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DEVELOPMENT

November 14, 2023

Justin Andrews
City of Aurora
Planning Department
15151 E. Alameda Parkway – 2nd Floor
Aurora, CO 80012

Re: Letter of Introduction for 38th Avenue from Himalaya Road to Odessa Street

Dear Mr. Andrews,

On behalf of the Applicant, the Tower Metropolitan District, I am pleased to submit this Letter of Introduction for the Infrastructure Site Plan for 38th Avenue from Himalaya Road to Odessa Street.

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

Project Owner/Operator: Tower Metropolitan District Randall Hertel 20100 E. 32 nd Parkway, Suite 150 Aurora, CO 80011 (303) 371-1400 Rhertel@commercelp.com	Applicant: Tower Metropolitan District Randall Hertel 20100 E. 32 nd Parkway, Suite 150 Aurora, CO 80011 (303) 371-1400 Rhertel@commercelp.com	Civil Engineer/Surveyor: HR Green Development, LLC Ryan Littleton 5613 DTC Parkway, Suite 950 Greenwood Village, CO 80111 720-602-4999 rlittleton@hrgreen.com
Landscape Architect: HR Green Development, LLC Jamie Ramos 5613 DTC Parkway, Suite 950 Greenwood Village, CO 80111 720-602-4999 jramos@hrgreen.com		

SITE LOCATION:

The Majestic Commercenter is an approximately 1580-acre commercial development located in Aurora, Colorado. The district is generally located west of E-470, east of Tower Road, between I-70 and 38th Avenue. Land use in this area is light industrial and flex office, with single family detached residential use north of 38th Avenue.

PROJECT OVERVIEW:

This project includes infrastructure improvements for the south half of 38th Avenue for approximately 3,900 feet between Himalaya Road and Odessa Street. These improvements include adding entrances and water utility connections for the proposed Food Bank of the Rockies site, south of 38th Avenue between Jericho Street and Lisbon Street. The improvements along 38th include landscaping, asphalt pavement, fire hydrants, storm inlets,



Doug May / Dylan Belanger
September 1, 2023

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curb, gutter, and sidewalk. The project area is around 7 acres of impact. The north half of 38th Avenue, the storm sewer trunk line, and the water main line, have already been built.

APPROVAL CRITERIA:

- A. The Minor Site Plan shall be approved only if 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. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.

The proposed Infrastructure Site Plan application retains compliance with the UDO and the Framework Development Plan for the Majestic Commercenter.

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 this expansion of service to the Majestic Commerce Center. If there are any questions or comments on the contents, please do not hesitate to contact me directly at 720-602-4937.

Sincerely,

HR GREEN DEVELOPMENT, LLC

A handwritten signature in blue ink, appearing to read 'Ryan Littleton'.

Ryan Littleton
Group Leader
Applicant's Representative