



November 6th, 2023

Cesarina Dancy
Senior Project Manager, Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
303.739.7345

Re: High Point Park PA-12 – Letter of Introduction

Dear Ms. Dancy,

PCS Group, on behalf of the landowner, Westside Investment Partners, would like to take this opportunity to introduce the High Point Park PA-12a project. The site is generally located at the SWC of East 67th Avenue and North Nepal Street and is also bounded on the southern side by East 66th Place, within the High Point development.

The zoning classification on the property is Mixed Use Airport (MU-A). This park is 3.9 acres and part of the High Point DIA Master Plan. High Point FDP Amendment No.5 is in process, and generally approved in the technical corrections stage, and as part of that amendment the required acreage for PA-12a is being amended to reflect the 3.9 acres that results from the approved conditions associated with High Point at DIA Filings 11 and 12.

We have included sidewalks and secondary paths to provide connectivity through the site and to the adjacent site, play structures and site elements required by PROS to create a user-friendly park, and the public improvements include pedestrian safety standards that are in conformance with City of Aurora standards. Additionally, a pedestrian crossing of E. 67th Avenue with rectangular rapid flashing beacons has been incorporated into the plans, as requested by the city.

Attached to this letter are the site plan documents and response to pre-app comments that complete this submittal package. We look forward to receiving comments from you so that this project can continue to move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Cunningham".

Alan Cunningham
Vice President, PCS Group