

September 16, 2016

Ms. Libby Tart-Schoenfelder
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for Kings Point CSP No. 1 / Final Plat No. 1

Dear Libby:

On behalf of the developer, Kingspoint LLC, I am pleased to submit this Letter of Introduction for Kings Point CSP No. 1 and Final Plat No. 1.

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

Developer / Applicant:

Kingspoint LLC
c/o Bruce Stokes
First Avenue, Suite 305
Centennial, CO 80112
303-394-5525
bstokes@crdvco.com

Planning & Landscape Architecture:

Norris Design
Diana Rael & Eva Mather
1101 Bannock Street
Denver, CO 80204
303-892-1166
drael@norris-design.com &
emather@norris-design.com

Engineers:

EMK
Barry Moore
7006 South Alton Way, Building F
Centennial, CO 80112
(303) 694-1520
bmoore@emkc.com

Traffic Engineers:

Atkins
Will Johnson III and Karol Miodonski
4601 DTC Boulevard, Suite 700
Denver, CO 80237
(303) 221-7275
Will.johnson@atkinglobal.com
karol.miodonski@atkinglobal.com

Traffic Engineers/

Roundabout Design:

Felsburg, Holt and Ullevig
Rich Follmer
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
(303) 721-1440

Site Location:

Kings Point CSP No. 1 is located on portions of Sections 33 and 34, Township 5 South, Range 66 west of the 6th principal meridian in Arapahoe County, State of Colorado; generally lying north and west of E-470 and east of Parker Road.

Project Overview:

Contextual Site Plan No. 1/Final Plat No. 1 is considered the golf course neighborhood of Kings Point, located in the western half of the overall site. This application and contextual site plan is designed to be consistent with the Framework Development Plan.

This CSP application includes design for parcels M5, M7 and M14. These land use areas contain 215 units as well as the required infrastructure improvements for East Dry Creek Road, Kings Point Way, and Aurora Parkway. All other parcels are not included in these revised plans. These areas will be included in future site plans when they may be developed in compliance with the Framework Development Plan requirements. Also included as a part of Filing 1 is Parcel M6, NAC #1. This park site complies with the FDP including open play fields, a picnic shelter and a soccer field.

Criteria for Approval (Sec. 146-405 – Site Plans):

1. *Consistency with the Comprehensive Plan:*

The Kings Point CSP No. 1 as outlined above is consistent with the city's Comprehensive Plan, including the requirement that developments comply with the E-470 zone districts.

- Per the City's 2009 Comprehensive Plan, the Kings Point site falls within the E-470 Zoning District. The City's visions for this area include "high quality neighborhoods," which take advantage of "natural and physical features," and "[have] a high quality appearance from E-470" (Comprehensive Plan, Chapter V, H, p.1). The neighborhoods proposed within Kings Point have been designed to create distinct, interconnected pockets of developments positioned between various open space, parks, and golf tracts. Additionally, architecture will comply with the standards established in the E-470 zone to ensure a consistent, high-quality character. These elements will combine to present an attractive and varied view from E-470. Natural drainages will be preserved on site and trail corridors will be developed throughout the property to take advantage of the site's natural features.
- At Kings Point, the architectural standards, high quality landscape, and distinctive monumentation will help fulfill the City's vision for "...master-planned projects on the city's edge [to] establish new standards for design quality and livability" (Comprehensive Plan, Chapter IV, A, p. 1).
- This CSP is comprised of entirely single-family dwelling units, thus complying with the Comprehensive Plan's requirement that new neighborhoods, particularly those in eastern Aurora, be primarily single-family, owner-occupied homes (Comprehensive Plan, Chapter IV, I, p. 1). Additional land uses proposed by this CSP include but are not limited to trails, pocket parks, and a Neighborhood Activity Center (NAC)
- The Kings Point community is designed around an interconnected series of parks and trails, providing access to new and existing NACs (Comprehensive Plan, Chapter IV, I, p. 1). These trails include connectivity to the E-470 multi-use trail and a future regional trail connection on the southern edge of the site.
- The Comprehensive Plan's Framework for New Neighborhoods requires that new neighborhoods be designed around environmental features and that neighborhoods should be defined and differentiated by "environmental features, open space, or major streets as boundaries" (Comprehensive Plan, Chapter IV, I, p. 2). Kings Point's integrated trails, open spaces, and parks provide an alternative pedestrian and bicycle network, facilitating multi-modal transportation options throughout the development. Additionally, landscape