-family buildings are provided in 3 four-story structures containing between 63 and 65 units each and 5 carriage houses containing 2 units each. There will be a mix of one- two- and three-bedroom units in each structure. There is a mix of surface parking and tuck under garage parking options for the residents. Parking requirements outlined in the WMP have been met within the site plan.

In summary, the intent is to meld well with the quality of the proposed Windler development and master plan by providing a compatible use, enhanced landscaping, and architectural details. If you have any questions, please feel free to reach out to the project team:

**Applicant:**  
Jackson Dearborn Partners  
Dane Olmstead  
404 S Wells Street  
Suite 400  
Chicago, IL 60607

**Civil Engineer:**  
Kimley-Horn  
Eric Gunderson, PE  
2 N Nevada Ave.  
Suite 900  
Colorado Springs, CO 80907

Thank you for your time and efforts in reviewing this proposal and we look forward to working with you and your team on this project.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Eric Gunderson". The signature is written in a cursive, flowing style.

Eric Gunderson, P.E.  
Project Manager