

April 16, 2020

City of Aurora
Ms. Heather Lamboy, Planning Supervisor
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Aurora Crossroads Master Plan – Letter of Introduction

Dear Ms. Lamboy,

On behalf of Westside Investment Partners, Inc. we are pleased to submit to the City of Aurora a Master Plan for the Aurora Crossroads site, generally located southeast of the I-70 and E-470 intersection. We look forward to working closely with the City of Aurora to make this new community a success.

The project scope includes a Master Plan to allow for future Site Plan development of the approximately 139-acre site. The site is currently zoned Mixed-Use Regional (MU-R) and is envisioned to serve 'image making' areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity center.

The Aurora Crossroads Master Plan introduces a variety of land uses including: mixed use commercial generally located northwest of the intersection the proposed realigned Gun Club Road and Colfax Avenue, standard commercial/retail uses oriented along the Colfax Avenue frontage, multi-family residential uses located internal to the site, oriented around a central neighborhood park, and a more walkable mixed-use commercial area located in the southwest portion of the site. This mixed-use commercial area is intended to contain the various design components of the Mixed-Use Regional zone district, including a walkable Main Street organized around a central focal point. Areas of open space to be used for trail corridors and buffering are integrated into the Master Plan as well.

A key component of this Master Plan is PA-1, located northwest of the Gun Club Road and Colfax Avenue. This approximately 30-acre planning area is intended to serve SCL Health as a medical office building and future hospital site within the City of Aurora. Close coordination between the Aurora Crossroads ownership group and SCL Health has occurred and the fostering of this partnership in conjunction with City of Aurora input will create the opportunity for a successfully future healthcare campus in this portion of the City. As part of this partnership, it is anticipated that a subdivision plat following the first review of the Master Plan by the City is prepared that will create the PA-1 parcel in order for SCL health to close on this property and continue forward with the development plan. We respectfully request that this initial review of the Master Plan focus on the Gun Club Road and Colfax Avenue alignments, access points and street sections as once those items are agreed upon between all stakeholders, the PA-1 site may be platted.

This area of Aurora is continuing to expand and develop into the vision set forth by the Aurora Places Comprehensive Plan as an area that encourages investment and job creation. The Aurora Crossroads Master Plan along with its partnership with SCL Health can continue to support this vision for the City.

Sincerely,
Norris Design



Allison Wenlund
Senior Associate