

April 22, 2022

Ms. Brittany Vigil
City of Aurora Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012
RE: Horizon Uptown Filing 6/ Phase 6

Dear Ms. Vigil:

Please find the enclosed Site Plan – 6th Filing, Phase 6, for Horizon Uptown, a planned mixed-use community on a 503 acre site at the southwest corner of E-470 and I-70 Interchange. Following the successful completions of both Horizon Uptown Filings 1-3, the team is excited for this next phase of development that includes the infrastructure and improvements to support 160 single family homes.

Team

Our Team includes D. R. Horton, Dewberry Engineers Inc, PCS Group, Inc., Studio Lighting, and Civil Engineering. D. R. Horton is America's largest homebuilder, with over 100 years of experience building single family homes throughout the country. D. R. Horton has consistently delivered top-quality new homes to homebuyers across the nation. Our livable floor plans, energy efficient features and construction. D. R. Horton has a commitment to excellence in construction. D. R. Horton has a philosophy of "building better" - all based on a philosophy of "building better" way. D R Horton has assembled a comprehensive and experienced team to build this project.

Dewberry Response:
Area revised to read 28.7 acres

Data Block says 28.7 acres? Seems like the discrepancy may be in whether Pond C2 is included in this number. Since it's part of the SP, please revise the acreage to match the Data Block for consistency

Dewberry Engineers Inc	Civil Engineering
PCS Group, Inc.	Landscape Architecture
Studio Lighting	Street Lighting

Site

Horizon Uptown Filing No. 6 / Phase 6 is a 23.70 -acre portion of the larger Horizon Uptown project and Master Plan within Planning Area 14. The phase is located east of Picadilly Rd and north of the existing Horizon Uptown Filing No. 1 development, between 11th and 10th Avenues. The phase will also extend south along N. Riviera Street to E. 8th Avenue. This project includes development of infrastructure to support a total of 160 alley loaded detached and attached single family & duplex homes. Included with this submittal is the development of approximately 8.87 acres of open space. 2.74 acres will be for tract and parks which include playgrounds, public art areas and lawns for gathering and hosting community events. 1.12 acres is reserved as the future right-of-way for Picadilly. An additional 5.01-acre open space is dedicated for Detention Pond C2. Streetscapes and placement of Small Urban and Pockets throughout are key elements that support walkability and a well-connected community. This area will be built in a single phase.



Please be prepared to speak to questions about water conservation / selected plant materials at PC like there were with Phase 5

D.R. Horton Denver Office
9555 S. Kingston Court
Englewood, CO 80112

Dewberry Response:
Acknowledged.

PA-76 was inspired by the program elements dictated in the Horizon Uptown Master Plan. The elements included were designed to accommodate the following criteria:

- Open Space (SUP-Green/Common). Will become a neighborhood gathering area, and include a gathering areas, seating, open lawn areas, and playground equipment.

Therefore, this neighborhood focuses on providing year-round interest through the proposed plantings. While there is large turf area, many planting beds are located throughout the park. The planting beds provide seasonal colors and textures through the use of perennials, ornamental grasses and shrubs. Perennials provide a variety of colors throughout the growing season through leaf and flower diversity while ornamental grasses provide a variety of textures throughout the late summer months, through fall and into the winter months. Shrubs provide the foundation to the beds through the varying height and width of the shrub, with leaf and flower color, and stem color for deciduous shrubs and varying shades of green color with the evergreen shrubs.

PA-77 was inspired by the program elements dictated in the Horizon Uptown Master Plan. The elements included were designed to accommodate the following criteria:

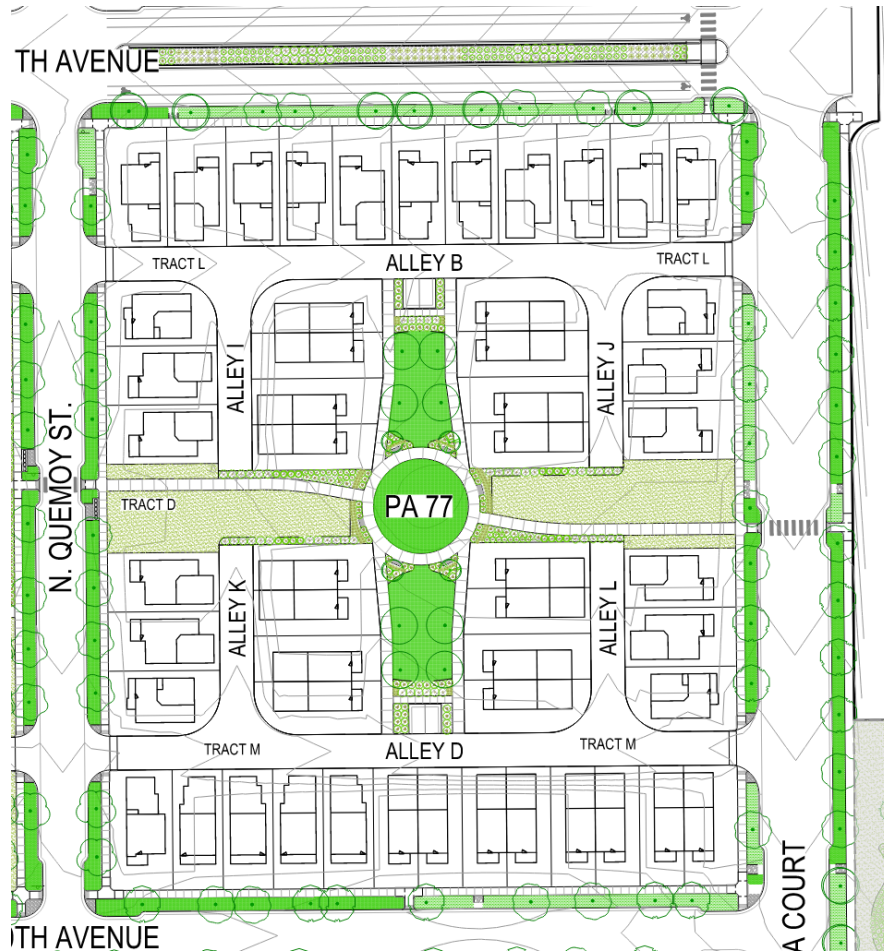
- Open Space (SUP-Green/Common). Will become a green connection zone and include a trails, seating and landscaped areas.

A location for Public Art has been proposed within PA 76 along N. Quemoy Street creating an enticing gateway for those passing by the park. This public art location is along the green corridor that provides an easterly view corridor to the Central Park. With several pedestrian sidewalk connections proposed throughout the park, this gives residents an opportunity to further explore the space. These walks guide pedestrians along the greenway to the Central Park and continue through the residential neighborhood, which facilitate the opportunity for exploration.

Throughout this process, we have involved the City of Aurora, specifically coordinating with Roberta Bloom, on proposing locations for public art pieces at Horizon Uptown. This has proven to be instrumental in creating regional public benefit, and creating an additional layer of interest within the community. We are currently working with the City to discuss overall site locations and themes so that we can be connected to artists.

Adjustments

We are requesting an adjustment of Code Section 146-4.2.3.C.1.b.vi for the green court maximum length of 360 feet. Horizon Uptown Phase 6 Block 2, currently exceeds that length around the PA-77 area at approximately 424 feet. This green court provides an east-west view between the PA-76 park and the future central neighborhood park PA-71. These block length configurations have initial agreement from both the City and HUDRB. The length of the block is mitigated with the trail connections between the parks. Please see the figure below for an illustrative view of the block. This sheet is also attached to this letter.



Please feel free to contact me with any questions or clarifications as you review this submittal. We look forward to working with the City staff on the review of this plan.

Yours sincerely,

D R Horton

Attachments: HUP6 Master Landscape Sheet, 11x17

7 HORIZON UPTOWN LANDSCAPE ARCHITECTURE PHASE 6 SHEETS 61 PHASE 6 DWG 4/20/2022 2:28 PM KURT MOJE

1

MASTER LANDSCAPE PLAN



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- TURF MIX
- WOOD MULCH
- NATIVE SEED MIX
- WETLAND SEED MIX
- EDGER - PERFORMED

NOTE: DETENTION POND C2 LANDSCAPING AND AMENITIES ILLUSTRATED BETWEEN THE BACK OF WALK AND THE MAINTENANCE TRAIL ARE CONCEPTUAL. FINAL DESIGN WILL BE SUBMITTED WITH THE FUTURE PARK SUBMITTAL.

Project Number:
50139436
Designed By: PMS
Checked By: PMS
Sheet Number: 1

PRELIMINARY
NOT FOR
CONSTRUCTION

DOCUMENT AMENDMENTS			
No.	Date	Description	
3	04/15/2022	3RD SUBMITTAL	
2	02/18/2022	2ND SUBMITTAL	
1	12/22/2021	1ST SUBMITTAL	

D.R. HORTON
9555 S. KINGSTON CT.
ENGLEWOOD, CO 80112
Tel: (303) 503-4903
Contact: RILEY HILLEN

HORIZON UPTOWN PHASE 6
SITE PLAN W/ ADJUSTMENTS
MASTER LANDSCAPE PLAN