

Introduction Letter to the benefits of “TOD Zoning”

The proposed development project will include affordable workforce housing, residential, retail, office, hospitality and landscaped open space components designed with an iconically themed architecture. The project may include an interactive water feature incorporating the existing Toll Gate Creek.

We will work closely with the City of Aurora and its adjoining property owners to ensure that the goals of each are considered in the planning of the property. This 3.15 acre parcel located at the NW corner of Colfax and I-225 will complement and enhance the existing and future project at the University of Colorado Anschutz Medical campus. The purpose of this rezone request is to update current zoning designations to better fit the City of Aurora’s comprehensive plan and increase the site’s ability to support a use which promotes Aurora’s Goals, Policies and Practices.

The primary goal of achieving a TOD Zoning would be to repurpose an unused piece of land in Aurora’s fastest growing innovation hub (the Fitzsimons Innovation Campus) by creating the option for an adjacent Urban corridor that would incorporate high density affordable workforce housing, office, hospitality and local businesses. With a TOD zoning this Corridor will have a greater ability to incorporate and propel all of Aurora’s 7 goals outlined in its comprehensive plan: a diverse and equitable city, a strong economy, housing for all, a healthy community, a thriving environment, easy mobility and active transportation, and an authentic Aurora. A re-image of Aurora that correctly portrays the third largest city in Colorado.

The site is currently abutted by interstate 225 to the East and Tollgate Creek to the West and is currently limited to its commercial and municipal neighbors on the North and South boundaries. The land directly to the South is owned by Colorado Department of Transportation and extends from the subject

property's boundary line until you reach Colfax Ave. Directly to the North of the site is the Denver Meadows Mobile Home & RV Park which was recently rezoned to TOD. Next to it is the bathroom supply store known as Action Whirlpools Bath & Spa Service which is also incorporated in the TOD overlay zoning. The 21-acre Denver Meadows site directly to the North was approved for the same TOD rezoning on July 27th, 2019 after City Council approval. By approving a TOD zoning on the subject property, the City would be creating a more congruent zoning with the neighboring parcels due to the lack of abutting private properties and locale between Tollgate Creek and interstate 225 and an even large parcel of land more suitable for development consistent with the future requirements of a major city. This further encourages a rezone that better suits the areas design scope than the current zoning.

Currently, according the Aurora's comprehensive RTD transportation map, the Colfax station is the only light rail station out of the RTD's 10 locations in Aurora that does not have adjacent land zoned for Transit Oriented Development. The City boasts a future vision to promote easy mobility and active transportation through strategic promotion of transit-oriented development areas and increased walkability from these transportation hubs. A TOD zoning on the subject site would only support these initiatives.

The City of Aurora, its residence and their representatives only stand to gain from the proposed rezone of the subject 3.15 acres located in one of Aurora's most recognizable districts of innovation. With this approval, we can create the ability to realize Aurora's goals while supporting the economy, culture and citizens needs on a property that would otherwise be left idle. Please support us in our effort to support the City of Aurora.

Letter of Authorization

I, Dwight Lieb, acknowledge that Phil Ruschmeyer and the Ruschmeyer Corporation are leading the process to re-zone my property with approximately 3 acres located at 1731,1749, 1761,1790 and 1791 Wilderman Place and 13801, 13880, and 13881 East 17th Place from R-1 and I-1 zoning to TOD zoning.

Signature:

A handwritten signature in black ink, appearing to read 'D. Lieb', written over a horizontal line.

Signee: Dwight Lieb