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Aug 27th, 2020

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

From: Jesse Carano
Ware Malcomb
900 S Broadway Suite 320
Denver, CO 80209

Re: 1st Submittal Narrative / Letter of Introduction
Stafford Logistics Center – Large BTS Single User
Application Number: 470690

Dear Mr. Loomis,

Thank you for your time and feedback from our pre-application meeting. We are pleased to submit our site plan and master document amendment packages for Stafford Logistics Center Filing No 2.   Please find our narrative for the above referenced project below.

Narration

This project will include the construction of an approximately 1.1 million square foot distribution center situated on a 68-acre site within the larger Stafford Logistics Center along Colfax Avenue. The proposed site will also contain associated car and truck parking, truck docks, landscaping and associate utility connections. Fire lanes and utility easements will be provided on-site in accordance with City or Aurora standards.

The development of this site will require several amendments to the Master Documents associated with Stafford Logistics Center Filing No. 1 as well as trigger the following public improvement required by the Stafford Framework Development Plan:

- All necessary Public improvements will be place as proposed for Planning Area 1.

- 13th Street Public Roadway improvements to the eastern extent of PA-3 and public utilities will also be installed within this right of way.

- A Roadway connection from 13th Street to the realigned Picadilly Road will installed.

- Half section of realigned Colfax Avenue is required.

- Half Right of Way improvements of the realigned Picadilly Road noted in the Roadway Improvements section of the PIP narrative previously discussed from the realigned Colfax Avenue to the existing Picadilly Road, including a bridge / box culvert at the Channel Crossing will be provided.

- Improvements to realigned Picadilly Road from Colfax Avenue to the existing Picadilly Road will be required based on existing background or proposed traffic counts.

- Secondary Emergency Access roads adjacent to the proposed developments where required.

- Watermain to service this planning area and stub outs to future developments will be provided.

- Sanitary sewer will be provided by the public sanitary sewer constructed per Planning Area 1 and main extensions will be provided for the proposed site and future developments.

- Storm sewer will provide conveyance from the planning area to the stormwater drainage channel. Storm line stub outs will also be installed for future development.

- A MHFD maintenance eligible channel will be constructed as part of this project. This will also include the construction of the boxed culvert crossing at Lisbon, completed construction of the forebay at the Lisbon channel outfall, and an outfall structure to the channel at the Picadilly crossing.

Additionally, we would like to request variance on the following standards:

- Per section 164-4.6.5.A.3.a no more than 60% of the frontage along 13th Ave can be surface parking to a depth of 60ft. Our current design along 13th has surface parking at 75%. Given that the frontages along Picadilly and Lisbon have no parking within 60ft of the roadways, we'd like to request adjustment/variance on this standard.

- Per section 146-4.2.2 the standard setback for improvements on 13th Ave is 20ft. The majority of the 13th Ave frontage is set to 30' or more and the setbacks along Lisbon and Picadilly are well beyond the standard. The landscape buffer requirement is met on all frontages. Given the above we'd like to request adjustment/variance on this standard and increase the landscaping in these areas as needed.

Much thanks,

Jesse Carano
Project Manager
Ware Malcomb