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April 2, 2024

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

Re: Letter of Introduction for The Aurora Highlands – PA 58 Neighborhood Park

Ms. Bickmire:

On behalf of the Applicant, Aerotropolis Area Coordinating Metropolitan District (AACMD), I am pleased to submit this Letter of Introduction for the PA 58 Neighborhood Park at The Aurora Highlands.

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

Owner / Master Developer: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: Aerotropolis Area Coordinating Metropolitan District (AACMD) Patrick Chelin 707 17 th Street, STE 3150 Denver, CO 80202 303.250.3737 Patrick.chelin@matrixdesigngroup.com	Civil Engineer: Matrix Design Group, Inc. 707 17 th Street, STE 3150 Denver, Colorado 80202 303-502—0200 Contact: Jeff Killion, PE Jeff.killion@matrixdesigngroup.com
Planner: Matrix Design Group Thomas Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	Landscape Architect: Matrix Design Group Thomas Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	Surveyor (for future platting): Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com

Site Location:

The Aurora Highlands is a 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. The residential portion of the property is west of the future alignment of Powhaton Road. The PA 58 Neighborhood Park Site Plan is approximately 7.1 acres and is located at the northeast corner of Warm Springs Avenue and Main Street, and flanked by attached single family to the north

and east.

Project Overview:

The park consists of the following nature-based play equipment:

- Stump and stepper logs (ages 2-5 and 5-12)
- Double embankments slide (ages 5-12)
- Log posts (ages 2-5 and 5-12)
- Horizontal tree climber (ages 5-12)
- Stone labyrinth (ADA and ages 2-5 and 5-12)

In addition the park features a 45' tensil shade shelter with picnic tables, intimate picnic areas with grills (4), hillside picnic areas adjacent to the attached single family homes, 6 exercise stations, musical fence and tank drum (ADA and ages 2-5 and 5-12), two pickleball courts, a circular concrete walking path, and a large turf play area. A variety of trees and native grasses are the dominant planting within the park.

Public Art:

Per the FDP, no public art is proposed on this site and therefore is not included 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. Trail corridors provided connections to existing and planned pedestrian routes within the larger Aurora Highlands community.

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. The site plan proposed with this application is consistent with planned land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study.

The infrastructure necessary to serve the site has already been constructed. This includes adjacent roadways with water, sewer, gas and electrical services available in existing rights of way.

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 the park 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.

Neighborhood parks are primary amenities for residents within walking distance of the park. The site plan is designed to connect existing sidewalks and trails along the adjacent streets.

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The Site Plan is designated as a Neighborhood Park on the approved Framework Development Plan and as such is compatible with the surrounding uses as represented and intended in the approved Framework Development Plan.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

There are no adverse impacts to surrounding areas.

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.

Thomas W. Kopf, PLA, ASLA