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March 1, 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 North Area B Plat – Filing 30 (DA-2062-55)

Ms. Bickmire:

On behalf of the Applicant, The Aurora Highlands, LLC, we are pleased to submit this Letter of Introduction for Filing 30 at The Aurora Highlands.

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

Owner / Master Developer: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Applicant / Builder: The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com	Civil Engineer: Matrix Design Group Jeff Killion, P.E. 707 17 th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff.Killion@matrixdesigngroup.com
Planner: Matrix Design Group Tom Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303.502.0200 Thomas.Kopf@matrixdesigngroup.com	Landscape Architect: Matrix Design Group Tom Kopf 707 17 th Street, STE 3150 Denver, CO 80202 303.502.0200 Chad.Herd@matrixdesigngroup.com	Surveyor: Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.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 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Filing 30 plats approximately 187.30 acres of The Aurora Highlands North – Area B Site Plan (DA-2062-33). The plat includes Rights of Way and tracts.

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Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

Project Overview:

The Filing 30 plat replats a large portion of The Aurora Highlands in order to establish Rights of Way for roadways and tracts for AACMD drainage infrastructure and future planning areas. The Rights of Way include N. Reserve Blvd and N. Little River Street. Tract D is for drainage infrastructure associated with the Area B District Roads and future planning areas. Tracts B-H are established for future development plats and will be subdivided coincidentally with the corresponding Construction Documents.

Amenities:

N/A, plat only.

Public Art:

N/A, plat only.

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.

N/A, plat only.

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.

N/A, plat only.

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.

N/A, plat only.

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

N/A, plat only.

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

N/A, plat only.

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

N/A, plat only.

Adjustments:

No adjustments are being requested at this time.

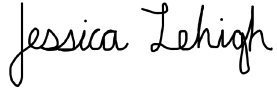
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We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

MATRIX DESIGN GROUP, INC.

A handwritten signature in black ink that reads "Jessica Lehigh". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Jessica Lehigh, PE
Project Manager

cc: 23.1229.026