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June 9, 2023

Ms. Sarah Wile
City of Aurora Planning
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Letter of Introduction – Aurora One Infrastructure Site Plan Project Narrative _REVISION 3

Dear Ms. Wile,

Torero Land Investments LLC is proposing to develop the northeast portion of this 142 +/- acre parcel with Mixed Use Regional (MU-R) zoning, consisting of approximately 93+/- acres for this initial Infrastructure Site Plan. Aurora One will be divided into 14 planning areas consisting of commercial, mixed-commercial, single-family attached residential, multi-family attached residential and parks and open space. The infrastructure included within this initial ISP is intended to activate Planning Area 5.

Public infrastructure will include a public roadway network through the site to provide vehicular access to the various planning areas. Drainage will accommodate a localized stormwater basin with detention and a channel to accommodate the historical offsite stormwater. Utilities will be placed within the public rights of way to provide service to the planning areas.

The Master Plan along with the Traffic Impact Study, Master Utility Report and Master Drainage Report were administratively approved on April 8, 2020, and mylars were recorded with Arapahoe County on July 26, 2021 at Reception No. E1116907.

This ISP package includes the following improvements:

Roadway Improvements:

Roadways will be constructed to service the planning areas immediately adjacent. The roadway improvements within this initial ISP are intended to activate Planning Area 5. The construction of half sections (as required) will be reviewed during the development of planning areas on a case-by-case basis. Roadway improvements shall be consistent with the approved Traffic Impact Study prepared by Fox Tuttle Transportation Group, LLC prepared for the Aurora One Development.

Roadway improvements included in this ISP include:

- Perimeter roadway improvements to 6th Avenue, south side (proposed modified local type 3)
- Valdai Street (proposed 3-lane collector) excluding curbside landscape areas adjacent to the
- Park which will be dedicated to PROS.
- Development of Frontage Road
- Special Paving patterns at designated intersections per the Aurora One Master Plan.

Drainage Improvements

Drainage improvements will be constructed to provide stormwater detention volume to service the development. Pond A is required for development. The pond is generally located north and east of Stephen D. Hogan Parkway and west of Crossroads Blvd.

However, the pond is located within the limits of the neighborhood park, so no landscaping is shown as a part of this ISP for that area. The landscaping component for the area mentioned will be shown on the Park Construction Documents. Coordination with PROS is on-going to ensure that the location, size, depth, volume and locations meet the drainage needs and the PROS requirements during the Construction Document Phase. The drainage/grading component of the pond will be included within this ISP and the PDR.

Utility Improvements

Utility improvements will capture water main improvements and sanitary sewer improvements. All required easements for utilities will be dedicated by separate documents as noted on the plans. Water main improvements will be serviced by the existing 30" water main within 6th Avenue and the existing 12" water main within Valdai Street. A proposed 16" water main along Piccadilly Road and proposed 12" and 16" water main extensions along Stephen D. Hogan Parkway are also required. Multiple water mains will be extended internally to the development to provide a looped water main that will provide both fire protection and domestic service for all future users.

Sanitary improvements will be serviced by the 18" PVC sanitary sewer main within Piccadilly Road. A series of 8", 10" and 12" sanitary sewer mains will be extended to serve all users.

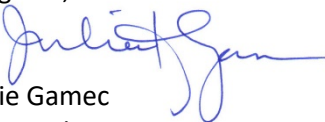
Landscape Improvements

Landscape Improvements will capture curbside landscape on all the public roads proposed with this ISP. No landscape for the park streetscape, drainage channel or ponds will be included in this ISP, as it will be included with the PROS Construction Drawings as mentioned above. Landscape within the park limits will be provided under a separate submittal to the PROS department as the area will become a PROS owned and maintained park.

Regional trail access locations have been coordinated with curbside landscape, mountable curb locations, and utility needs shown in the plans.

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

Regards,



Julie Gamec

Principal

THK Associates, Inc.