



March 18, 2021

Eric S. Sakotas  
Planning & Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

**Re: Buckley Yard Commercial Infrastructure Site Plan - Letter of Introduction**


Mr. Sakotas,

The proposed project titled Buckley Yard Commercial is located at the northeast corner of the intersection between S Airport Blvd and E Alameda Pkwy. There are four existing public roads bordering the approximately 44-acre site. Within the overall project, 7-acres will be commercial development with frontage along S Airport Blvd and the remainder will be mixed density residential. The residential portion of the overall development will be submitted under a separate development package. The project will be completed in accordance with the Buckley Yard Master Plan.

This letter serves as an introduction to the commercial portion of the project, which includes the following: development of one public street (S Quintero Way) and one private street, along with mass grading of the site, storm sewer systems, and planning of stormwater detention and treatment facilities, and utility mains. Commercial lot development will be designed and submitted under a separate development package following the Infrastructure Site Plan package. Development of the commercial site will necessitate improvements to the arterial roadways to the west and south of the site. These public improvements shall conform to the Traffic Impact Study for Buckley Yard by Kimley Horn, dated November 2020. Funding for traffic signals shall be in conformance with the City of Aurora's Traffic Signal Escrow Ordinance.

The commercial portion of the development consists of five proposed commercial lots fronting N Airport Boulevard along with public and private drives, utility mains, and stormwater infrastructure including detention and water quality facilities. A portion of the private roadway drainage will be routed to a detention pond proposed with the residential development, and construction of this detention pond will be required with development of the commercial site. Development of the commercial site will necessitate improvements to the intersections of S Airport Blvd and E Alameda Pkwy along with S Airport Blvd and Alameda Dr. An additional lane will be added for northbound right turning movements on S Airport Blvd. Construction of the eastern private drive (Private Road A), a portion of S Quintero Way (Public Road C), and the intersection improvements to S Airport Blvd and E Alameda Dr will be required.

Regards,



Josh Erramouspe  
Olsson

March 3, 2021

City of Aurora  
Planning & Development Services  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: Buckley Yard Commons - Commercial

To Whom It May Concern:

Aurora Centre Tech, LLC hereby grants Evergreen Devco. the authority to submit an infrastructure site plan (ISP) & subdivision plat for the site infrastructure and Right-of-Way improvements associated with 5 commercial pads (c-store, carwash, quick serve restaurant x 2, and medical office) and a residential lot on the property located on the northeast corner of S. Airport Boulevard and E. Alameda Parkway; Lot 1, Block 2, Tollgate Village Subdivision Filing No. 14. We further authorize Evergreen Devco. to submit a site development plan to include the layout of all 5 lots (separate from the ISP) and to receive all correspondence related to these applications.

Respectfully,

A handwritten signature in black ink, appearing to read 'JCR', with a long horizontal line extending to the right.

John C Richert  
A Managing Member  
Aurora Centretech LLC