

September 16, 2016

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

**Re: Letter of Introduction for Kings Point CSP No. 2 / Final Plat No. 2**

Dear Libby:

On behalf of the developer, Kingspoint LLC, I am pleased to submit this Letter of Introduction for Kings Point CSP No. 2 and Final Plat No. 2.

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](mailto:bstokes@crdvco.com)

**Planning & Landscape Architecture:**

Norris Design  
Diana Rael & Eva Mather  
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[emather@norris-design.com](mailto:emather@norris-design.com)

**Engineers:**

Core Consultants, Inc.  
Blake Calvert  
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**Traffic Engineers:**

Atkins  
Will Johnson III and Karol Miodonski  
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Denver, CO 80237  
(303) 221-7275  
[Will.johnson@atkinsglobal.com](mailto:Will.johnson@atkinsglobal.com)  
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**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. 2 is located on portions of the east half of Section 34 and Section 35, Township 5 South, Range 66 west of the 6th principal meridian in the City of Aurora, Arapahoe County, State of Colorado; generally lying north of E-470 and west of Gartrell Road.

### **Project Overview:**

Contextual Site Plan No. 2/Final Plat No. 2 is considered the Homestead neighborhood of Kings Point, located in the northeast portion of the overall site. This new application and site plan is largely consistent with the Framework Development Plan.

This application proposes 351 single-family detached dwelling units on approximately 224.02 acres. Amenities proposed in CSP No. 2 also include parks, open spaces and one Neighborhood Activity Center to serve the residents. Parcels M18 and M20 as designated in the FDP make up the NAC/Open Space. These parcels will have the required uses within their unique parcel areas as depicted in the FDP. The design for Parcel M18 Open Space is included in this application and will include a tot lot, shelter, multi-use fields and a connection to the E-470 MUE Regional Trail. The design for Parcel M20 NAC is not included in this application but the FDP requirements for a pool, patio and pool house are labeled in the CSP. Parcel M20 will be a part of a future application. While the FDP identifies these as separate parcels, because of their proximity to one-another, their uses will be complimentary with the intent that it will operate as one Neighborhood Activity Center rather than two separate spaces.

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

#### **1. Consistency with the Comprehensive Plan:**

The Kings Point CSP No. 2 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, the NAC, and other neighborhoods in Kings Point. 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, parks, trails, a Neighborhood Activity Centers (NAC), and a greenway along an existing floodplain.
- 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,