

July 16, 2021

Deborah Bickmire
Todd Hager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

**Re: Letter of Intent
Gateway Park V – Building 26 and 27 Site Plan**

Dear Ms. Bickmire and Mr. Hager,

Please accept this letter as our introduction to the City of Aurora of the integrated plan set for two warehouse distribution buildings located in Gateway Park V East of Tower Road. The City has previously seen and reviewed separate plan sets for both buildings and an associated plat, which plat creates two lots and an irregularly shaped Tract A. This integrated plan submittal results from numerous discussions with City staff and the mutual decision that it was in the best interests of both parties to combine the separate plan set into a single integrated site plan. The separate preliminary drainage reports have also been combined into a single document which has already been submitted under separate cover. As requested, and discussed, we have incorporated a phasing plan into the submittal which we are hopeful will answer the myriad questions and comments about what gets built when and the juxtaposition of the two proposed buildings. We have attached hereto the integrated site plan package showing the location of the subject buildings east of Tower Road and between East 32nd Avenue and East 38th Avenue. These buildings will be generally known as Gateway Park Industrial Building 26 and Building 27, and are being developed by LIT Pauls Gateway Land Holdings, LLC. The plat for the property is also included and will be executed by both LIT Pauls Gateway Land Holdings, LLC and Gateway East at Tower, LLC as the later entity owns the existing detention pond. Once platted, the detention pond and the balance of Tract A will be conveyed to the Sand Creek Metropolitan District ("SCMD") for long term operation and maintenance.

Proposed Development

The existing property totals ±42-acres of which approximately 6-acres is currently utilized as a sub-regional detention and water quality pond ("Pond" D) and the remainder of the site is vacant land. The entire site is zoned I-1. As a part of this project, the property will be subdivided into two lots (Lot 1 and Lot 2) and one tract (Tract A). Tract A will cover the existing regional pond, the SCMD private drive, the majority of the landscaping between the two buildings, the Highline Canal special landscape buffer and the Highline Trail connector walk, the proposed Bolling Tributary Channel culvert adjacent to East 38th Avenue, the landscaping and employee amenity areas southwest of Building 27, and the landscaped area north/northwest of Building 27. Lots 1 and 2 will be the sites for Buildings 26 and 27 respectively.

The development proposed by this submittal, will utilize Lot 1 (~18-acres) for a single 331,380 square-foot cross dock warehouse/distribution building known as Building 26, and will utilize Lot 2 (~9-acres) for a single 156,831 square-foot cross dock warehouse/distribution building known as Building 27.

Site Access and Utilities

The property is served by the existing regional water quality and detention Pond D to the south and the Bolling Tributary channel and associated detention and water quality ponds to the north. The site has been master planned to provide access and utilities to both proposed lots by the following:

1. Extending the existing potable water main at Biscay Street and East 35th Avenue north within a City of Aurora utility easement to connect to an existing 16" potable water main in East 38th Avenue.

2. Extending the existing sanitary main at Biscay Street and East 35th Avenue north within the easement described above to service both lots.
3. Constructing a private drive approximately 2,360 feet in length within a private; Reciprocal Access and Utility Easement (REA) granting access rights to both the Lot 1 and Lot 2 properties and access for SCMD across Lot 2. The private drive will be maintained by SCMD and will terminate at East 38th Avenue at an already approved full movement access location.
4. Extending electric, natural gas and telecommunication services from their present terminus at East 35th and Biscay northward as far as needed to service both lots.
5. Based on a meeting and discussions with the Highline Canal Conservancy, provisions have been made for an 8' wide trail connection and for a well landscaped 25-foot wide buffer along the eastern boundary of the entire site. Long term maintenance of the detention pond and the highline buffer will be done by Sand Creek Metropolitan District (SCMD).

Site Phasing

An integration plan has been prepared and included within the site plan drawings (sheet 3). This plan defines the following phasing for the 42-acre property:

1. Phase 1 to include all public improvements within the limits of Tract A:
 - a. Regional Detention Pond D landscaping
 - b. Water Quality Pond lift station
 - c. Highline Trail connection
 - d. Composite perimeter fence (as identified on the site plan)
 - e. Public water line (from Biscay to East 38th Avenue)
 - f. Public sanitary sewer main (serving Lots 1 and 2)
 - g. Public storm sewer main (serving Lots 1 and 2)
 - h. SCMD private drive from Biscay and East 35th Avenue to East 38th Avenue (including sidewalks, signage, streetlights, and landscaping not located on Lot 1 or Lot 2)
 - i. Bolling Drive tributary culvert
 - j. Highline Trail buffer landscape
 - k. East 38th Avenue right-of-way improvements (at access point)
2. It is not known if Lot 1 (Building 26) or Lot 2 (Building 27) will be developed first, so these two phases have been deemed "Lot 1 Phase" and "Lot 2 Phase". Following all improvements of Phase 1 above, order of these two developments is inconsequential.
 - a. Lot 1 Phase includes Building 26 construction, and all private infrastructure, public utilities, private utilities, and utility services located within the limits of Lot 1. This includes the following:
 - i. Building 26 and corresponding truck parking
 - ii. Private parking lots and truck parking areas
 - iii. Fire hydrants
 - iv. Sanitary sewer and water mains located on Lot 1
 - v. Sanitary sewer, domestic water, and fire service lines
 - vi. Private storm sewer infrastructure (including roof drains, inlets, and manholes)
 - vii. Private landscaping, sidewalks, and streetlights
 - b. Lot 2 Phase includes Building 27 construction, and all private infrastructure, public utilities, private utilities, and utility services located within the limits of Lot 2. This includes the following:
 - i. Building 27 and corresponding truck parking
 - ii. Private parking lots
 - iii. Fire hydrants
 - iv. Sanitary sewer and water mains located on Lot 1
 - v. Sanitary sewer, domestic water, and fire service lines
 - vi. Private storm sewer infrastructure (including roof drains, inlets, and manholes)
 - vii. Private landscaping, sidewalks, and streetlights

3. The employee amenity areas between both buildings (located within Tract A), will be constructed with either the Lot 1 Phase or the Lot 2 Phase, whichever occurs first.

We appreciate your attention to this project and look forward to meeting with you and working with your staff to fully entitle and build another successful project in the City of Aurora. Should you have any questions please contact me at 303-371-9000.

Best Regards,

LIT Pauls Gateway Land Holdings, LLC
Mike Serra III, Senior Managing Director