

January 29, 2020

Claire Dalby
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

**Re: Letter of Introduction
Aurora Commerce Center Subdivision Filing No. 2 – Building D Minor CSP Amendment**

Dear Ms. Dalby:

Please accept this letter as our introduction to the City of Aurora of a Minor Contextual Site Plan (“CSP”) amendment to Aurora Commerce Center Subdivision Filing No. 2, Building D. We have attached hereto a site plan showing the location of the subject building along East 26th Avenue. This project will generally be known as Den7 Aurora.

The project site is approximately 34 acres within the Aurora Commerce Center Subdivision located at 22300 E. 26th Avenue. Our proposed project will include one 260 square foot guard house building, 3,400 linear feet of perimeter fencing and 6 automatic gates. The property is served by the existing private onsite storm infrastructure. Runoff is detained and treated by the existing private extended detention basin onsite.

A master traffic study was approved by the City of Aurora in 2018. Existing site accesses will not be affected by the proposed improvements. A 14-foot-wide truck queuing lane is proposed along the eastern private drive internal to the site. Since this private drive will be shared with the future Building E to the east, a queuing lane has been added to prevent traffic disruptions on the shared drive.

The guard house will be fully served with a private 2” water connection from the warehouse building. Sanitary sewer will be pumped via ejector pump from the guard house to the warehouse building. No new public infrastructure is required for this development.

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.

Best Regards,

KIMLEY-HORN AND ASSOCIATES, INC.



Randall J. Phelps, P.E.
Senior Project Manager