



# LETTER OF INTRODUCTION

## AMENDMENTS:

△ 11-20-24: Updated dates, updated zoning, updated code, updated "Horizon Uptown", updated "Village Towers" to "Village Flats", updated land dedication.

TAB 1



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 fax 303.770.7132

November 20, 2024



Ms. Sarah Wile, Planning Case Manager  
City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**RE: Aurora One MASTER PLAN – Letter of Introduction**

Dear Ms. Wile:

GB Capital, LLC (GBC) is proposing to develop this 142+/- acre parcel of land generally located at the northwest corner of E-470 and 6<sup>th</sup> Avenue in Aurora, Colorado. This parcel is bisected by the newly constructed Stephen D. Hogan Parkway. GBC intends to develop this parcel into high density attached single-family homes, high density multi-family, commercial and mixed use developments and sees the project as a needed commercial hub. The current zoning districts are MU-R and R-3.



In today's changing environment, the vision for Aurora one is to provide an equitable vision to develop a sensible and vibrant variety of development, regional nodes and neighborhood oriented uses.

The ownership and design team are comprised of the following members:

Owner:  
GBB Capital, LLC.  
2993 S. Peoria Street, Suite 105  
Aurora, CO 80014  
303-901-1414  
Attn: Geoff Babbitt

Surveyor:  
Ware Malcomb  
1600 Champa Street, Ste 350  
Denver, CO 80202  
3030-561-3333  
Attn: Justin Scheitler, P.E.

Engineer:  
Ware Malcomb  
1600 Champa Street, Ste 350  
Denver, CO 80202  
3030-561-3333  
Attn: Tom Jansen, P.E.

Planner/Landscape Architect:  
THK Associates, Inc.  
2953 South Peoria Street, Suite 101  
Aurora, CO 80014  
303-770-7201  
Attn: Julie Gamec

Per City of Aurora Code, Section 146-5.4.1.E.3 – Criteria of Approval the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area.

2. The proposed project will allow future development of the property to substantially comply with the applicable standards in this UDO or as approved by the Planning Director.

3. The proposed project will result in a coordinated system of streets, trails, sidewalks, open spaces and infrastructure that tie into and complement existing and proposed improvements in the area and do not create significant adverse impacts on the surrounding area. Where adverse impacts exist, such as noise impacts from the Airport Influence area, impacts will be mitigated to the greatest degree practicable. The proposed development will also control nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and providing water quality for the development in the public spaces.

4. The proposed development will expand on multi-modal connections with the adjacent Horizon Uptown development and promote the creation of a regional commercial node. The proposed development is ADA accessible and will provide ADA accessibility along sidewalks and local and regional connectivity. The proposed development incorporates all street standards for public streets within the development.

Aurora One is located on the east side of the City of Aurora, approximately 1.5 miles south of I-70, 7.5 miles south of Denver International Airport (DIA) and 5 miles east of the City of Aurora Municipal Building. Surrounding this new development are other plans including Aurora Highlands and Horizon Uptown. In combination, these new developments will support the growth in the City of Aurora and the infrastructure of DIA.

Aurora One is likely to take years to be fully implemented but will create retail and commercial opportunities for local and regional needs, address high density housing in the area, provide a connected, regional node close to major transit hubs and routes, including E-470 and will provide a collaborative live/work environment.

This community is being planned to incorporate an innovative mix of real estate product types to support the rapidly changing environment, provide a safe community for pedestrians and vehicular travelers to promote conveniences and reduce the number and length of trips and provide active urban corridors and amenity spaces to gather and develop the community.

Aurora One is divided into seven distinct neighborhoods, each catering to a different user and each forming an independent, but cohesive identity.

- Hogan Village – Defined by urban plazas, gathering spaces, patios and walkable mainstreets, Hogan Village is the urban center alive with pedestrians and vehicular-friendly commerce.
- Hogan Crossings – Defined by the convenience oriented nature, this hub is intended to serve regional users who are accessing Aurora One from Picadilly Road.
- Hogan Landings – Defined by the vehicular oriented focus due to its proximity to E-470. Hogan Landings focuses on travel and destination related activities.
- Village Gardens – Defined by its central location and recreational opportunities, Village Gardens is the heart of Aurora One and will contain the focal point for the community.
- Village Park – Defined by high density housing, Village Park will adhere to a traditional gridded street network and will provide high density, attached housing.

- Village Hills – Defined by its physical separation from the commercial areas due to Stephen D. Hogan Parkway and its proximity to Triple Creek, Village hills will provide an attached, duplex housing product to blend the urban and suburban housing desires.
- Village Flats – Defined as the highest density housing within Aurora One, Village Flats will provide multiple, multi-story residential buildings. Located directly adjacent to Village Garden and Hogan Village, Village Flats will be able to provide residents with a broad spectrum of amenities.

Aurora One will meet the land dedication requirements set forth by the City of Aurora. At this time, no community park or school site is proposed or anticipated.

The design team has successfully completed many projects within the City of Aurora including:

- Kings Point South
- Sorrel Ranch
- The Vistas at Beacon Point
- Gateway Park (select projects)
- Majestic Commerce Center
- Stafford
- Porteos (various sites)
- Airways Business Center, Phase One

GBC and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,



Julie Gamec  
THK Associates, Inc.