



March 30, 2020

Sarah Wile  
City of Aurora  
Planning & Development Services Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: Letter of Introduction – High Point Pond PD1 Infrastructure Site Plan (#1392139)  
Martin/Martin, Inc. Project No.: 20.0141

Mrs. Wile:

The purpose of this letter is to introduce the proposed improvements as part of the High Point Pond PD1 project. The project is located within High Point planning area PA-31a and an E-470 owned remnant parcel. The project is bounded by DEN property to the north, future Picadilly right-of-way to the east, and E-470 right-of-way to the south and west. The project site is currently undeveloped. The High Point Pond PD1 project will construct a new regional water quality and detention pond for the entire tributary area. Pond PD1 is shown as a planned facility in the High Point at DIA Master Drainage Plan in this location. Pond PD1 will be designed for fully developed conditions based on the land use assumptions from the High Point FDP Amendment No. 4. Pond PD1 will be maintenance eligible with the Mile High Flood District. Maintenance access to the project site will be provided from the 64<sup>th</sup> Avenue right-of-way at the intersection with E-470. The proposed improvements and grading limits will disturb approximately 16 acres+/- . The proposed land use of a regional detention pond is permitted within the existing zoning of Airport District (AD) for the surrounding area. E-470 has approved the concept of Pond PD1 to be constructed on their remnant parcel assuming the pond will be sized for the future full build-out of E-470. A Memorandum of Understanding (MOU) between the City of Aurora and Adams County will be included with the project giving the City of Aurora jurisdiction over the design review and construction inspection.

Project Contacts include:

**Property Owner (High Point PA-31a)**

ACM HIGH POINT VI LLC  
4100 E Mississippi Ave, Ste 500  
Glendale, CO 80246-3053  
ATTN: Ted Laudick  
303-638-9553

**Property Owner (E-470 Remnant)**

E-470 Highway Authority  
22470 E. Stephen D. Hogan  
Parkway, Suite 100  
Aurora, CO 80018  
ATTN: Neil Thompson  
303-537-3700

**Civil Engineer**

Martin/Martin Inc.  
12499 W. Colfax Avenue  
Lakewood, CO 80215  
ATTN: Adam Bent  
303-431-6100

Please do not hesitate to contact me with any questions.

Sincerely,

Adam Bent, PE  
Project Engineer