



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

November 12, 2019

Mr. Chris Johnson, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Vistas at Beacon Point – Letter of Introduction DA-1616-08_R1

Dear Mr. Johnson,

GBB Capital, LLC (GBBC) is proposing to develop this 9.47 acre parcel of land south of E. Calhoun Dr. and west of S. Oak Hill Drive in Aurora, Colorado. This parcel was originally intended to be a Cherry Creek School District school site. However, the District has determined that this site is not necessary and has contracted with GBBC. GBBC intends to develop this parcel into detached single-family homes on both standard and alley-loaded lots and sees the project as urban infill. The project will consist of 50 units for a proposed density of 5.3 du/ac. The current zoning district is R-1 in Subarea C.

No waivers are requested for this project. The proposed density does not conflict with the adjacent higher density development. No objection to the higher density was heard at the neighborhood meeting.

The ownership and design team are comprised of the following members:

Owner:
GBB Capital, LLC.
2993 S. Peoria Street, Suite 105
Aurora, CO 80014
303-901-1414
Attn: Geoff Babbitt

Surveyor:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Julian Sisneros

Engineer:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Andrew Renner, P.E.

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

The project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area.

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2. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure. Meetings have been held with Planning, Public Works and Traffic to discuss the needed infrastructure.
 3. The proposed development is adjacent to and surrounded by single family attached and detached homes and Cherokee Trail High School and Fox Ridge Middle School grounds.
 4. No environmental features exist on the site.
 5. Landscape areas have been designed to conform to the City's landscape standards.
 6. The proposed development provides ADA accessibility along sidewalks.
 7. The proposed development controls nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and provides water quality for the development in the public spaces.
 8. Architecture and design is not included at this time. When a builder is under contract for the property, architectural information will be provided to the City.
 9. The design does not exclude any transportation mode or ability level. The site is ADA accessible. The site is in close proximity to community recreation amenities.
 10. The proposed development incorporates a slightly modified public streets from a 60' ROW. The 58' ROW shown was discussed with the Planning and Public Works Departments and approved by the Public Works Department at an October 14, 2019 meeting.

GBBC and the design team look forward to continuing to work with the City of Aurora on this exciting project. Please don't hesitate to contact me should you have any questions.

Regards,



Julie Gamec, PLA
THK Associates, Inc.