



WINDLER

Hilltop Residential Neighborhood Plan

February 28, 2025
City of Aurora
City of Aurora – 15151 E. Alameda Parkway
Aurora, CO 80012
303.739.7346

Re: Windler Hilltop Residential (LMNO) – Letter of Introduction

Dear City of Aurora,

GVP Windler LLC is pleased to introduce the Hilltop Residential project at Windler.

Windler Hilltop encompasses Planning Areas 10, 11, 12, and 13 and is zoned R-2 – Flexible Residential Area 2, per the approved Windler Master Plan. Collectively, these planning areas form the Windler Hilltop Neighborhood, which is bounded by Denali Boulevard to the West, 52nd Avenue to the North, Harvest Road to the East, and E. 48th Avenue to the South.

Butterfly Neighborhood Park (PK-3, DA-1707-32) serves as the community's center, while Connector Road #2 (DA-1707-33) provides primary vehicular access to adjacent neighborhoods. Connector Road #2 includes Fultondale Street (from 52nd to 48th Avenue), 52nd Avenue (from Fultondale to Harvest), 50th Avenue (from Fultondale Street to Harvest Road), and the roadways surrounding Butterfly Park—N. Eaton Park Street (North), N. Fultondale Street (East), and E. 49th Drive (South). Butterfly Park received full approval on December 23, 2024, and the signature set CDs for Connector Road #2 have been submitted to the City of Aurora.

During the design and development process for Windler Hilltop, significant grade challenges were identified. Butterfly Park is the community's high point, with an elevation drop of approximately 27 feet to 52nd Avenue (north) and 16 feet to E. 48th Avenue (south). To address these conditions, our team adjusted the street network configuration and selected specific housing products that accommodate the topography while maintaining the street typology outlined in the Windler Master Plan. However, modifications to street locations and alignment were required based on site conditions unknown at the time of the Master Plan submittal.

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At Windler, we believe open space access and pedestrian connectivity are key to successful placemaking and fostering a vibrant community. Windler Hilltop is positioned at the southeast corner of the internal Windler Loop pedestrian trail and the Perimeter Loop Park, ensuring seamless access to neighborhood parks and walking and running trails throughout the community. Planning Areas 10 and 13 border Discovery Park to the East, providing immediate access to the largest and most highly programmed neighborhood park within Windler. Pedestrian connections to Discovery Park and Butterfly Park are seamlessly integrated into the neighborhood's design, complemented by smaller open spaces strategically placed to provide residents with daily access to outdoor amenities and gathering areas.

Butterfly Park will be a major neighborhood attraction, featuring a custom "Hungry Little Caterpillar"-themed playground and one of a kind public art sculptures designed and fabricated by the artists at Demiurge Studios. These sculptures will be integrated into a strolling native flower garden within the park. Additional amenities include a programmatic lawn, a linear park connection to Discovery Park Pool and Community Center, and panoramic views of the Front Range mountains from the community's highest point. With these unique offerings, Butterfly Park is expected to draw residents from Hilltop and neighbors throughout the Windler community.

We appreciate your time and consideration of our Neighborhood Plan submittal for Hilltop Residential. We look forward to working closely with the City of Aurora to refine and implement our vision, ensuring that Windler Hilltop becomes a vibrant, well-connected, and thriving community for future residents.

Sincerely,

Chris Fellows

Kelly Walls

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