

January 22, 2021

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

**Re: Aurora Crossroads Master Plan Amendment
Letter of Introduction**

Dear Heather,

On behalf of Westside Investment Partners, we are submitting an amendment to the approved Master Plan for Aurora Crossroads for the City's initial review.

The following team members contributed to this submittal:

Applicant/Developer:

Mark Witkiewicz
Westside Investment Partners, Inc.
4100 E Mississippi Ave. Suite 500
Denver, CO 80246
markw@westsideinv.com
303.984.9800

Planning/Entitlements:

Diana Rael
Norris Design
1101 Bannock St.
Denver, CO 80204
drael@norris-design.com
303.892.1166

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).

Project Overview:

The Aurora Crossroad Master Plan Amendment is requested to add an adjustment to allow for two large scale monument signs to be located along the perimeter of the subject property, providing high visibility signage for future tenants from the adjacent E-470 and I-70 transportation corridors. The adjustment requests that a maximum height of 30' be allowed for the proposed sign located generally at E. 8th Avenue and Gun Club Road, and that a maximum height of 60' be allowed for the proposed sign located near the northern property line, adjacent to I-70. The following Master Plan documents have been updated with this adjustment language:

- Tab 5: Master Plan Narrative (changes are rev. clouded)
- Tab 10: Urban Design Guidelines (changes are rev. clouded)

We look forward to working with the City of Aurora on the review and approval of this Master Plan Amendment 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