

November 9, 2018

Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

**RE: Letter of Introduction
Element by Westin
Aurora, CO**

Dear Mr. Cammarata:

The land use proposed is a four-story hotel, at the northeast corner of 3rd Avenue and Blackhawk.

The parcel consists of 2.0716 acres.

It will have 117 units that consist of one or more bedrooms, total square feet equals 78,995.

Buildable Land Area = 77,176sf

Gross Floor Area = 78,995sf

Floor Area Ratio (FAR) = $78,995 / 77,176 = 1.02$

Proposed waivers, city code and justification.

We will be applying for a waiver to grant a larger than 10' maximum building setback from 3rd Avenue.

By increasing this distance, we are able to install pedestrian friendly elements as well as a franchise required patio. The area between the building and the sidewalk will consist of bicycle parking to be used by employees and transit commuters, a fireplace, pavers, large seating areas with umbrellas, and a grill will be available to hotel users to encourage outside engagement. We are also working with franchise to use more pedestrian friendly architectural materials that are more wood-like at along the patio area such as the Nichiha material used in other Architectural Elevations.

List of names address phone numbers of property owner and project consultants are as follows:

Project Owner:

Chuck Patel

Ln Hospitality Denver, LLC

1916 Ticino Ct

Pleasanton, CA 94566

Architect:

Steve Goldade, AIA

ICON Architectural Group

4000 Garden View Drive, Suite 101

Grand Forks, ND 58201
701.772.4266

Civil Engineer:
Kurt Lang
Roth Lang Engineering Group
7853 E. Arapahoe Ct, Suite 2500
Centennial, CO 80112
303.921.4217

Structural Engineer:
Tim Olson
KLJ
728 East Beaton Drive, Suite 101
West Fargo, ND 58078
701.232.5353

Mechanical Engineer:
Jamie Kronbeck, PE
JPK Engineering, LLC
112 N. University Drive, Suite 140
Fargo, ND 58102

Electrical Engineer:
Jeff Blake, PE
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
763.486.0965

Justification of how the site plan conforms to the site plan criteria in Section 146-405(F).

1. The proposed site plan is consistent with the provisions of the TOD.
2. The area was developed for new development that matches the proposed building.
3. Density is similar to adjacent properties with a hotel directly south and apartments northeast.
4. An interpretive park is to be developed directly north of this site, as arranged in the Abilene TOD.
5. Landscaped areas abide by the landscape requirements. A pedestrian friendly connection will be implemented from the main entrance of the hotel to the Transit Station.

6. Pedestrian friendly design is to be implemented along 3rd Avenue as well as a well lite connection from the station to the main entrance of the hotel.
7. These impacts have been addressed in the design.
8. This has been accomplished.
9. This has been accomplished.
10. This has been accomplished. The public streets are installed.
11. The owner of this property owns the hotel directly south of this proposed property and has obtained a permit.

Please let us know if you require anything further or have any questions.

Kind Regards,

Kate Kvamme, AIA