

November 2, 2022

Steven Rodriguez
City of Aurora Planning Department
15151 E. Aurora Pkwy, 2nd Floor
Aurora, CO 80111

**Re: Port Sub Area 6 – Infrastructure Site Plan No. 1
Letter of Introduction**

Dear Stephen,

On behalf of the developer, Port Colorado Sub Area 6 ISP No. 1 within the City of Aurora ("COA"). The application has been prepared by the following parties:

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

Owners: Port Colorado Kelsey Hall 1331 17 th Street, Suite 1000 Denver, CO 81611 Email: khall@portcolorado.com	Planners / Landscape Architect Norris Design Diana Rael and Sean Malone 1101 Bannock Street Denver, CO 80204 Email: drael@norris-design.com smalone@norris-design.com
Civil Engineers: Westwood Sarah Kolz 10333 E. Dry Creek Road Suite 240 Englewood, CO 80112 Email: sarah.kolz@westwoodps.com	Traffic: Felsburg Holt & Ullevig Philip Dunham 6400 S. Fiddlers Green Circle, Suite 155 Greenwood Village, CO 80111 Email: philip.dunham@fhueng.com

Site Location:

The Port Colorado Sub Area 6 is located at the eastern edge of Aurora in Adams County, Colorado. It is approximately 20 miles east of downtown Denver and approximately 6 miles southeast of DIA. The site is adjacent to the Colorado Air & Space Port, I-70, and a Union Pacific Railroad track, encompassing approximately 1,090 acres south of E. 48th Avenue, north of E. Colfax Avenue, east of Peterson Road, and west of Schumaker Road.

The Port Colorado Sub Area 6 Phase 1 Infrastructure Site Plan, spanning approximately two (2) miles of arterial and collector roadway. Roadways will include the full roadway section of 38th Avenue and the eastern portion of Peterson Road, as well as turn lanes at Colfax Avenue and Peterson Road. The Infrastructure Site Plan will also include water, sanitary and storm utility services and both temporary and permanent drainage facilities.

Project Overview:

A Framework Development Plan for Port Sub Area 6 pending recordation by the City.

Included with this submittal is an Infrastructure Site Plan Sub Area 6 No. 1. The details of the proposed revisions are outlined below:

Infrastructure Site Plan:

1. Provide roadway improvements for 38th Avenue (both sides) and Peterson Road (eastern portion), and turn lanes at Colfax Avenue and Peterson Road.
2. Provide roadway improvements including storm sewer and inlets for 38th Avenue and the eastern portion of Peterson Road.
3. Provide landscape improvements for phase one of all roadway sections listed above.

Variance:

1. It is requested that the responsibility for the construction of these sidewalks and landscaping along both E. 38th Ave. and Peterson Road be deferred to the developers of the individual site parcels that will front these two roadways in the future.
2. A permanent water supply that will serve the entire Port Colorado development will not be available until at least Q4 of 2023. As a result, to serve the landscaping needs of these tree lawns and the detention pond properly, it is best that these plantings do not occur until that permanent water source has gone online.

Please feel free to contact me with any questions at 303.892.1166. We look forward to working with the City of Aurora throughout the review and approval process of this next phase of Port Sub Area 6.

Sincerely,
Norris Design



Diana R. Rael, PLA
Principal