



# W I N D L E R

## Midtown Residential Neighborhood Plan

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July 18th, 2024  
City of Aurora  
City of Aurora – 15151 E. Alameda Parkway  
Aurora, CO 80012  
303.739.7346

Re: Windler Midtown Residential – Letter of Introduction

Dear City of Aurora,

GVP Windler LLC is pleased to introduce the Midtown Residential project within Windler.

The proposed site spans Planning Areas 15, 16, 18, and 19 as outlined in the current approved Windler Master Plan. Bounded by 53<sup>rd</sup> Avenue to the North, Denali Street to the East, 49<sup>th</sup> Avenue to the South, and Addison Street to the West, the project promises to be a significant addition to the Windler community.

As part of our submittal, the Windler team is concurrently processing a Windler Master Plan Amendment and Rezoning request. These adjustments reflect refined street alignments, rezoning of Midtown planning areas to R-2, commercial property along E-470 to MU-A (as reviewed with City of Aurora staff) and the provision of attainable housing solutions. We have attached the Zoning Amendment 3 Letter of Justification + Exhibits for your reference.

Acknowledging the pivotal role of housing affordability and attainability in fostering a robust, equitable, and diverse community, GVP Windler LLC is collaborating closely with the City of Aurora and leading home builders in the region. Together, we have identified a spectrum of solutions aimed at enhancing housing opportunities for City of Aurora residents. Please find our attainable housing memo outlining our collaborative efforts in this regard.

Additionally, we have included the Neighborhood Plan, which has been discussed and outlined in previous correspondence. We are enthusiastic about the collaborative approach we have embarked upon with the City of Aurora with our Neighborhood Plan, reducing processing timelines and expediting our ability to meet the growing demand for attainable housing in the Windler community.

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We firmly believe that with continued support, we can offer attainable housing solutions without compromising the integrity of our great streets and excellent community. Our collective vision is to create an outstanding neighborhood in which we can all take pride in.

We eagerly await your review and comments on our submittal and look forward to working together to bring this vision to fruition.

Sincerely,

Chris Fellows

*Attachments:*

- *Zoning Amendment 3 – Letter of Justification + Exhibits*
- *Attainable Housing Memo*
- *Neighborhood Plan*