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December 3, 2020

Ryan Loomis
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

MCC Retail (#145264) - Letter of Introduction

Mr. Loomis,

We are pleased to submit the attached Preliminary Plat Application Package for Tower Crossing, MCC Retail Filing No 1. The project is proposed along the south side of existing 32nd Parkway and extends towards Tower Road. The Preliminary Plat will consist of a private drive, public water main, sanitary sewer, Full-Spectrum Extended Detention basin, and Tower Metro District storm sewer facilities. The proposed submittal includes limits of proposed improvements, fire lane / access/ and utility easements/ and a detention basin owned and maintained by Tower Metro District. The Preliminary Plat includes proposed infrastructure for Tracts A-C, and Lots 1 & 2. The current detached sidewalk, south of 32nd Parkway, will provide access to the High Line Canal trail located east of the site's proposed improvements.

MCC Retail is situated within the Majestic Commercenter I Master Site Plan/FDP and is identified as Planning Area 16. An amendment to the MCCI Master Site Plan is currently under review by Others.

The current Traffic Letter confirms that a traffic signal warrant requirement is not met at this time and will not be required for the proposed improvements. The required developer fee allocation for a traffic signal may be determined once the warrant requirements have been met.

Our project team for this site plan application is as follows:

	Name	Address	Phone #	Contact
Civil Engineer	Ware Malcomb	900 S. Broadway, Suite 320, Denver, CO 80209	303-689-1526	Erik Morse
Landscape Arch	THK, Associates	2953 S. Peoria Street, Suite 101, Denver, CO 80014	303-770-7201	Julie Gamec
Traffic Engineer	Kimely Horn	4582 South Ulster Street, Suite 1500, Denver, CO 80237	303-228-2300	Curtis Rowe

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

Ware Malcomb

Erik A. Morse
Project Manager