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July 7, 2023

City of Aurora – Planning Department  
Debbie Bickmire  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands North – Area A Site Plan**

Ms. Bickmire:

On behalf of the Applicant, Aerotropolis Area Coordinating Metropolitan District (AACMD), I am pleased to submit this Letter of Introduction for North Site Plan – Area A at The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

<b>Owner / Master Developer:</b> The Aurora Highlands LLC Carlo Ferreira 250 Pilot Rd, Suite 140 Las Vegas, NV 89119 720.436.1572 <a href="mailto:carlo@theaurorahighlands.com">carlo@theaurorahighlands.com</a>  GVRE 470 LLC George McElroy & Associates, Inc 10801 W Charleston Blvd, Suite 170 Las Vegas, NV 89135 <a href="mailto:carlo@theaurorahighlands.com">carlo@theaurorahighlands.com</a>	<b>Applicant / Builder:</b> Aerotropolis Area Coordinating Metropolitan District (AACMD) Patrick Chelin 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303.250.3737 <a href="mailto:Patrick.chelin@matrixdesigngroup.com">Patrick.chelin@matrixdesigngroup.com</a>	<b>Civil Engineer:</b> Matrix Design Group Jeff Killion, P.E. 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303.226.7832 <a href="mailto:Jeff.Killion@matrixdesigngroup.com">Jeff.Killion@matrixdesigngroup.com</a>
<b>Planner:</b> Matrix Design Group Tom Kopf 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-502-0200 <a href="mailto:Thomas.Kopf@matrixdesigngroup.com">Thomas.Kopf@matrixdesigngroup.com</a>	<b>Landscape Architect:</b> Matrix Design Group Chad Herd 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-502-0200 <a href="mailto:Chad.Herd@matrixdesigngroup.com">Chad.Herd@matrixdesigngroup.com</a>	<b>Surveyor:</b> Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 <a href="mailto:bmoorhead@aztecconsultants.com">bmoorhead@aztecconsultants.com</a>

**Site Location:**

The Aurora Highlands is a 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue.

North Area A Site Plan is approximately 158 acres and consists of:

- Planning Areas 4, 5, 6, 7, 12 & 13

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- Main Street from 42<sup>nd</sup> to 48<sup>th</sup> Avenue
- 46<sup>th</sup> Avenue from Main Street to Denali Boulevard
- Coolidge Street from 46<sup>th</sup> Avenue to 48<sup>th</sup> Avenue
- Denali Boulevard from 42<sup>nd</sup> Avenue to 48<sup>th</sup> Avenue (previously platted)
- Fultondale Street from the school property to 48<sup>th</sup> Avenue

**Project Overview:**

The planning areas within North Area A include 4, 5, 6, 7, 12, and 13. (See Sheet 6 of Site Plan) These comprise the majority of the development parcels between 42<sup>nd</sup> and 48<sup>th</sup> Avenues, and between Main Street and the Trail Corridor.

Main Street is designed as a Minor Arterial as outlined in the approved PIP. The phase of Main Street included within this Site Plan connects the existing intersection at 42<sup>nd</sup> Avenue with 48<sup>th</sup> Avenue. 48<sup>th</sup> Avenue is currently under design by AECOM and to be completed by ARTA. 48<sup>th</sup> Avenue is required prior to CO for many of the PA's within the North Area A Site Plan. Please refer to Sheets 7-12 for detailed phasing maps of each Planning Area. Main Street will provide access to multiple future mixed use planning areas (PA-2, PA-3, PA-10, and PA-11)

East 46<sup>th</sup> Avenue is a local street, connecting Main Street to Denali Boulevard. 46<sup>th</sup> Avenue provides a critical connection between Main Street and Denali Boulevard, as well as access to Planning Areas 3, 4, 10, and 11.

Coolidge Street is also a local street, providing another connection to 48<sup>th</sup> Avenue west of Denali, and the corridor for utility services to Planning Area 4. It does not provide any access point to PA-4, but will provide future access to PA-3.. The access point at 48<sup>th</sup> Avenue will be a right-in, right-out.

Denali Boulevard is designed as a Minor Arterial. The portion of Denali within this Site Plan connects the existing intersection of 42<sup>nd</sup> Avenue with 48<sup>th</sup> Avenue. It provides access to PA-4, PA-5, PA-11, and PA-12.

Fultondale is a Three-Lane Minor Collector as outlined in the approved PIP. This is also a north-south roadway, connecting the portion to be constructed with the school site to 48<sup>th</sup> Avenue. This extension of Fultondale will provide access points to PA-5, PA-6, PA 12, and PA-13.

Final design of Planning Areas 1, and 8 are not included within this Site Plan, but serve as a critical component of the drainage infrastructure to support the planning areas which are part of this plan. This Site Plan will lay out the drainage components with a preliminary alignment for the future trail within PA-7 and PA-8. A drainage easement will be recorded for these areas until the future site plans and plats are processed.

**Amenities:**

The site includes multiple Neighborhood Activity Centers (NAC's), along with sidewalk stubs to the future trail to be designed with the PA-7 and PA-8 Site Plans. The plan includes NAC's within Planning Areas 4, 5, and 13 as required by the FDP. Each of the NAC's with The Aurora Highlands Area A meet, or exceed the requirements of the City of Aurora PROS Master Plan. Located within ¼ mile radius of each residential area the NAC is a minimum of 0.5 acres and contain an open turf area suitable for informal play, site furnishings

including benches, trash receptacles, bike racks, picnic tables and security lighting, a small children's playground, and a covered shelter. Many of the NAC's link to larger open spaces found along drainages, or the central north-south trail that follows the utility easement. Each of the NAC's will be owned and maintained by the Metro District and qualifies for open space credit.

**Approval Criteria:**

A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

*The proposed Site Plan application retains compliance with the UDO, the approved Master Plan for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services. Trail corridors provided connect existing and planned pedestrian routes within the larger Aurora Highlands community.*

B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

*A Public Improvements Phasing Plan was approved with the Master Plan in 2018 and sized the streets and associated infrastructure to accommodate a maximum of 12,487 units proposed. The site plans proposed with this application is consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study.*

*Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.*

C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

*The design of this TAH North Area A Site Plan intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with Master Plan), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.*

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

*This site plan is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the PIP. We understand that the open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and future commercial centers. We intend to advance the Site Plans for Planning Areas 7 and 8 in the near future to provide the design of the trail corridor through the center of the planning areas within this site plan.*

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.  
*This application is compatible with the surrounding uses as represented in the PIP and other master studies.*

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F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.  
*There are no anticipated adverse impacts associated with the proposed Site Plan application.*

**Adjustments:**

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

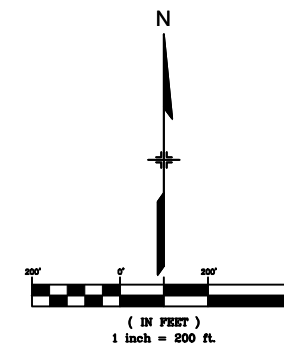
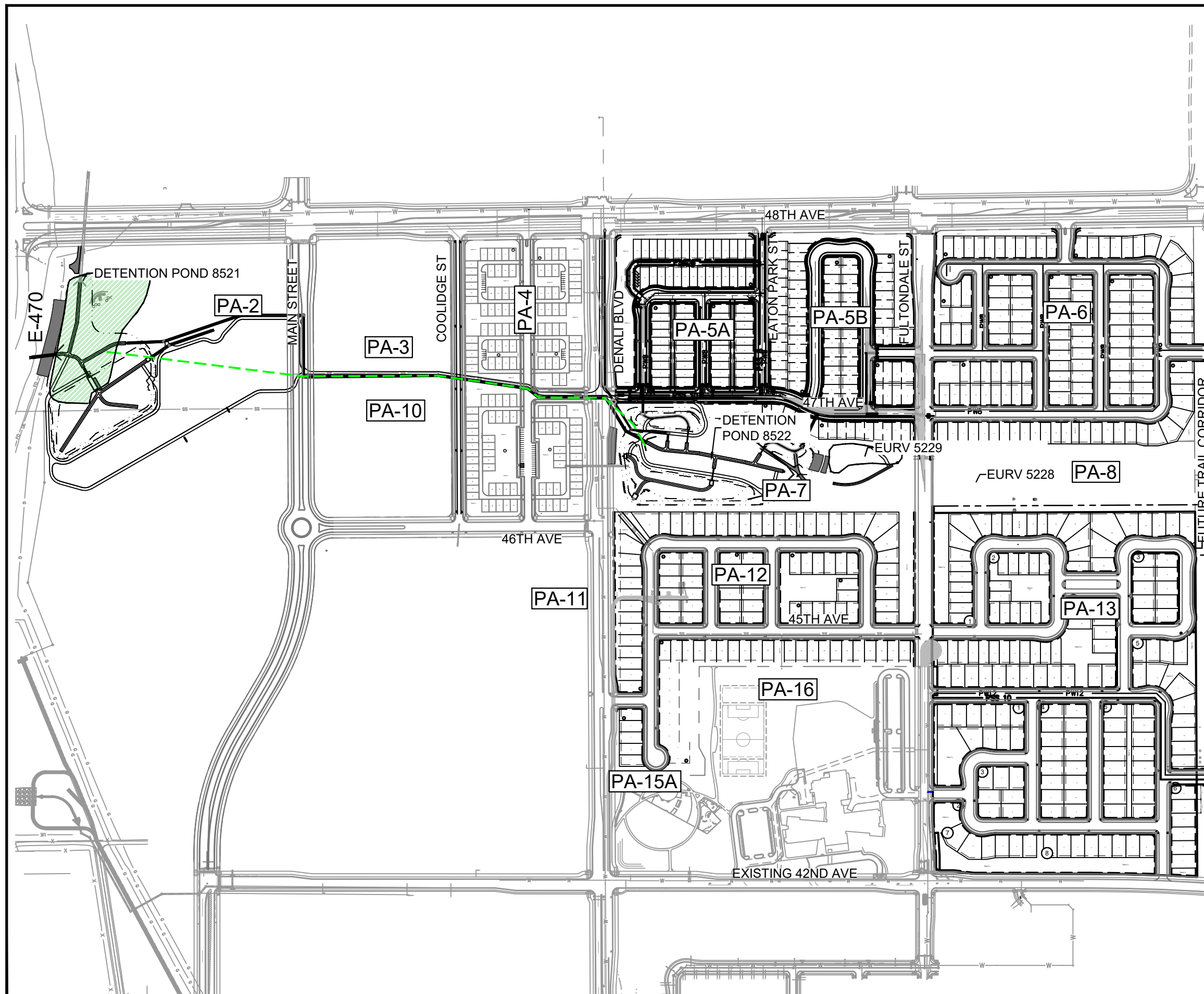
Sincerely,

MATRIX DESIGN GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Jeff Killion', is positioned above the printed name.

Jeff Killion, PE  
Associate Vice President

cc: 21.1229.001



PREPARED BY:  
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