



March 31, 2025

City of Aurora – Planning Department

Debbie Bickmire
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for High Point Hyde Industrial Phase 1 Site Plan Amendment No.5

Ms. Bickmire:

On behalf of the Landowners, **High Point Elevated 1** and **High Point Acquisition LLC**, and the Applicant, **Mortenson**, I am pleased to submit this Letter of Introduction for the fifth amendment to the High Point Hyde Industrial Phase 1 Site Plan.

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

Owner:

**Highpoint Elevated 1 /
Highpoint Acquisition LLC**
Paul Hyde
800 LaSalle Ave, #1210
Minneapolis, MN 55402
612-845-1991
Paul@Hyde-development.com

Applicant:

Mortenson
Jack Mortenson
3083 Walnut Street, Suite 3580
Denver, CO 80205
612-554-1364
Jack.Mortenson@mortenson.com

Planning & Entitlements:

Norris Design
Samantha Pollmiller
1101 Bannock Street
Denver, CO 80204
303-892-1166
SPollmiller@norris-design.com

Site Location:

High Point Hyde Industrial Phase 1 is a 27-acre industrial site located within the larger High Point at DIA Master Plan's Ascent District. The Phase 1 Site Plan is generally located at the southwest intersection of E. 64th Avenue and Catawba Street in Aurora, Colorado and includes development for a large industrial warehouse and associated vehicle and trailer parking. An initial amendment was proposed to this Site Plan to include addition trailer parking in a lot located to the west of Catawba Street. This amendment was approved in July of 2022 and has since been constructed.

The purpose of this fifth amendment to the High Point Hyde Industrial Phase 1 Site Plan is to remove this same parking lot from this Site Plan so that it can be reflected as a built condition as part of a future Site Plan application encompassing that area along with additional trailer parking to the south. This Site Plan, submitted under the name "High Point – Catawba and 64th Parking Lot" (currently under review with the City of Aurora under DA-2233-09).

The following is a list of changes proposed as part of this fifth amendment:

- Removal of approximately 58,000 SF of improved area into the existing site plan for the purpose of a storage yard and additional truck/trailer parking for future tenants. This storage yard/trailer parking will be reflected as built condition within a new Site Plan application.
- Removal of site landscaping surrounding the storage yard/trailer parking lot located to the west of Catawba Street.
- Removal of site lighting surrounding the storage yard/trailer parking lot located to the west of Catawba Street.
- Additional minor text revisions to the Site Plan to revert notes and sheets added as part of the initial amendment specifically related to the storage yard/ trailer parking lot located to the west of Catawba Street.



Adjustments:

No adjustments are requested as part of this application.

Approval Criteria:

Conformance to Section 146-5.4.3.B.2 of the City of Aurora Unified Development Ordinance – Site Plan Criteria

- a. The application complies with the 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 land uses are consistent with the Zone District as well as Comprehensive plan land use designation as well as the High Point at DIA Amendment No. 5 Master Plan. No adjustments are proposed.*
- 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 property is subject to the High Point at DIA Amendment No. 5 Master Plan. Which included review and approval of Master engineering studies including traffic, drainage and utility. The proposed amendment aligns with all outcomes of these various studies thus ensuring adequate capacity.*
- 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 proposed site plan amendment does not impact any natural areas, ridgelines, landforms water quality of wildlife habitat.*
- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
 - *The proposed site plan amendment does not propose any physical changes to the site, therefore improvements to multi-modal connectivity are not applicable.*
- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
 - *The proposed site plan amendment remains consistent with surrounding uses in terms of size, scale and materials.*
- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - *No adverse impacts on surrounding areas are proposed with this site plan amendment.*

We look forward to working with the City of Aurora on the review and approval of this fifth amendment to the High Point Hyde Industrial Phase 1 Site Plan. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



A handwritten signature in black ink, appearing to read 'Samantha Pollmiller'.

Samantha Pollmiller
Principal
Applicant Representative