

October 3, 2016

Ms. Elizabeth Tart-Schoenfelder
City of Aurora
Planning Department
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012



Re: Villagio of Aurora

Dear Libby,

Choice Capital Partners, and subsidiaries respectfully submits this revised letter of introduction for the development of the Villagio Senior Living of Aurora. In congruence with Section 2: Accompanying Documents, this letter of introduction is developed in the sequence identified in the description.

1. The land use is for a Phase I building of 76,464 square foot building for assisted living and memory care residents. There are provisions for service areas such as a central kitchen, building support spaces, social and activity spaces, management offices and other staff areas. The building will be a single building with one portion of the assisted living situated in a three story configuration and a one story central core for major activity, management and building support spaces. There is a provision for a second phase of approximately 60,000 square feet in a three story configuration for assisted living residents and an additional 10,000 square feet for 8 independent living cottages. The current site is a vacant lot.
2. The location of the site surrounded by E-470 to the west, Red-Tailed Hawk Park to the east, Drainage/wetlands and the Cherry Creek Trail to the north and the LDS Church to the south. The site is approximately 613 feet north of the intersection of South Addison Court and South Biloxi Way and approximately 1,400 feet south of Arapahoe Road and E-470 overpass.
3. The land area within the property lines is 9.12 acres.
4. In Phase I of the project, there will be 52 units of assisted living (total of 72 beds) and 21 units of assisted living memory care (total of 28 beds) within the building. The 73 units equates to 8.02 dwelling units per acre for the first phase of the development. The future Phase II portion of the project is anticipated to be 73 (100 total beds) units of assisted living and 8 units of independent living in cottages to the north of the site. That will bring the total of 16.92 units/acre at full build out.
5. On February 24, 2015, a waiver was granted to allow more than 64,000 square feet of construction on this individual site. It allows for 124,000 maximum square feet until such a time as the second fire access is constructed. No other waivers are anticipated as of this submittal. The project team is as follows:

Property Owner: Senior RE Choice Aurora LLC
Mr. Justin Brown
2956 Via Esperanza
Edmond, Oklahoma 73013
405-562-5567

Operator: Select Operations of Aurora LLC
Mr. Justin Brown
2956 Via Esperanza

Edmond, Oklahoma 73013
405-562-5567

Construction Manager: Blackwood Development, llc
Mr. Tyler Gable, President
2956 Via Esperanza
Edmond, Oklahoma 73013
405-562-6171

Other project Consultants are as follows:

Architect: Hord Coplan Macht
Mr. Gary Prager, AIA – Principal
1331 Nineteenth Street
Denver, Colorado 80202
303-607-0977

Civil Engineer: 210 Engineering
Mr. Kurt Lang
10940 S. Parker Road
Parker, Colorado 80134
303-921-4217

Landscape Architect: Outdoor Design Group
Mr. Matthew Corrion
5690 Webster Street
Arvada, Colorado 80002
303-993-4811

6. The submittal documents for the amendment to the Pine Ridge Ranch General Development Plan are consistent with the criteria set forth in Section 146-405 (F) as follows:
 1. It is consistent with the comprehensive plan in many respects. It will generate approximately 31 full time and 5 part time employment opportunities in the first phase. The quality of life for residents of Aurora that are in need of assisted living is increased as they are not required to leave the area of the city that they currently reside in.
 2. There is minimal impact to the city infrastructure and will connect to the public improvements by connectivity to the adjacent greenspace.
 3. The density of the property to the northeast is similar if not greater than the density proposed.
 4. The building is designed to conform to the existing grades and does not impact the grading of the adjacent properties. The wetlands to the north are not impacted and construction will be sensitive to the environment.
 5. The landscaping will conform to the standards adopted by the City Council.
 6. The design of the building enhances wellness for the residents of the building.

7. The nuisance impact is minimal as the land use will not affect glare to the surrounding community, will have minimal impact on traffic as the residents of the facility do not drive, does not produce undue noise and generally will comply with the requirements of this article.
8. The design of the building will have a positive effect on the surrounding community by being residential in its exterior design with an emphasis on the Tuscan theme similar to the Tuscan development on Orchard Road. The materials and detailing will be consistent with that theme and will include similar materials to the adjacent developments. Landscape design will comply with City of Aurora requirements.
9. The project will connect to the end of the South Addison Court "cul-de-sac" for vehicle access and will have sidewalk connection to the existing Chery Creek Trail system to the east.
10. As there are no public streets associated with this development, the private streets will conform to the City Standards.
11. This development is the first for Villagio Senior Living within the City of Aurora.
12. The current Pine Ridge Ranch General Development Plan was approved in 1988 and includes the provision for several single family developments, but also considers multifamily development. Although many properties to the east of the site have been developed with single family homes, the properties directly to the northeast of the site has been developed as higher density multifamily. A religious structure has been developed directly to the south and commercial/retail to the west across E-470.

The surrounding sites within the GDP were modified in pieces throughout the past 27 years and this particular parcel has not been considered in those processes for rezoning. However, in the original GDP, *Article 3.6.1 Uses Permitted, item b) Multifamily* and *Article 3.7 Multi-family: 16-20 Dwelling Units Per Acre; 3.7.1 Uses Permitted, item d) Multi-family dwellings* does not preclude this type of development from occurring. At full buildout of phase II, this site will be at 16.92 units per acre. For all the reasons above it is our opinion that this GDP Amendment is viable.

Should there be any additional questions or comments from the City related to this application, we will be available to provide that information.

Sincerely;



Justin Brown, Chief Executive Officer
Choice Capital Partners, LLC
Villagio Senior Living