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March 28, 2025

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

Re: Letter of Introduction for The Aurora Highlands North – Area C Site Plan

Ms. Bickmire:

On behalf of the Applicant, Aerotropolis Area Coordinating Metropolitan District (AACMD), I am pleased to submit this Letter of Introduction for North Site Plan – Area C 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@bowman.com	Civil Engineer: Matrix Design Group Jeff Killion, P.E. 707 17 th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff.Killion@matrixdesigngroup.com
Planner: Matrix Design Group Tom Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	Landscape Architect: Matrix Design Group Tom 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.

North Site Plan C is approximately 211 acres and consists of:

- Planning Areas 39, 40, 44 and 46
- N. Reserve Loop is designed as a Two-Lane Collector as outlined in the approved PIP. N. Reserve

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Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

Loop will be constructed from 38th Parkway on the south to N. Reserve Boulevard on the north.

- E. 38th Parkway is designed as a Three-Lane Collector from Reserve Blvd to Powhatan Road in the ultimate condition.
- 819 Dwelling Units (Lots) in the fully built-out condition.

Project Overview:

The planning areas within North Area C include PAs 39, 40, 44 and 46. The development will consist of residential development and supporting district infrastructure. The district infrastructure will consist of roadways, utilities, detention and parks.

Amenities:

The site includes multiple Neighborhood Activity Centers (NAC's), along with sidewalk stubs to the future trail and neighborhood park to be located in PA-45. The plan includes NACs within Planning Areas 40 and 46 as required by the Master Plan (MP).

Public Art:

Per the MP, no public art is proposed in this application and will be installed and designed by Site Plan at a later date.

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 MP and associated studies for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services. Trail corridors provided connect 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.

A Public Improvements Phasing Plan was approved with the FDP in 2018 and sized the streets and associated infrastructure to accommodate a proposed maximum of 12,487 units. The site plan proposed with this application is consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study.

Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.

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.

May 1, 2024

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The design of this TAH North Area C Site Plan intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved Master Drainage Study (approved with MP), 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.

This site plan is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the Traffic Impact Study. We understand that the open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and future commercial centers.

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

This application is compatible with the surrounding uses as represented in the MP and other master studies.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable. There is an existing plugged and abandoned well located adjacent to the south east portion of the site. There is a 40,000 SF easement around the well and a 100' home setback from the well location.

There are no anticipated adverse impacts associated with the proposed Site Plan application.

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.

Jeff Killion, PE

cc: 21.1229.009, Task 1.0

EXHIBIT A



PREPARED BY:
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