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E-470 Landscape Stie Plan Letter of Introduction

This Site Plan submittal encompasses the 100' easement along the east side of E-470 from the 26th Avenue ROW north to the detention pond and off-ramp south of 38th Avenue. The area is approximately 16 acres and includes a portion of the E-470 ROW that is proposed to be improved with bands of colored rock to visually extend the plant banding shown on the concept that was included in the recently amended Master Plan for The Aurora Highlands. The landscape banding is composed of bands of native grasses and two types of shrubs. Trees are clustered in various locations along the frontage. As requested by the hospital, fewer trees are located immediately adjacent to the hospital frontage to allow greater visibility to this important place. Irrigation is limited to the trees and shrub bands.

Two drainages flow within the landscaped area including the swale running south to north along the shoulder of E-470 and an emergency overflow swale entering the site south of Warm Springs Drive and flowing north to the large detention pond immediately north of the hospital site. These swales, and existing utility easements impact the location of trees, shrubs and the proposed 10' multi-use trail. In the southern area of the site the trail runs closer to the future development parcels and will provide off-street pedestrian and bicycle access along the future frontage road.

The multi-use trail generally follows the alignment of the existing drainage maintenance road with some variation to create visual interest, enhance berming and planting, and create visual interest. A decorative fence is provided between the trail and the highway to limit pedestrian and bicycle traffic entering the highway. The Site Plan includes details of the plan features.

We look forward to receiving Site Plan review comments.

Respectfully submitted,
Matrix Design Group, Inc.



Thomas W. Kopf
Director of Community Design, Interim Director of Landscape Architecture-Denver

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