



Caliber at Copperleaf

Board of County Commissioners

August 9th, 2022

Aurora, CO – Arapahoe County

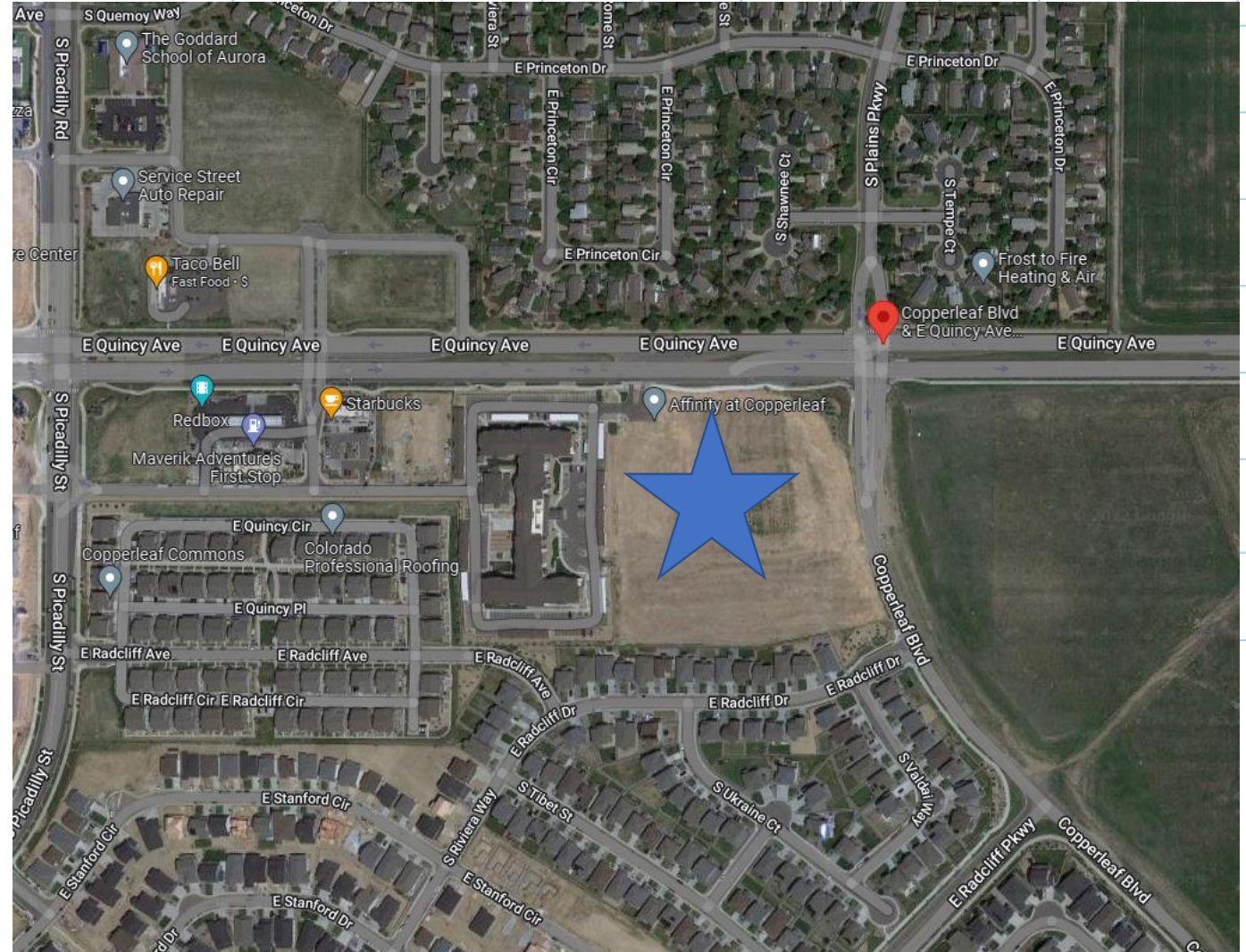


ABOUT THE DEVELOPER

- Fully integrated real estate company (Investments, Development, Construction, Management)
- Founded by Eric Garrett in 2014
- Current Employees: 180
- Headquartered in Greenwood, IN & Lone Tree, CO
- Specialize in class-A, boutique-style multifamily & mixed-use developments
- 50+ projects across 17 states totaling nearly 15,000 rental apartment homes
- *Recognized with 35+ national and local awards for Employee Satisfaction, Fast Growth, & Business Integrity.*



- Located at the southwest corner of Copperleaf Blvd. & East Quincy Ave.
- Approximately 7.15 acres
- Copperleaf PDP
 - Use Area M
 - Towne Center 1
 - Multi-family permitted by right



SITE PLAN – WHERE IT STARTED vs NOW

- 232 total units
- 3 residential buildings
- 9.178 acres
- 25' landscape buffer
- Dog park located in SE corner of site
- No fence
- Code min planting requirements
- No turn lane
- 175 total units
- 2 residential buildings
- 7.15 acres
- 30' landscape buffer
- Dog park located on W side of site
- Addition of 8' fence
- Enhanced tree plantings
- Turn lane



SITE PLAN

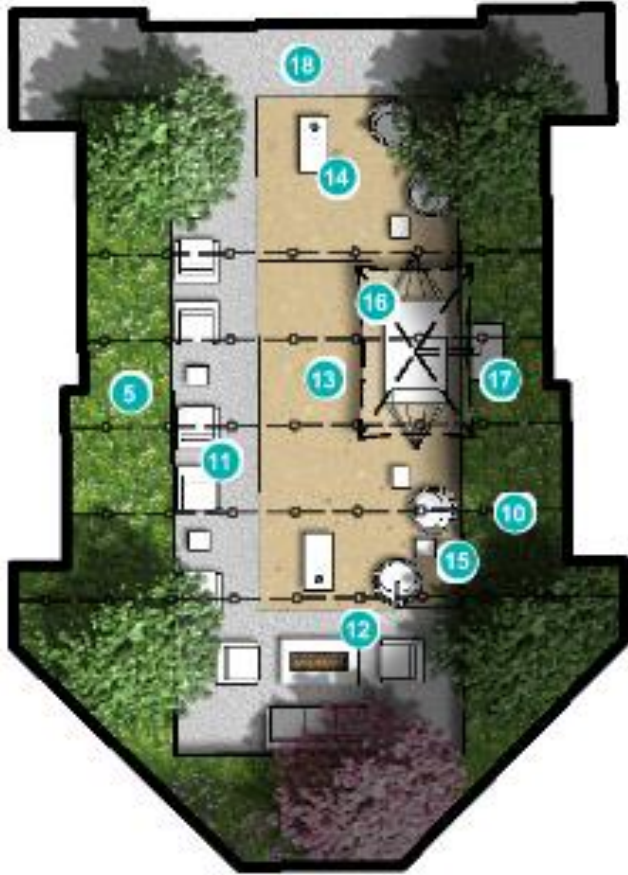
- 175 total units
- Clubhouse, 3-story building, 4-story building
- Detached garages provide buffering
- Combination of one-, two- and three-bedroom units
- 2-acre parcel for future development
- Exterior Materials: Stone, Hardie plank/panel siding (cementitious)
- Interior Finishes: Granite/quartz counter tops, stainless steel appliances



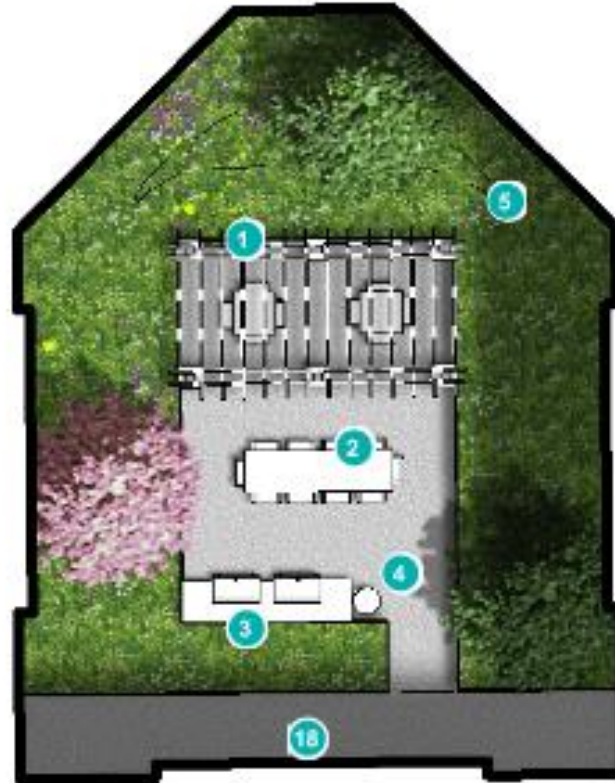
CLUBHOUSE



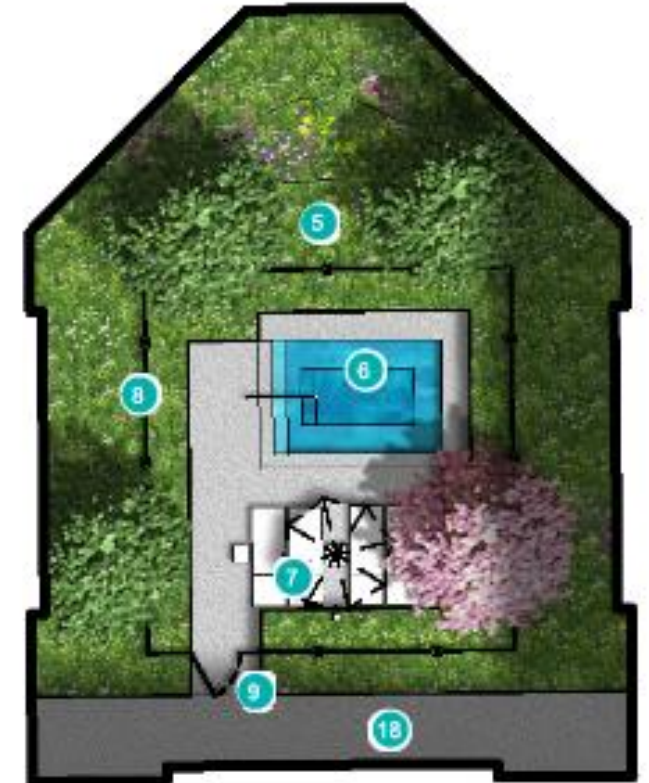
INTERIOR COURTYARDS



BUILDING #2 COURTYARD

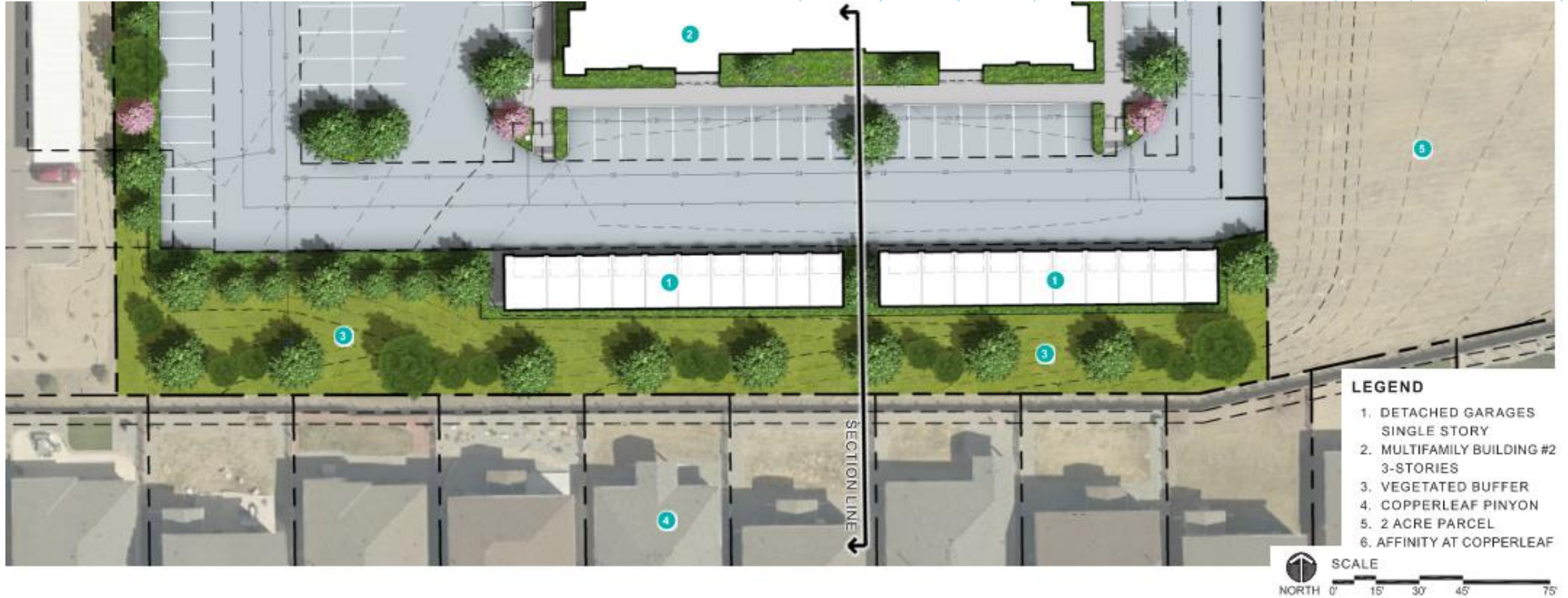


BUILDING #1 WEST COURTYARD

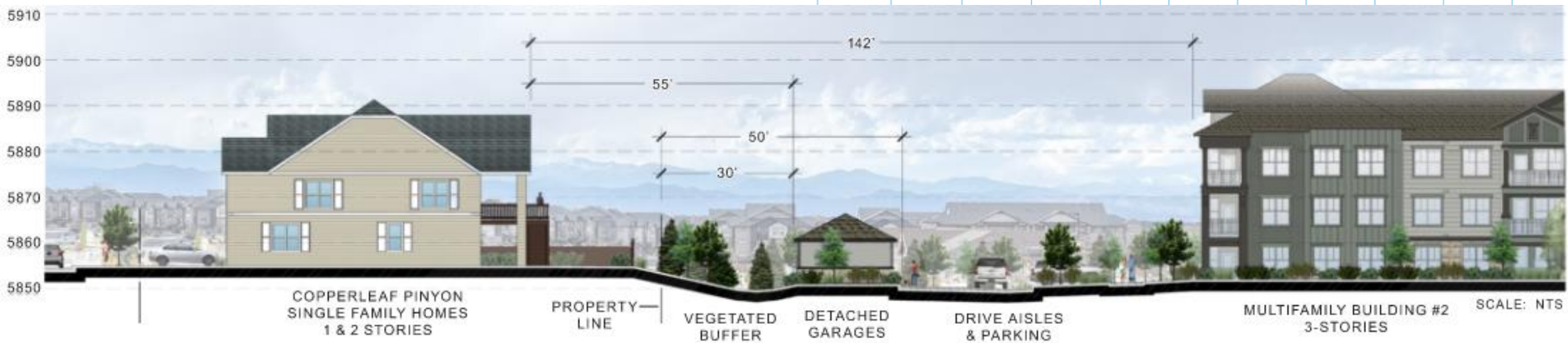


BUILDING #1 EAST COURTYARD

BUFFERING



BUFFERING









COMMUNITY CONCERNS

- TRAFFIC
- SCHOOLS
- CRIME
- COMMERCIAL VS. RESIDENTIAL

NEXT STEPS

- Construction Commencement (estimate) – September 2022
- Construction Duration (estimate) – 18 months

QUESTIONS?

- Contact Information:

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