

March 27, 2023

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
Attn: Liz Fuselier, Planner I

Re: Aurora 2 MSC - Letter of Re-Introduction

Ms. Fuselier,

Please accept this as a letter of re-introduction for the Aurora 2 MSC development. The following information is an update to the original LOI provided last May (2022).

This commercial office project is a proposal to build a Mobile Switching Center (MSC) on the 5.57 acre greenfield site comprising of 4 existing lots in the I-1 district. The MSC building will be a one-story structure at 31,183 square feet with outdoor mechanical equipment, transformers, and landscaping with appropriate fencing to provide screening from public and arterial views. Additional project information as it relates to the Pre-Application Meeting Comments and our responses, are enclosed beginning on page 3.

Please see supporting information below:

- Address:
 - 16051 East Lockheed Drive, Aurora CO 80011
- Lot Size:
 - Existing: 5.57 acres (242,777 sq. ft.)
 - Proposed: No change
- Building Area:
 - Proposed: 31,183 sq. ft.
 - FAR: .128

Please see below for list of contacts:

Property Owner:
Verizon Wireless
16091 Lockheed Drive
Aurora, CO 80011
Contact: Richard Bengé
Email: richard.benge@verizonwireless.com

Architectural Firm:
Jackson Main Architecture
311 First Avenue South
Seattle, WA 98104
Phone: (206) 324-4800

Contact: David Huang
Email: David.Huang@jacksonmain.com

Civil Engineer:
Brightlighter Engineering, LLC
3253 N. Gaylord Street
Denver, CO 80205
Phone: (720) 504-8629
Contact: Jesse Donovan
Email: jesse@brightlighterend.com

MEP Engineers:
Insite Group
3540 NE Ralph Powell Rd. Suite B
Lee's Summit, MO 64064
Phone: (816) 228-3377
Contact: Paul Gros
Email: paul@insitegroup.net

Landscape Architect:
Outdoor Design Group
5690 Webster Street
Arvada, CO 80002
Phone: (303) 993-4811
Contact: Matthew Corrion
Email: mcorrion@odgdesign.com

Thank you,
David Huang

March 27, 2023

Re: Responses to Pre-Application Meeting Minutes Notes

Standards and Issues:

1. Zoning and Placetype

1A. *Zoning*

The proposed office and flex use is permitted in this district.

1B. *Subarea B Character Area*

Building massing and materials shall follow design guidelines as set forth in Chapter 4.8 as required for Single-story non-residential buildings.

1B. *Overlay Districts – Avigation Easements*

The easement shall be provided to the City of Aurora when executed.

1C. *Placetype*

This proposal is consistent with this zone district, subarea, and Placetype.

2. Land Use

2A. *Proposed Land Use*

This project proposes to construct a phased 31,183 sf building (housing a Mobile Switching Center) on the vacant parcel.

3. Development Standards

3A. *Dimensional Standards*

Noted.

3B. *Subdivision Standards*

Noted.

3C. *Common Space and Amenities*

Noted, refer Landscape Plans.

3D. *Access and Connectivity*

Noted, refer Site and Landscape Plans.

- 3E. *Operations Plan*
- hours of operation: **24/7**
 - number of employees: **15 maximum on site, typical day.**
 - truck circulation: **as shown on Civil plans; in/out access only through delivery gate off of E. Centretech Cir.**
 - nature of the business: **one-story Mobile Switching Center (MSC) at 31,183 sf.**
- 3F. *Parking, Loading, and Stacking*
Noted. Refer Civil and Landscape plans.
- 3G. *Landscape, Water Conservation, Stormwater Management*
Noted.
- 3H. *Building Design Standards*
Noted. Building massing and materials shall follow design guidelines as set forth in Chapter 4.8 as required for Single-story non-residential buildings in I-1 zone.
- 3I. *Exterior Lighting*
Noted. Refer Lighting plan and photometric calculations.
- 3J. *Signs*
Noted. Refer Site Plan.
- 3K. *Fencing*
Noted. Refer Plans for all fencing designation.
- 4. Adjustments**
Noted. No adjustments proposed.
- 5. Submittal Reminders**
- 5A. *CAD Data Submittal Standards*
Noted.
- 5B. *PDF Requirements*
Noted.
- 5C. *Mineral Rights Notification*
Noted.

Community Participation/Community Engagement:

Noted.

Forestry Division:

Noted. No notification required, same property owner.

Tree Mitigation Requirements

Noted, refer Landscape Plan.

Aurora Water:

Noted. Refer Civil plans.

Public Works Department:

ROW/Plat

Noted. Refer Civil plans.

Traffic Impact Study

Noted.

Engineering Division:

Improvements

Noted. Refer Civil plans.

ROW/Easement/Plat

Noted, provided.

Drainage

Noted. Refer Civil plans.

Fire/Life Safety – Building Division:

Noted. Refer plans.

Real Property Division:

Noted. Refer plans.

Proof of Ownership

Title Policy provided.