



March 14, 2025

City of Aurora – Planning Department  
15151 East Alameda Parkway  
Aurora, CO 80012

**Re: Point Plaza Park – Nine Mile Station  
(Pre-App #1845889)**

Dear Mr. Fetting,

On behalf of Koelbel and Company, we are pleased to submit this Site Plan application for the Point Plaza Park at Nine Mile Station, located at the corner of South Quari Street and East Eastman Place. The consultants listed below have been assembled, and we look forward to working closely with Aurora to make this new public park space a success.

**Applicant & Owner**

Koelbel and Company  
5291 E. Yale Ave.  
Denver, CO 80222  
303.300.8776  
Luke Cannon

**Planner & Landscape Architect**

Norris Design  
1101 Bannock St.  
Denver, CO 80204  
303.892.1166  
Patrick Hannon

**Civil Engineer & Photometric Engineer**

Kimley Horn  
11800 Ridge Parkway, Suite 200  
Broomfield, CO 80021  
303.974.3626  
Mikaela Moore

**CONTEXT**

The site identified for the Point Plaza Park is an approximately .57-acre portion of The Point, a transit-oriented development bound by I-225, Parker Road, Peoria Street, and Cornell Avenue. The parcel is zoned MU-TOD, and the Plaza is proposed at the northeast Corner of S Quari St. and E Eastman Pl., directly across E Eastman Pl. from the proposed pedestrian bridge.

**NINE MILE STATION MASTER PLAN**

In the Master Plan for The Point at Nine Mile Station, the area proposed for the Point Plaza Park is identified as Planning Area D. The remaining portion of the block which contains the Point Plaza, encompasses Planning Areas D and E; these planning areas are intended to provide a mix of residential and retail uses. The remaining portion of that block is not a part of the current proposal.

The Nine Mile Master Plan provides a framework for the creation of a cohesive, pedestrian friendly neighborhood that connects surrounding neighborhoods. The Point Plaza Park is intended to provide a well-connected gathering area for the public to use for recreation and connection. The Plaza is also intended to accommodate future mixed-use retail and residential development on the boundaries of the site by providing flexibility for connection points when such development occurs. The Plaza is designed to integrate pedestrian and bicycle-user connectivity to and within the site. The Plaza is also designed to create a sense of destination and enclosure, while remaining an integrated component of the Nine Mile neighborhood.

As a component of the Nine Mile Station Master Plan, the Plaza also incorporates a public art element, proposed to be located in the southwest corner of the Plaza. This corner provides maximum future visibility outside the Plaza, and the art location incorporates seating opportunities to allow for users to experience the art in multiple ways.



## SITE PLAN DESIGN

To serve the pedestrian-friendly, mixed-use development area of The Point at Nine Mile Station, the Point Plaza Park proposes an amenity-rich central plaza to act as waystation, destination, and connection point for pedestrians and bike users. The plaza will act as a central urban park, providing a centralized gathering point near the proposed pedestrian bridge and at the heart of The Point's future development. The Park will also

As mentioned above, the adjacent Lot 1, Block 1 is not a part of the current proposal. To accommodate future development of that parcel, a temporary conditions zone has been identified to provide a buffer between the Point Plaza Park and future construction. This zone will be roughly graded to join the Park's proposed grades with the adjacent Lot's grade. This zone will be seeded with a Native Grass mix and temporarily irrigated.

No buildings are proposed with this Site Plan.

### Grading, Utilities, and Stormwater Detention

The site will generally be graded such that runoff will be conveyed to the north and west of the plaza, and will be collected into the existing storm water system through existing inlets on S. Quari St. and E. Eastman Pl. via a series of new area drains and sheet flow by tying in the site's grades to meet the existing grades.

The roads, curbs and gutters, and parking islands and spaces have already been installed around the site. Crosswalk ramps have also already been installed. New sidewalks are proposed as part of this Site Plan to connect to those existing ramps and connections. Streetscape improvements will be provided for the entire frontage of S. Quari St. excluding the previously landscaped north parking island, and will include a step out strip in front of parking areas, sidewalks, landscaping, and site lighting to supplement the existing site lighting. Streetscape improvements are limited along E. Eastman Pl. to the frontage of the Park.

No new water or sanitary lines are proposed as part of this Site Plan. Proposed electric lines will be proposed for site lighting and to provide power for site elements and users.

### Public Land Dedication

The Plaza will be dedicated as a Small Urban Park in compliance with the Nine Mile Station Master Plan.

## LANDSCAPE DESIGN

The landscape plan has been prepared in accordance with the Master Plan and the City of Aurora UDO. Plant material has been selected to provide a durable, low water use, and attractive landscape treatment with tree species selected from the Master Plan and Design Guidelines list, to provide a suitably vegetated plaza.

The Plaza offers several active amenities, including two play areas, a food truck area, a stage / amphitheater seating element, and a central flex-space lawn. Passive amenities include a mix seating opportunities, providing buffered seating rooms, spaces for users to interact with other users or amenities, and two areas suitable for use by retail businesses which may be proposed with the future development of this block. Bike parking is proposed and located to support both site users and those users which may be in transit past the site. A focal art element is proposed at the southwest corner of the Plaza, which will serve as both beacon and amenity.

Paving treatments and patterns in the Plaza will emphasize use zones and visually connect the Plaza to other areas and elements within The Point. Landscape elements will include raised planters and strategic grading to provide opportunities for increased visual interest, more diverse physical interactions than could be found in a strictly at-grade plaza, and to delineate use zones.



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Sincerely,  
Norris Design

A handwritten signature in black ink that reads "Leah Bryant".

Leah Bryant, PLA SITES AP  
Associate