



D.R. Horton Denver Office  
9555 S. Kingston Court  
Englewood, CO 80112

May 10, 2021

Ms. Brittany Vigil  
City of Aurora Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012  
RE: Horizon Uptown Filing 6 / Phase 3

Dear Ms. Vigil:

Please find the enclosed Site Plan – 6<sup>th</sup> Filing, Phase 6, for Horizon Uptown, a planned mixed-use community on a 503-acre site at the southwest corner of E-470 and I-70 Interchange. Following the successful completions of both Horizon Uptown Filings 1-3, the team is excited for this next phase of development that includes the infrastructure and improvements to support 160 single family and duplex homes.

#### **Team**

Our Team includes D.R. Horton, a recognized leader in single family homes throughout the country. D.R. Horton is America's largest new home builder by volume. Since 1978, D.R. Horton has consistently delivered top-quality new homes to homebuyers across the nation. Our livable floor plans, energy efficient features, and robust new home warranty demonstrate our commitment to excellence in construction. D.R. Horton new homes are built with unmatched efficiencies, all based on a philosophy from our founder, Donald R. Horton, of creating value every step of the way. D.R. Horton has assembled a comprehensive and well experienced team for this Site Plan package:

Dewberry Engineers, Inc.	Civil Engineering
PCS Group, Inc.	Landscape Architecture
Studio Lighting	Street Lighting

#### **Site**

Horizon Uptown Filing No. 6 / Phase 3 is a 28.7-acre portion of the larger Horizon Uptown project and Master Plan within Planning Area 14. The phase is located east of Picadilly Rd. and north of the existing Horizon Uptown Filing No. 1 development, between 11<sup>th</sup> and 10<sup>th</sup> Avenues. The phase will also extend south along N. Riviera Street to E. 8<sup>th</sup> Avenue. This project includes development of infrastructure to support a total of 160 alley loaded detached and attached single family & duplex homes. Included with this submittal is the development of approximately 8.87-acres of open space. 2.74-acres will be for tracts and parks which include playgrounds, public art areas, and lawns for gathering and hosting community events. 1.12-acres is reserved for the future right-of-way for Picadilly Rd. An additional 5.01-acre open space is dedicated for Detention Pond C2. Streetscapes and placement of small urban pockets throughout are key elements that support walkability and a well-connected community. This area will be built in a single phase.

PA-76 was inspired by the program elements dictated in the Horizon Uptown Master Plan. The elements included were designed to accommodate the following criteria:

- Open Space (SUP-Green/Common). Will become a neighborhood gathering area, and include gathering areas, seating, open lawn areas, and playground equipment.

Therefore, this neighborhood focuses on providing year-round interest through the proposed plantings. While there is a large turf area, many planting beds are located throughout the park. The planting beds provide seasonal colors and textures by using perennials, ornamental grasses, and shrubs. Perennials provide a variety of colors throughout the growing season through leaf and flower diversity, while ornamental grasses provide a variety of textures throughout the late summer months, through fall, and into the winter months. Shrubs provide the foundation to the beds through the varying height and width of the shrub, with leaf and flower color, and stem color for deciduous shrubs and varying shades of green color with the evergreen shrubs.

PA-77 was inspired by the program elements dictated in the Horizon Uptown Master Plan. The elements included were designed to accommodate the following criteria:

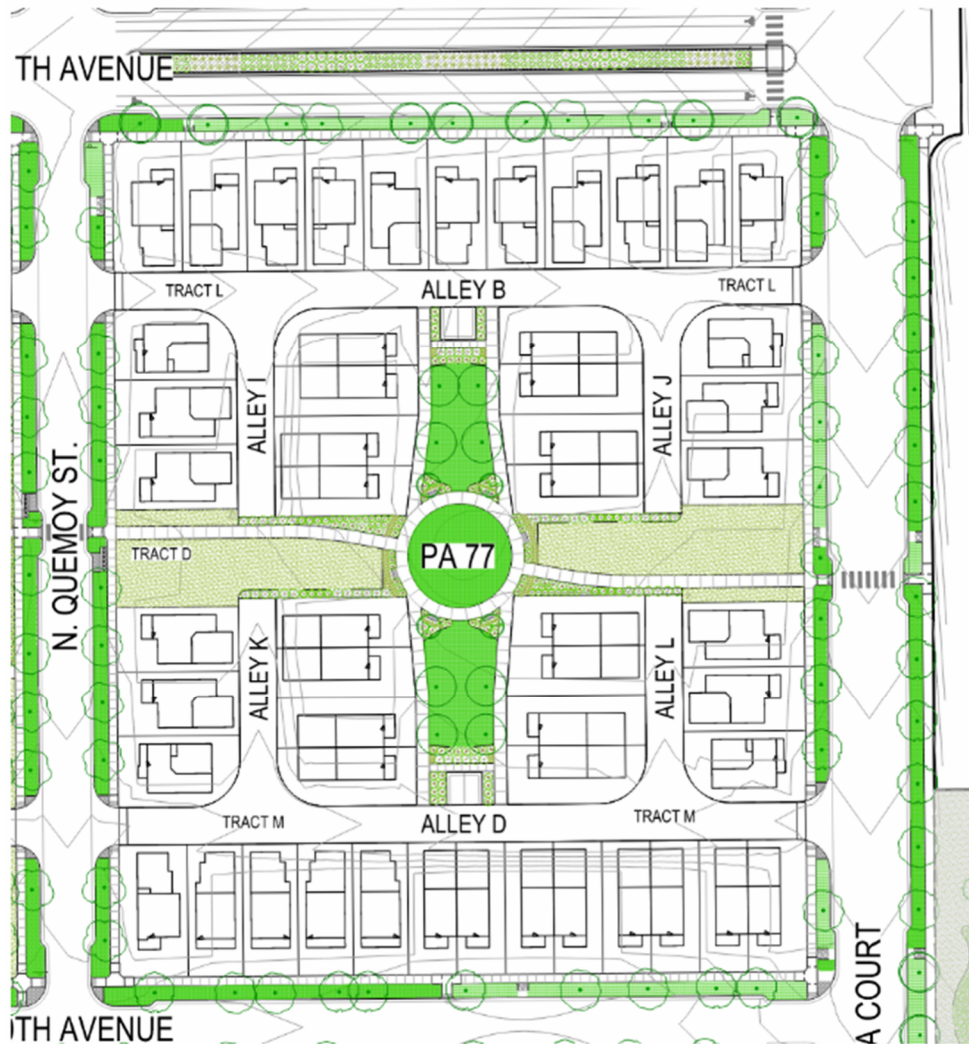
- Open Space (SUP-Green/Common). Will become a green connection zone and include trails, seating, and landscaped areas.

A location for public art has been proposed within PA-76 along N. Quemoy St. creating an enticing gateway for those passing by the park. This public art location is along the green corridor that provides an easterly view corridor to the central park. With several pedestrian sidewalk connections proposed throughout the park, this gives residents an opportunity to further explore the space. These walks guide pedestrians along the green to the central park and continue through the residential neighborhood, which facilitate the opportunity for exploration.

Throughout this process, we have involved the City of Aurora, specifically coordinating with Roberta Bloom, on proposing locations for public art pieces at Horizon Uptown. This has proven to be instrumental in creating regional public benefit and creating an additional layer of interest within the community. We are currently working with the City to discuss overall site locations and themes so that we can be connected to artists.

### **Adjustments**

We are requesting an adjustment of Code Section 146-4.2.3.C.1.b.vi for the green court maximum length of 360-feet. Horizon Uptown Phase 6 Block 2 currently exceeds that length around the PA-77 area at approximately 424-feet. This green court provides an east-west view between the PA-76 park and the future central neighborhood park PA-71. These block length configurations have initial agreement from both the City and HUDRB. The length of the block is mitigated with the trail connections between the parks. Please see the figure below for an illustrative view of the block. This sheet is also attached to this letter.



Please feel free to contact me with any questions or clarifications as you review this submittal. We look forward to working with the City staff on the review of this plan.

Yours sincerely,

**Cory Starnes, P.E.**

D.R. Horton – Forward Planner  
9555 S. Kingston Ct. Englewood, CO 80112  
PL 303-483-8213 | [cstarnes@drhorton.com](mailto:cstarnes@drhorton.com)