

May 4, 2020

City of Aurora – Planning Department

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

Re: Letter of Introduction for The Aurora Highlands CSP Minor Amendment 01

Ms. Bickmire:

On behalf of the Applicant, Richmond American Homes, I am pleased to submit this Letter of Introduction for a Minor Amendment for CSP 01 of The Aurora Highlands.

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

Owner The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: Richmond American Homes Matt Hengel 4350 S. Monoco Street Denver, CO 80237 720.977.3841 Matt.hengel@mdch.com	Civil Engineer/Surveyor: HR Green, Inc. Ryan Littleton 8310 S. Valley Highway, Suite 300 Englewood, CO 80112 303.602.4999 rlittleton@hrgreen.com
Landscape Architect: Norris Design Sean Malone 1101 Bannock Street, Denver, CO 80204 303.892.1166 smalone@norris-design.com	Planner: Norris Design Diana Rael 1101 Bannock Street, Denver, CO 80204 303.892.1166 drael@norris-design.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.

Preliminary Plat No.1 is 47.4 acres located near the northeast intersection of Denali Blvd. and 42nd Avenue in Village 6. The site is accessed by The Aurora Highlands Parkway to the south and 42nd Avenue to the north.

Project Overview:

The intent of this narrative is to outline the proposed minor amendment to CSP No.1 of The Aurora Highlands. The following alterations to the approved CSP are proposed:

1. Addition of an attached walk to the loop lane provided in Tract O. The addition of the 5' walk allows direct access to the amenities provided within Tract O of the loop lane from 39th Avenue.
2. Addition of stepping stones between the 39th Avenue walk and the loop lane interior walk. Stepping stones provide additional access to the proposed amenities located within the loop lane.
3. Addition of a shade structure to the existing amenitized plaza space provided in Tract L.
4. Addition of three (3) entry monuments to the neighborhood. A primary neighborhood entry monument is proposed at the entrance located at E. 39th Avenue and Denali Blvd. The monument will provide helpful wayfinding for residents and guests and help promote the overall character of the community, as outlined in the approved FDP. The monument will be located within the ROW in a central median. Additional landscaping in the form of raised and at-grade planting beds are also proposed to help promote the sense of arrival intended by this entry monument. Two additional, secondary monuments are also proposed. These monuments are located at the intersection of Fultondale Street and The Aurora Highlands Parkway and Fultondale Street and E. 42nd Avenue. These monuments are also proposed within central landscaped medians, similar to their primary counterpart. The medians that house these monuments have been adjusted to accommodate the signage as well as necessary landscaping and utilities.

Details outlining materials, dimensions, and placement have been included in the CSP with this minor amendment. In addition, all sheets impacted by these changes, including landscape tables, hydrozone maps, and landscape enlargements have been adjusted and are indicated by the "Delta 1" symbol for quick reference.

We look forward to working with the City of Aurora on the review and approval of this minor amendment of The Aurora Highlands CSP 01. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Samantha Crowder
Senior Associate
Applicant Representative