

March 20, 2020

Mr. Jacob Cox  
City of Aurora Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

Dear Jacob:

Please find the enclosed Preliminary Plat No. 3 for Horizon Uptown, a planned mixed-use community on a 503-acre site at the southwest corner of the E-470 and I-70 interchange. Following on submission of the amended Framework Development Plan, the team is excited for this third phase of development that includes the infrastructure to support 203 single family homes.

### Team

Lendlease Corporation, a global leader in building sustainable communities, is a diversified international property and infrastructure group operating in Australia, Europe, the Americas and Asia. Lendlease Communities LLC, a division of the Americas business, specializes in creating sustainable and long-lasting communities that stand the test of time, enrich people's lives and foster economic growth. Lendlease has assembled a comprehensive and well experienced team for this Preliminary Plat.

Dewberry Engineers Inc.	Civil Engineering
PCS Group, Inc.	Landscape Architecture
Studio Lightning	Lighting
LSC Transportation	Traffic Engineering
Stantec Architecture Inc.	Landscape Architecture

### Site

Preliminary Plat No. 3 is a 26.8-acre portion of the larger Horizon Uptown and is within Planning Area 17. The phase is located northeast of the intersection of N. Rome Street and 7<sup>th</sup> Place and includes development of infrastructure to support 203 single family attached homes. The layout of the Preliminary Plat complies with Horizon Uptown Design Standards and Guidelines by utilizing alley loaded products and reinforcing the "eyes on the park" concept with their primary entrance facing the street. Additionally, this phase introduces the Compact Row House lot type to Horizon Uptown.

Included with this submittal is the development of approximately 2.7 acres of Neighborhood Park (Planning Area 72b). Programming for the Neighborhood Park includes a sledding hill, community gardens, and lawns for gathering and hosting



community events. Streetscapes and placement of landscaped corridors throughout are key elements that support walkability and a well-connected community.

Please feel free to contact me with any questions or clarification as you this submittal. We look forward to working with the City of Aurora on the review if this plan.

Sincerely,  
HULand2 LLC,  
A Delaware limited liability company

Karen Voit  
Authorized Person  
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CC: File  
Chris Sherwood, Lendlease Communities LLC