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October 6, 2023

City of Aurora – Planning Department  
Debbie Bickmire  
15151 E. Alameda  
Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands – Site Plan No. 25 and Plat**

Ms. Bickmire:

On behalf of the Applicant, Aurora Highlands LLC, I am pleased to submit this Letter of Introduction for Site Plan No. 25 and associated subdivision plat at The Aurora Highlands.

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

<b>Owner / Master Developer:</b> The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 <a href="mailto:carlo@theaurorahighlands.com">carlo@theaurorahighlands.com</a>	<b>Applicant / Builder:</b> The Aurora Highlands LLC Carlo Ferreira 141 Union Blvd, Suite 150 Lakewood, CO 89228 720.436.1572 <a href="mailto:carlo@theaurorahighlands.com">carlo@theaurorahighlands.com</a>	<b>Civil Engineer:</b> Matrix Design Group Jeff Killion, P.E. 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303.226.7832 <a href="mailto:Jeff.Killion@matrixdesigngroup.com">Jeff.Killion@matrixdesigngroup.com</a>
<b>Planner:</b> Matrix Design Group Tom Kopf 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-502-0200 <a href="mailto:Thomas.Kopf@matrixdesigngroup.com">Thomas.Kopf@matrixdesigngroup.com</a>	<b>Landscape Architect:</b> Matrix Design Group Chad Herd 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303-502-0200 <a href="mailto:Chad.Herd@matrixdesigngroup.com">Chad.Herd@matrixdesigngroup.com</a>	<b>Surveyor:</b> Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 <a href="mailto:bmoorhead@aztecconsultants.com">bmoorhead@aztecconsultants.com</a>

**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, west of the future alignment of Aerotropolis Parkway.

This Site Plan includes 134 lots on approximately 32.5 Acres of land, south and east of Warm Springs Ave., east of Main Street.

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**Project Overview:**

This Site Plan includes 134 lots within Planning Area 64 of the approved revised Master Plan and is adjacent to Subdivision Filing 7, which was also included in Planning Area 64 of the approved revised Master Plan. The lots include 76 alley loaded duplex lots fronting streets or green courts, and 58 single family detached lots, with a proposed density of 5.3 DU/AC. 12 of the 58 single family detached lots are considered small lots with either dimensions of less than 50' wide (at the front lot line) by 110' deep or area less than 4,500 SF. The remaining 46 single family detached lots are standard lots and are a minimum of 50' wide by 110' deep, and a minimum lot size of 4,500 SF.

**Amenities:**

There are no planned amenities within the boundary of the Site Plan.

**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. The orientation of lots, walkable blocks, and adjacency to the Site Plan 7 connections to the Site Plan 9 trail provide necessary infrastructure to connect to nearby planned retail, restaurants, commercial, and other neighborhood services.*

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 existing improvements along with the improvements shown within Site Plan 9, Site Plan 7, and 26<sup>th</sup> Avenue. The watermain within Warm Springs Avenue and 26<sup>th</sup> Avenue will be installed and accepted prior to serving Site Plan 25.*

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 this Site Plan 25 is 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.

*This Site Plan 25 is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the PIP. There will also be a pedestrian connection established between the Preliminary Plat No. 9 drainage channel and Warm Springs trail to the northeast.*

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 25 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 these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

MATRIX DESIGN GROUP, INC.



Jeff Killion, PE

cc: 22.1229.011