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April 6, 2018

Sarah Wieder  
City of Aurora—Zoning and Plan Review  
15151 E. Alameda Parkway  
Aurora, Co 80012

**RE: 1725 Peoria St.—Site Plan with Waivers**  
**Project No: 1208648**

Dear Ms. Wieder:

On behalf of the applicant, Ovis Capital LLC, I am pleased to hereby submit this Letter of Introduction for the 1725 Peoria St.—Site Plan with Waivers for a mixed use multi-family project and retail project in Aurora, Colorado.

The development team for this project is comprised of the group of consultants below:

**Applicant/Owner**

Ovis Capital, LLC  
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**Architect**

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**Electrical Engineer**

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**Landscape Architect**

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**Parking Consultant**

Walker Parking Consultants  
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### **Site Location and Surrounding Land Uses:**

The site is 0.7 acres, specifically located at the northwest corner of Peoria Street at East 17<sup>th</sup> Avenue. The main building entrance will be off Peoria and the garage access from the alley along the western property line with access off E. 17<sup>th</sup> Ave.

The site is zoned as FBAD 1. This site is surrounded by the following uses: Zoned FBAD 1 – west parcel - unoccupied; north - occupied by Fitz Apartments and a 7-Eleven; and south occupied by restaurants. West of the unoccupied parcel the property is zoned R-4 and occupied by single family dwellings. East of the site and the southeast corner is zoned PD 98-78 Fitzsimons- occupied by Colorado State Veterans Home and the UC Health Center.

### **Proposed Zoning and Density:**

The site is currently zoned (FBAD 1) Fitzsimons Boundary Area District, Subarea 1.

The proposed uses are multi-family and retail which are permitted uses under the current zoning.

The proposed building is an 8-story building – 96 apartment units on the 5 residential floors above a mixed-use podium, consisting of mixed occupancies; 3-level 47,500 s.f. garage, 4000 s.f. of retail and a contemporary leasing uber lounge. The retail shell may support 1-4 tenants that are to be determined. A small sandwich shop, coffee shop, corner convenience store or personal services may be some of the many potential tenants. Approximately 3,000 s.f. of amenity space is provided for residents. The clubhouse will include a small fitness center, communal kitchen and dining, a millennial workroom, and an indoor/ outdoor zone connecting to the pool and outdoor kitchen. An indoor/outdoor sky lounge is also planned for the residents on the 8<sup>th</sup> floor to take advantage of the views. A small dog park with a dog wash is planned on the first level of the parking garage. Supporting functions such as mail and package delivery, trash, secure bike parking and repair station, and winter storage areas/lockers are all to be provided for the residents.

The proposed density is 136.5 Units/ acre which exceeds the minimum 25 units per acre with in the FBAD zoning district. The proposed project combined gross square footage is planned to be 182,000+.

### **Waiver Requests:**

The applicant is requesting two waivers with this site plan submittal:

#### **1. Average Unit Size:**

City Standard: Section 146-712, Table 7.6

- a. Minimum apartment unit sizes: Studio/efficiency apartments – 500 sf, One-bedroom apartments – 700 sf and Two-bedroom apartments – 900 sf with an average gross apartment size of 900 square feet.

Waiver Request: The Applicant is requesting a waiver for a reduction of the minimum apartment unit sizes: One-bedroom apartments – 575 sf, with an average total gross apartment size of 750 square feet.

Waiver Justification: The market has shifted since the zoning code was originally written. This is supported by general market study. The recent shift in the market is for smaller units and more one

bedrooms. The market generally leans to 80% or more of efficiency and one-bedroom units and 20% or less for two-bedroom units. The demand in the market leans to fewer family occupancies and less demand for the larger 2 and 3-bedroom units. In today's market the two-bedroom units are being used more as a shared room-mate occupancy. The shift in the size of units to smaller dwelling units and mix diversity reduces the project overall average gross square footage.

The proposed project provides a combined efficiency and one-bedroom 76% and two-bedrooms of 24% which is reduced from the 80:20 ratio seen in today market. The average gross unit square footage will be 750 s.f. or greater.

## 2. Parking Reduction:

City Standard: Section 146-1504, Table 15.1, Table 15.2, 146-1505, 146-1508 (C)

- a. Parking space requirements for residential dwellings of a multifamily development: 1 space per efficiency unit, 1.5 spaces per one-bedroom unit, & 2 spaces for each two-bedroom unit.
- b. Retail space requirements: 4 spaces per 1,000gsf
- c. Shared Parking Agreement is permitted where multiple uses are located in a common building containing a minimum of 20,000 gsf. Table 15.1 maybe modified by reductions listed in Table 15.2.
- d. Bicycle Parking Space Reduction: The number of motor vehicle parking spaces may be reduced at the ratio of one (1) vehicle space for each two (2) bicycle parking spaces, up to 5% of the max of the required motor vehicle parking.

**Parking per Table 15.1**

Residential	Unit Name	Unit Count	Ratio	Spaces
Efficiency	S1	30	1.0	30
1 Bedroom	A0	10	1.5	15
	A1	2	1.5	3
	A2	18	1.5	27
	A3	8	1.5	12
	A4	5	1.5	7.5
2 Bedroom	B1	23	2	46
<b>Residential Totals:</b>		<b>96</b>		<b>140.5</b>
<b>Residential Guest:</b>		96	0.2	19.2
<b>Retail:</b>	4000 gsf		4/1000 gsf	16
<b>TOTAL PARKING REQUIRED:</b>				<b>175.7</b>

**Shared Parking per Table 15.2**

		Weekdays			Weekends		
General Land Use Classifications	Base Parking Table 15.1	Midnight-7AM	7 AM-6PM	6PM-Midnight	Midnight-7AM	7 AM-6PM	6PM-Midnight
Residential (Multi-Family)	159.7	100%	50%	80%	100%	75%	75%
		160	80	128	160	120	120
Retail	16	0%	100%	80%	0%	100%	60%
		0	16	13	0	16	10
<b>TOTAL SHARED PARKING:</b>		<b>160</b>	<b>96</b>	<b>141</b>	<b>160</b>	<b>136</b>	<b>129</b>

Bicycle Parking Required - Section 146-1508	Base Parking Table 15.1	Ratio	Spaces
Retail	16	0.03	0.48
<b>Total Required Bike Parking:</b>			<b>1</b>

Waiver Request: The Applicant requests for a Parking Reduction from the total parking required per Table 15.1 and the shared parking reduction per Table 15.2. The site parking is requested to be a blended one (1) vehicular parking space per dwelling unit.

Waiver Justification: Municipal Code Section 146-1504 . (D) describes a possible reduction where an unusual classification situation exists such that the applicant believes the actual demand for parking spaces will be less than the totals required (Table 15.1 ). The Applicant engaged Walker Parking Consultants (Walker) to perform the study required to support the described waiver. The study, 1725 Peoria – Parking Needs Analysis, was submitted to the Applicant on March 23, 2018.

Summary: Based on Walker’s shared parking and market analysis, Walker recommends that the development provide a minimum of 96 spaces based on a blended residential parking ratio of approximately one (1) space per dwelling unit with guest parking shared with retail. Retail space of 1/1000 gsf. with the employee parking shared with unreserved residential. Reduced parking needs ratios are supported by local comparable sites and national trends in similar settings. The site proximity to alternative forms of transportation, services that support residential, and significant employment center (Anschutz Medical Campus) support this reduction. The Applicant plans to also “unbundle” parking from the residential lease, which separates the cost of housing and parking, and typically entices residents with no (or reduced) parking needs. Refer to attached report for full analysis.

The updated project density and unit mix from the initial pre-application meeting implemented staff comments by combining efficiency units and reducing the total number of dwelling units from 101 to 96. The total parking provided is 110 spaces: 9 retail spaces and 101 unbundled residential parking. Retail ratio provided 2.25/1000 which is greater than the recommendation from Walker Parking Consultants and the minimum one (1) parking space per dwelling unit has been provided as recommended by City Staff and Walker.

Based on shared parking and demand use characteristics of the land uses and user groups, the 9 retail spaces would be available to be shared with residents peak parking need period for residential. In turn, some of the 101 residential spaces would be available to be shared with retail employees and patrons during the peak need period for retail.

To further justify the parking reduction, additional secure bike storage as an amenity to the tenants is being provided. 5% of the required parking per Table 15.1 would be the available parking reduction per Section 146-1508 (C ) equivalent of 8 vehicle spaces. The current plan is to provide 42 secure bike parking spaces within the garage in addition to the required street bike storage.

The blended parking ratio is 1.14 spaces per dwelling unit: 9 retail Spaces, 101 residential spaces. Total vehicular spaces provided 110.

### **Conformance with Site Plan Criteria**

The 1725 Peoria Site Plan with the Waivers conforms to all the site plan criteria in Section 146-405 (F) in the City Code as outlined below:

1. *Consistency with comprehensive plan.* The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and the plans and policies adopted by city council that apply to the affected area. The high-density mixed-use development will help to increase the amount of housing available to support the Anschutz Medical Campus, which is the largest employment area within Aurora that is currently under served by available housing and is anticipated continued need for employee and students in the area continues to grow at a rapid pace. The site is currently zoned (FBAD 1) Fitzsimons Boundary Area District, Subarea 1. The proposed uses are multi-family and retail which are permitted uses under the current zoning.
2. *Impact on existing city infrastructure and public improvements.* The proposed project will not have an adverse impact on the existing public infrastructure surrounding the Site. The project will be designed in accordance with City of Aurora standards to connect to the existing roadway and public utilities to adequately serve the Site.
3. *Density.* The proposed density is 136.5 Units/ acre which exceeds the minimum 25 units per acre with in the FBAD zoning district. The proposed project abuts FBAD zoning on 3 of the 4 sides and is separated by right-of-way along the eastern property abutting PD 98-78 Fitzsimons. The site is not within 75 feet of any residential zoned property; therefore, there is no height limit for 1725 Peoria Street development.
4. *Protection and appropriate use of environmental features and topography to enhance the development.* As a small-scale, infill project in an area of Aurora that is already well developed, the building will not impact riparian corridors, wetlands, floodplains, open space or natural areas. The site's nearly flat topography and building design will not impact view corridors, but will contribute to diversity in the landscape and enhance community character.

5. *Landscape area.* All site plans conform to adopted landscape standards and guidelines adopted by City Council. Standard urban streetscape cross sections have been utilized and buffers provided where required.
6. *Internal efficiency of design.* The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities and amenities provided by the development. This includes both vehicular and street access for all residents from parking and sidewalks through a main elevator lobby that can provide secure access for the safety of all residents, and well-lit, covered parking for all residents, visitors and retail patrons. Mail delivery is located conveniently near the lobby for mail delivery and pick-up. Trash collection is conveniently located for all users: retail uses have access near the retail back door alley access, tenants have access to collection rooms located on each residential floor and trash trucks have direct access from the alley closest to E. 17<sup>th</sup> Avenue on pick up day(s). Residential amenities are secure and accessible by all apartment residents with in the building.
7. *Control of nuisance impacts.* The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount of quality storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. *Urban design, building architecture, and landscape architecture.* The site plan provides a high quality of design, with similar detailing on all four sides of the building open to view. Similar materials of a combination of 80% of brick and stucco with metal panel are to be used as they are at the Health Science Centers bridging commercial uses with residential within the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. *Adequacy, accessibility, and connectivity of traffic and circulation plans.* The pedestrian, vehicular, and bicycle transportation systems incorporated into the Site have been designed efficiently and connect to the existing transportation systems in a functional manner. The Applicant is requesting a waiver in to reduce the amount of parking on site from city standards, and has proposed alternative transportation features (car-share program, additional bike storage) to accommodate this reduction.
10. *Street standards.* The private alley, public street, and sidewalk improvements included in this Site Plan conforms to the City of Aurora standards.
11. *Past Performance.* The project team understands that the City Council and the Planning Commission are authorized to consider the past performance of the Applicant team in the consideration of any site plan and may deny or approve in part based on this consideration. All consultants on the project team have been involved in numerous projects in the Metro Area.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

**HARRIS KOCHER SMITH**

A handwritten signature in blue ink, appearing to read 'HKS' or similar, with a horizontal line extending from the end.

**John O'Rourke, P.E.**