

2/1/2021

Heather Lamboy
City of Aurora
Office of Planning and Development Services
15151 E Alameda Parkway, Second Floor
Aurora, CO 80012

Re: Gun Club Rd Data Center: Letter of Introduction

Dear Mr. Lamboy:

Kimley-Horn is pleased to submit this Letter of Introduction on behalf of our Client, National Acquisition Company, for our Site Plan & Plat Applications for "Gun Club Rd Data Center" (herein referred to as the "Project").

The Project is to be a phased four building Data Center consisting of approximately +/- 67.8 acres of land. The land will be split into four-lots, where each of the buildings will be placed into its own lot. The buildings will be two-story's, with a total square footage between all buildings of approx. 1.1 million square feet. The phased construction of the buildings is intended to be one building at a time.

The site has two primary access points, via secured guard booths. Buildings 1 and 2 will be serviced via a guard booth from the roundabout. Buildings 3 and 4 will be serviced a guard booth that aligns with the traffic signal proposed by the hospital development. Note that this site does not require a traffic signal, but the layout has been coordinated to accommodate one from the hospital development in the future. A third emergency access point is provided from 8th Avenue, with emergency connectivity through the lots. There is no public access proposed from the roundabout to 8th Ave.

A mail sorting facility is proposed adjacent to the entrance from the roundabout. This will be used to screen incoming mail prior to delivery trucks being allowed to secured facilities.

The Site falls under the Aurora Crossroad's Master Plan. The rerouting of Gun Club Rd will be covered as part of those master development works, as well as over lot grading of the Site. Both the realigned Gun Club Rd and over lot grades are reflected as existing conditions within this Site Plan.

Stormwater for the site is covered regionally for both water quantity and quality, as part of the Aurora Crossroads master development. In addition, traffic is in conformance with the master development's approved Traffic Study. Due to the low nature of traffic volumes for data centers, the traffic conformance memo utilizes User Specific data as opposed to ITE Trip Generation rates for light industrial uses.

A portion of the site has been retained for a future electrical transmission yard; however, that is not a part of this Site Plan submittal. A 0.75-ac park has been dedicated in the northeastern portion of the site, in accordance with the Aurora Crossroads Master Plan. In addition, a path has been included to provide connectivity from 8th Avenue to the Gun Club Rd roundabout along the western portion of the site.

As a condition of development, the Site will dedicate 40' of Right-of-Way along 8th Avenue. A design for 8th Avenue is submitted as part of the Site Plan; however, the ultimate build out of the roadway is determinant on the southern property owner realigning their section of 8th Ave to align with the roadway

centerline. This approach has been discussed and agreed with Aurora Engineering.

A plat has been submitted to subdivide the lots and dedicate easements. All easements will be dedicated for the entire development as part of the plat.

The above described use will adhere to the codes and requirements outlined within the City of Aurora's design standards. We are excited to bring this project to the City.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Litsas", with a long horizontal flourish extending to the right.

Stephen Litsas, PE
Kimley-Horn