



January 16, 2024

City of Aurora – Planning Department
Erik Gates
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

RE: Letter of Introduction for Tower Crossing Retail Phase II
MCC Retail Subdivision Filing No. 2

Dear Mr. Gates,

On behalf of the Applicant, CAGE Civil Engineering, I am pleased to submit this Letter of Introduction for the Infrastructure Site Plan at Tower Crossing Retail Phase II.

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

<p>Owner / Master Developer: Majesty Realty. Attn: Michael Kapoor 20100 E. 32nd Pkwy – Suite 150 Aurora, CO 80011 MKapoor@majesticrealty.com</p>	<p>Applicant / Builder: Commerce Construction Co., L.P. Attn: Ismael Acosta 20100 East 32nd Parkway Suite 150 Aurora, CO, 80011 iacosta@commercelp.com</p>	<p>Civil Engineer: CAGE Engineering Attn: Dan Katz, P.E. 405 Urban Street – Suite 404 Lakewood, CO, 80228 Dkatz@cagecivil.com</p>
<p>Landscape Architect: THK Associates, Inc. Attn: Julie Gamec 2953 S. Peoria Street – Suite 101 Aurora, CO 80014 JGamec@thkassoc.com</p>	<p>Surveyor: Aztec Consultants, Inc. Attn: Karl Szyszkoski, PLS 300 E. Mineral Ave, #1 Littleton, CO 80122 kszyszkoski@azteconsultants.com</p>	

Site Location

Tower Crossing Phase II is an approximately 19.9-acre infrastructure development located in northeastern Aurora, Colorado. The development is generally located at the southwest corner of Tower Road and E. 32nd Parkway. The site is accessed by E 32nd Parkway.

Project Overview

The project site includes approximately 19.9 acres consisting of existing asphalt, sidewalk, gravel access road and existing detention ponds along the west side of the site. The proposed development includes the development of an access road with associated sidewalks, and underground utilities. There will be a hotel going in at the southern portion of the site at the same time as the construction of the roads shown in this application. An application is currently under review for the MCC Retail Subdivision Filing No. 4 Echo Suites Hotel (RSN#: 1770665) that will connect to the end of the roads within Tract A and Tract B in this submittal. Additionally, left and



right turn lanes will be constructed along E 32nd Parkway.

Amenities

The site does not include any areas noted for new parks or open space dedication.

Architecture

This site does not include any proposed buildings as apart of the ISP documents.

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 and the approved FDP for the MCC Retail Filing No. 1 development (EDN:222104).
- 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 and has been designed to accommodate the proposed development. The site plan proposed with this application is consistent with the planned land use and will include and sustain the existing city infrastructure.
- 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 proposed development 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 is compatible with surrounding uses in terms of size, scale and building façade materials.
This application is compatible with the surrounding uses.
- E. 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 Tower Crossing Retail. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
CAGE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Dan Katz", written over a horizontal line. The signature is stylized with a large "D" and "K".

Dan Katz, P.E.
Director of Engineering - CO