



**KING RANCH**

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# LETTER OF INTRODUCTION



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 / fax 303.770.7132  
www.thkassoc.com

May 14, 2021

Mr. Todd Hager  
City of Aurora, Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: King Ranch MASTER PLAN – Letter of Introduction**

Dear Mr. Hager:

Castle Pines Development CO, LLC (CPD) is proposing to develop this 527+/- acre parcel of land generally located at the southwest corner of East 56<sup>th</sup> Avenue and Monaghan Road in Aurora, Colorado. The current zoning district is AD. At this time, the developer does not intend to rezone any portion of the property.

King Ranch is located on the east side of the City of Aurora, approximately 3.0 miles north of I-70, 2.0 miles east of E-470, 1.3 miles south of Denver International Airport (DIA), and 4.3 miles west of the Colorado Air and Space Port. To the south and southwest of this new development is the approved Aurora Highlands. This development will provide a regionally connected commercial and industrial node, close to major transit hubs and routes.

In today's changing environment, the vision for the parcel is only now taking shape. CPD intends to develop this parcel into commercial and industrial developments and sees the project as a vital employment center. The site is in close proximity to I-70, E-470, and fronts East 56<sup>th</sup> Avenue, which is planned to become a four-lane major arterial and is designated a Future High Frequency Transit Route. The site is also located between Denver International Airport and the Colorado Air and Space Port. With excellent access to ground and air travel infrastructure, the synergy of this development will provide flexible employment, economic development, and transportation solutions to the City of Aurora.

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

Owner's Representative & Master Developer:  
Castle Pines Development Co., LLC  
18695 Pony Express Dr., #3013  
Parker, CO 80134  
303.918.5475  
Attn: Jeffrey Kirkendall

Engineer/Surveyor:  
Manhard Consulting  
7600 E. Orchard Road, Suite 150-N  
Greenwood Village, Colorado 80111  
303.708.0500  
Attn: Rick Moore

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

Per City of Aurora Code, Section 146-5.4.1.E.3 – Criteria of Approval 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. The proposed project will allow future development of the property to comply with all applicable standards in the Unified Development Ordinance (UDO).
2. The proposed project will result in a coordinated system of streets, trails, sidewalks, and infrastructure that ties into and complements existing and proposed improvements in the area and does not create significant adverse impacts on the surrounding area. Where adverse impacts exist, such as noise impacts from the two airports, impacts will be mitigated to the greatest degree practicable. The proposed development will also control nuisance impacts by providing appropriate buffering and screening, using downcast, full cut of site lighting providing water quality for the development in the public spaces and not developing residential units.
3. The proposed development will expand on multi-modal connections planned in the area and promote the creation of a regional commercial and industrial node. The proposed development is ADA accessible and will provide ADA accessibility along sidewalks and trails. The proposed development incorporates all street standards for public streets within the development. Further, it will feature a bike and pedestrian trail system connecting Upper Hayescreek, Second Creek and East 56<sup>th</sup> Avenue.

Development of King Ranch is likely to take 10 or more years to fully implement but will create commercial and industrial opportunities for local and regional needs.

King Ranch will meet the land dedication requirements set forth by the City of Aurora. At this time, no neighborhood park or school site is proposed or anticipated.

The design team has successfully completed, or are working on, many projects within the City of Aurora, including:

- Aurora One
- Kings Point South
- Sorrel Ranch
- The Vistas at Beacon Point
- Gateway Park (select projects)
- Majestic Commerce Center
- Industrial Outdoor Ventures, 18151 E. 6th Ave.
- Aurora City Place
- U-Stor Peoria Mini Warehouse
- Aurora Medical Office Building
- Watermark at Southlands
- Glasstek, Inc.

CPD and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,

Julie Gamec  
THK Associates, Inc.