



February 02, 2024

**City of Aurora – Planning Department**

Debbie Bickmire

15151 E. Alameda Parkway, 2<sup>nd</sup> Floor

Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands ISP Amendment 03**

Ms. Bickmire:

On behalf of the Applicant, Aerotropolis Area Metropolitan District (AACMD), I am pleased to submit this Letter of Introduction for the third amendment for ISP 01 of The Aurora Highlands.

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

<b>Owner / Master Developer:</b> The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	<b>Applicant / Builder:</b> Aerotropolis Area Coordinating Metropolitan District (AACMD) Patrick Chelin 707 17 <sup>th</sup> Street, STE 3150 Denver, CO 80202 303.250.3737 <a href="mailto:Patrick_chelin@matrixdesigngroup.com">Patrick_chelin@matrixdesigngroup.com</a>	<b>Civil Engineer:</b> HR Green Ryan Littleton 5613 DTC Pkwy #950 Greenwood Village, CO 80111 303.468.0386 <a href="mailto:rlittleton@hrgreen.com">rlittleton@hrgreen.com</a>
<b>Planner:</b> Norris Design Samantha Pollmiller 1101 Bannock Street Denver, CO 80204 303.892.1166 spollmiller@norris-design.com	<b>Landscape Architect:</b> Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 smalone@norris-design.com	<b>Civil Engineer:</b> Merrick Brian Chevalier 2480 W. 26 <sup>th</sup> Ave, B225 Denver, CO 80211 303.964.3333 Brian.Chevalier@merrick.com

**Site Location:**

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48<sup>th</sup> Avenue and 26<sup>th</sup> Avenue.

Infrastructure Site Plan (ISP) No.1 was originally recorded in October of 2019. It was amended twice since its recordation, once in Summer 2021 and subsequently again in Summer 2022. This third amendment to those plans includes the following changes:

- Monuments removed, landscape added or adjusted as needed at the following locations:
  - Intersection of 42<sup>nd</sup> Ave and Main Street
  - Main Street and 38<sup>th</sup> Place (Temporary Road) intersection, (2) monuments removed (Northwest and Southwest corners)

- 38<sup>th</sup> Parkway and The Aurora Highlands Parkway Westbound intersection, (2) monuments removed (Northwest and Northeast corners)
- 38<sup>th</sup> Parkway and The Aurora Highlands Parkway Eastbound intersection, (2) monuments removed (Southwest and Southeast corner)
- 38<sup>th</sup> Parkway and Reserve Blvd, (2) monuments removed
- Monuments and retaining walls removed, landscape adjusted as needed, grading adjusted as needed:
  - 42<sup>nd</sup> Ave and Reserve Blvd
  - 42<sup>nd</sup> Ave and Denali Blvd (Northwest corner)
- Intersection retaining walls removed, landscape adjusted as needed, grading adjusted as needed:
  - 42<sup>nd</sup> Ave and Denali Blvd (Northeast corner)
- Landscape adjusted along The Aurora Highlands Parkway bridge adjacent to SP-12, changed limit of work and landscape to match up with SP-12 limit of work (sheet L-209 and L-210).
- New curb cuts and turn lanes added along Main St. Landscape adjusted as needed.
- Future roadway arrows and notes added along multiple roads to show future adjacent development road connections.
- Plant schedule quantities were adjusted to reflect landscape changes.
- ROW street tree, tract landscape, water use, and street frontage buffer tables were adjusted to reflect landscape changes.
- Hydrozone map and calculation was adjusted to reflect landscape changes.
- Tree mitigation plan was adjusted to show shifted mitigation trees along adjusted Main St. median.

#### **Adjustments:**

No adjustments are requested as part of this application.

We look forward to working with the City of Aurora on the review and approval of this third amendment of The Aurora Highlands ISP 01. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
**Norris Design**



Samantha Pollmiller  
**Principal**  
**Applicant Representative**