



Program Summary		
Zoning	MU-C	
Site Area	2.68 AC	
Dwelling Units Per Acre	27.9 DUAC	
Occupancy	R-2,	
Construction	4 story Type VA	
Sprinklered	NFPA 13R	
Area		
Gross sf	76,613 sf	
Residential Area Breakdown 4 Story		
Net Rent Residential SF	61,062 sf	
Management (Leasing)	617 sf	
Amenity	3,898 sf	
Circulation	9,362 sf	
Utility/Storage	1,674 sf	
Dwelling Units		
1 bedroom	29	39%
2 bedroom	38	51%
3 bedroom	8	11%
Total	75	100%
Parking		
	Required	Provided
Residential Affordable (.85 / unit)	65	-
Guest Parking 1/5 units	15	-
Off-street	-	80
On-street parallel	-	0
Total	80	80
Parking spaces per unit	-	1.07
Accessible Parking	4	5
Loading spaces	NA	-
EV Installed spaces	-	-
EV Ready (11%)	9	9
EV Capable	-	-



WALDEN AND 40TH | SITE PLAN AND PROGRAM - V03

AURORA, COLORADO | JULY 26, 2023 | AURORA HOUSING AUTHORITY





WALDEN AND 40TH | 2ND FLOOR DIAGRAM - V03

AURORA, COLORADO | JULY 26, 2023 | AURORA HOUSING AUTHORITY



WALDEN AND 40TH | 3RD FLOOR DIAGRAM - V03

AURORA, COLORADO | JULY 26, 2023 | AURORA HOUSING AUTHORITY



WALDEN AND 40TH | 4TH FLOOR DIAGRAM - V03

AURORA, COLORADO | JULY 26, 2023 | AURORA HOUSING AUTHORITY