

February 2, 2022

City of Aurora – Planning Department

Debbie Bickmire
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for The Aurora Highlands Site Plan No.19 / Filing No.19

Ms. Bickmire:

On behalf of the Applicant, Aerotropolis Area Coordinating Metropolitan District (AACMD), I am pleased to submit this Letter of Introduction for Site Plan No.19 at The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

Owner / Master Developer: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: Aerotropolis Area Coordinating Metropolitan District (AACMD) Patrick Chelin 707 17 th Street, STE 3150 Denver, CO 80202 303.250.3737 Patrick_chelin@matrixdesigngroup.com	Civil Engineer: Matrix Design Group Jeff Killion, P.E. 707 17 th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff.Killion@matrixdesigngroup.com
Planner: Norris Design Diana Rael 1101 Bannock Street Denver, CO 80204 303.892.1166 drael@norris-design.com	Landscape Architect: Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 smalone@norris-design.com	Surveyor: Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com

Site Location:

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Site Plan No.19 is approximately 4.5 acres and consists of a portion of E. 32nd Avenue between Aurora Highlands Parkway and Highlands Creek Parkway in Village 9.

Project Overview:

E. 32nd Avenue is designed as a Minor Collector as outlined in the approved PIP. The roadway will continue east in the future across Aurora Highlands Parkway and will serve future neighborhoods and schools located in that area before teeing into Powhaton Road. Access to future neighborhoods within PA.70 and PA.80 will be served by this portion of the 32nd Avenue roadway. In addition, an open space and 70 foot wide trail corridor is proposed paralleling

the northern edge of the roadway. This will include a meandering walk and facilitate a pedestrian link between the future Aurora Highlands trail corridor and Highlands Creek Parkway trail corridor. Included in the area to the north of the roadway is a drainage swale that conveys drainage along the northern edge of the trail corridor east towards a Water Quality Pond located in the south east corner of Filing 19. Please reference the site plan for specific details related to the road and trail design.

Amenities:

The site includes a portion of the E. 32nd Avenue trail corridor, paralleling the northern edge of the right-of-way. This trail corridor connects to the larger trail system of the community. In addition other nearby amenities are in close proximity to this application. These amenities and areas of interest include:

- Future Neighborhood Activity Center located within PA.70
- Future Neighborhood Park and shared elementary school site (PA.59 and PA.60 of the approved FDP), located at the southwest corner of E. 32nd Avenue and Highlands Creek Blvd.
- Future Neighborhood Park and Trail Corridor (PA.66, PA.72 and PA.53 of the approved FDP), located within the Aurora Highlands Parkway divided roadway.
- Future Neighborhood Park and shared school site (PA. 73 and PA.74 of the approved FDP), located at the northeast corner of 32nd Avenue and Aurora Highlands Parkway.
- Future Commercial Activity Center (PA.82 of the approved FDP), located at the northeast corner of Aurora Highlands Parkway and E. 26th Avenue.

Public Art:

Per the FDP, no public art is proposed in this application.

Approval Criteria:

- A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
The proposed Site Plan application retains compliance with the UDO, the approved FDP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services. Trail corridors provided connect existing and planned pedestrian routes within the larger Aurora Highlands community.
- B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
A Public Improvements Phasing Plan was approved with the FDP in 2018 and sized the streets and associated infrastructure to accommodate a maximum of 12,487 units proposed. The site plans proposed with this application is consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.

- C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
The design of Site Plan No. 19 intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with FDP), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.
- D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
Site Plan No. 19 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level as outlined in the PIP. The open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and future commercial centers.
- E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
This application is compatible with the surrounding uses as represented in the PIP and other master studies.
- F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
There are no anticipated adverse impacts associated with the proposed Site Plan application.

Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this next phase of The Aurora Highlands community. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Samantha Pollmiller
Senior Associate
Applicant's Representative