



August 16, 2023, Revised January 8, 2024

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

Re: Letter of Introduction for The Aurora Highlands – Aquatic Park 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 the Aquatic Park (a portion of PA 24) at The Aurora Highlands.

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

<p>Owner / Master Developer:The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurahighlands.com</p>	<p>Applicant / Builder: Aerotropolis Area Coordinating Metropolitan District (AACMD) Patrick Chelin 707 17th Street, STE 3150 Denver, CO 80202 303.250.3737 Patrick.chelin@matrixdesigngroup.com</p>	<p>Civil Engineer: Mtrix Design Group, Inc. 707 17th Street, STE 3150 Denver, Colorado 80202 303-502—0200 Contact: Jeff Killion, PE Jeff.killion@matrixdesigngroup.com</p>
<p>Planner: Matrix Design Group Thomas Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com</p>	<p>Landscape Architect: Matrix Design Group Thomas Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com</p>	<p>Surveyor (for future platting): Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com</p>

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 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

The Aquatic Park Site Plan is approximately 3.78 acres and consists of the eastern and southern area of PA 24 as shown on the approved Framework Development Plan for The Aurora Highlands.

Project Overview:

The Aquatic Park, in conjunction with the adjacent 3.27 acre Aquatic Center building consisting of an indoor and outdoor pool area, splash pad and associated parking will offer residents a complete recreation and park experience. The park consists of the following formal play equipment:

- Dual side by side slides located along a slope (ages 2-5 and 5-12)
- Log steppers to access the top of the slide
- Stacked rock to access the top of the slide
- An accessible swing
- A Star Seeker Climber
- 1 Double Bobble Rider

In addition the park features a 16'x24' shelter with picnic tables, a sand volleyball court with a spectator seat wall build into the slope, a crusher fines bike trail with rolling terrain, a crusher fines walking path, a circular concrete walking path, and two turf play areas; a small one adjacent to the play equipment and the other larger one adjacent to the volleyball court. A variety of trees and native grasses are the dominate planting within the park.

Public Art:

Per the FDP, no public art is proposed on this site and therefore is not included in this application.

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 FDP for the community as well as the City's Comprehensive Plan, Aurora Places. Trail corridors provided connect existing and planned pedestrian routes within the larger Aurora Highlands community. Since the Aquatic Building will be offered to residents on a fee-basis the dedicated park land shown on the FDP will be updated to remove the area of the building and parking from the dedicated park. As a result the FDP will be required to illustrate where the reduced park land will be 'recaptured', if necessary based on the population generated by the anticipated number of homes at The Aurora Highlands.

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. The site plan proposed with this application is consistent with planned land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study.

The infrastructure necessary to serve the site has already been constructed. This includes adjacent roadways with water, sewer, gas and electrical services available in existing rights of way. The site has

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also been overlot graded and the necessary drainage improvements have been installed at the southern end (low elevation) of the site.

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.

The design of the park intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with FDP), 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.

Neighborhood parks are primary amenities for residents within walking distance of the park. The site plan is designed to connect to existing sidewalks and trails along the adjacent streets. In addition a parking area associated with the aquatic center building provides handicap and non-handicap parking spaces within easy walking distance of the park.

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

The Site Plan is designated as a Neighborhood Park on the approved Framework Development Plan and as such is compatible with the surrounding uses as represented and intended in the approved Framework Development Plan.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The Site Plan for park improvements places the playground area and sand volleyball court at lower elevations than the surrounding homes to minimize impacting views to the mountains and the clocktower. This is consistent with the parking areas and the aquatic building also being sited as low as possible. The drive connecting to Elk Street connects across from the adjacent driveway to minimize the impact of vehicle lights on windows.

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.

Thomas W. Kopf, PLA, ASLA