

May 26, 2020

Heather Lamboy
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: Aurora Crossroads - Letter of Introduction

Dear Heather,

On behalf of Westside Investment Partners, we are submitting an Infrastructure Site Plan for Aurora Crossroads for the City's initial review.

The following team members contributed to this submittal:

Applicant/Developer:

Kevin Smith

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Planning/Entitlements:

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Site Location:

The site is approximately 139 acres located at the corner south of I-70 and east of E-470. Along the northeast corner of our site runs Third Creek, which we plan to preserve. This site is currently zoned MU-R (Mixed-Use Regional) and will be platted after the ISP and associated Site Plans are completed. This initial Infrastructure Site Plan submittal includes the site infrastructure while the Master Plan is being finalized.

Project Overview:

The Aurora Crossroad Infrastructure Site Plan is for the roadway connections and general site infrastructure that will eventually serve the overall property development. We are submitting this ISP now so that we can prepare PA-1 to be transferred to a new ownership group, The SCL group. SCL group will be a major focus for the overall site serving as a strong medical campus anchor for the regional area. In addition to the SCL healthcare campus, the site is slated to have a mix of commercial and mixed-use commercial development.

The Master Plan for this property is currently in its initial review by the City and is in conjunction with this Infrastructure Site Plan. Since the Master Plan is currently under review and influences the site design, we will be deferring the landscape design portion of this ISP until we are further along on the Master Plan. We hope to provide the best possible design and aesthetic for the property and want to ensure all documents and designs are cohesive with one another.

The major roadways shown with this ISP include Colfax Avenue and Gun Club Road. Both roadways are slated to be major main street arterials with 114' right of ways and planted medians. Gun Club Road is also currently being proposed with 2 roundabouts to ensure efficient traffic circulation while adding opportunities for landscaping and community branding. Both roadway sections are proposing to have bike lanes on both sides of the roadway.

We look forward to further coordinating and refining our site plan and layout with the City Staff.

Supporting Materials:

Per discussions with Staff, a preliminary drainage plan and report and traffic study are provided with this application.

Approval Criteria:

- 1. 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 Aurora Crossroads Infrastructure Site Plan as outlined above, is consistent with the City's UDO and Comprehensive Plan by falling within the allowed MU-R zoning and further strengthening the City's 'Urban District' preferred Primary Land Use. As the Master Plan is formalized for the site, we will ensure the ISP complies with that document as well. We will continue to ensure we are in compliance with the standards and requirements set forth within the City's UDO.

- 2. 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:***

The Aurora Crossroads Infrastructure Site Plan will not result in undue or unnecessary burdens on the City's infrastructure. The proposed Infrastructure Site Plan includes adding new sidewalks and bike lanes to enhance pedestrian connections. We will continue to coordinate with Public Works and Water to ensure efficient and proper connections to future utility lines for the site.

- 3. 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 Aurora Crossroads Infrastructure Site Plan takes into account the existing waterways and habitat surrounding the site and is designed to preserve them as much as possible.

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

Within our ISP, we are providing adequate pedestrian and bicycle connections with sidewalks and bike lanes. The site is also proposed with roundabouts along Gun Club Road to ensure safe and efficient vehicular circulation. As we develop the rest of the site, we will be providing additional pedestrian and bicycle connections through our site which will connect to adjacent properties.

- 5. The application is compatible with surrounding uses in terms of size, scale and building façade materials:***

The concept for the Aurora Crossroads Infrastructure Site Plan is compatible with the surrounding uses based on our proposed roadway design, raised medians, and roundabouts.

- 6. The application mitigates any adverse impacts on the surrounding area to the degree practicable:***

The ISP has been designed to reduce adverse impacts as much as possible by creating a stronger connections and better circulation for our site users and adjacent residents.

Waivers:

No waivers are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this initial Infrastructure Site Plan application for Aurora Crossroads. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Allison Wenlund
Senior Associate
Applicant's Representative