



3801 E. Florida Ave
Suite 425
Denver, CO 80210
ees.us.com

April 26, 2024

Ms. Brit Vigil
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

SUBJECT: Submittal of Site Plan Application – Block 1, Lot 1 – Woodspring Suites
NEC E. Colfax Ave. and Norfolk St.
Aurora, Colorado 80016
Pre-Application Meeting #1765835

Dear Ms. Vigil:

On behalf of KT Development, EES is pleased to submit our Site Plan and required documents to your office for consideration as we continue the process of seeking City of Aurora approvals of our intended development. The intent of this project is to develop the 2.43-acre parcel known as Block 1, Lot 2, Station 60 Subdivision Filing No 2 (replat underway). The project site was previously an undeveloped lot on the northeast corner of E. Colfax Ave. and Norfolk Street. This application constitutes the first submittal of the Site Plan specific to Block 1, Lot 1 of the Station 60 Subdivision Filing No. 2 and includes the development of a proposed Woodspring Suites (48,660 sf – 122 rooms) and associated parking, drives and landscaping.

A pre-application meeting was held via. conference call on December 6, 2024, and the feedback from the City of Aurora received by EES December 14, 2024 was utilized in the development of these documents. A formal response to planning comments will accompany this submittal, which guided the development of this application.

A Subdivision Plat of Lot 2, Block 1 of Station 60 Subdivision Filing No. 2 has been prepared and submitted by Kimley Horn in relation to this parcel. It subdivides one lot into four; creating the subject parcel Lot 1, and three future commercial lots (Lots 2, 3, and 4).

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the City to reach the mutually beneficial project goals. If there are any questions or concerns, please feel free to contact me directly via phone 610.547.2267 or email michael.drago@ees.us.com. Thank you in advance.

Respectfully Submitted,

Michael Drago

Michael Drago, P.E. - Project Civil Engineer
Entitlement and Engineering Solutions



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