

November 23, 2020

City of Aurora Planning Department

15151 E. Aurora Pkwy, 2nd Floor
Aurora, CO 80111

**Re: Porteos - Infrastructure Site Plan Gopher Gulch at Porteos / Site Plan
Letter of Introduction**

Dear Planning Staff;

On behalf of the developer, Velocity Metropolitan District No. 1, we are pleased to submit this Letter of Introduction for the proposed Porteos Infrastructure Site Plan Gopher Gulch and Site Plan.

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

Owner:

ACP DIA 1287 Investors, LLC
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Applicants:

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Agent:

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Civil Engineer:

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Planner:

Norris Design
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Landscape Architect:

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Site Location:

Porteos is located on portions of Sections 5, 8 and 9 in Township 3 South, Range 65 west of the 6th principal meridian, Adams County, State of Colorado; generally lying northeast of the intersection of existing 56th Avenue and the proposed future Harvest Road alignment and approximately 1 mile east of the 56th Avenue interchange with E-470. Currently, this property is zoned Airport District (AD).

The full Porteos development consists of approximately 1,287 acres. Currently, access can be achieved off Pena Blvd and Jackson Gap Road onto Jackson Gap street to the existing 56th Avenue which is a rural-type road with two-

lanes of asphalt. Access can also be achieved via Powhaton Road or East 64th Avenue which are non-paved road surfaces traversing on the site. The site is generally bounded by 56th Avenue on the south, Harvest Road on the west, and Denver International Airport property on the north and east.

This Infrastructure Site Plan includes a detention pond located at the southeast corner of the future intersection of Harvest Road and E. 68th Avenue and a drainage channel that continues south from the pond and connected at south of E. of 64th Avenue on the west side of Jackson Gap Street.

Project Overview:

A Framework Development Plan for Porteos was administratively approved by the City in August 2012.

1. A Framework Development Plan Amendment (FDP Amendment No. 1) was approved June 26, 2013.
2. FDP Amendment No. 2 was approved in April 2017 and included revisions to roadway alignments and classifications, revised planning area boundaries and land use designations and the addition of a cross dock waiver, and included revisions to Public Improvement Plan PA Boundary.
3. FDP Amendment No. 3 was approved in April of 2019 and included revisions to planning area boundaries, fire station locations and street plans.
4. FDP Amendment No. 4 was approved in July of 2019 and divided PA-5 into two planning areas, revised Powhaton Road cross section, and relocated a PA-5 water quality pond.
5. FDP Amendment No. 5 (DA-1903-18) was administratively approved with conditions on October 7, 2020 but has not yet been recorded. This amendment includes revisions to planning area boundaries, land use designations, and right of way.
6. FDP Amendment No. 6 (DA-1903-17) is in City of Aurora process as of June 15, 2020. It included expanded design guidelines for PA-3 only.

Included with this submittal is an Infrastructure Site Plan for Gopher Gulch at Porteos and Site Plan. The details of the proposed revisions are outlined below:

Infrastructure Site Plan (ISP):

1. Drainage channel and pond infrastructure improvements and associated landscape improvements.

Criteria for Approval - Sec. 146-5.4.3(B)(2)(c) – Site Plans:

This Infrastructure Site Plan complies with the applicable standards in the Aurora Unified Development Ordinance (UDO), with the city's Comprehensive Plan; and with the approved Porteos FDP Master Plan. There are no special conditions being applied to this development by the Planning and Zoning Commission or City Council.

Please feel free to contact me with any questions at 303.892.1166. We look forward to working with the City of Aurora throughout the review and approval process of this next phase of Porteos.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate