



February 20, 2024

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-74 – 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-74 project. The site is generally located along the south side of E470, east of Picadilly Road and PA-5c (within the High Point Development) and is also bounded on the southern side by East 65th Avenue within the High Point development.

The zoning classification on the property is Mixed Use Airport (MU-A). This park is approximately 5.75 acres, exclusive of the E470 MUE which brings the total referenced size to 8.08 acres, and is part of the High Point DIA Master Plan. We have included sidewalks and secondary paths to provide connectivity through the site and to the adjacent site, play structures, picnic shelter, a dog park and site elements required by PROS to create a user-friendly park. The public improvements include pedestrian safety standards that are in conformance with City of Aurora standards. Also of note is that the approximately a third of the park on the eastern side is encumbered by a 20' Aurora Water Easement and an adjacent 100' Denver Water Easement. We reached out to Denver Water to discuss possible improvements within this easement, but their preference was to avoid them, hence the current design that is very native with a meandering trail incorporated into that area.

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

Sincerely,

Alan Cunningham
Vice President, PCS Group