



April 28, 2023

Mr. Stephen Rodriguez  
Planning Supervisor, City of Aurora  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

RE: Letter of Introduction for Transport Colorado

Dear Steven,

On behalf of the owner and developer, Velocity Development Company, I am pleased to submit this revised application for Conceptual Site Plan (CSP) for the Transport Colorado Industrial Campus project. We have been working with the City of Aurora to coordinate several site elements on the Civil Construction Drawings prior to re-submitting the Site Plan for Technical Submittal. The site, a  $\frac{1}{4}$  section, is located on the NW corner of the future intersection of 32<sup>nd</sup> Avenue (southern property line) and Cavanaugh (eastern property line). The site is approximately 155.14 acres.

The site is zoned I-2, Industrial District, and is surrounded by similarly zoned property. The entirety of this site falls within the City of Aurora. The property directly to the north was annexed into the City of Aurora from Adams County as of October 25, 2021. All the property surrounding this site is owned by the same entity as the parcel being submitted in this CSP.

This project is being developed as part of a larger development. A Master Plan, DA-1793-04, has been approved by the City for this larger development. Part of this Master Plan details campus-wide plans and amenities, e.g. the plan for public art. An exhibit from the Master Plan, Exhibit A showing the proposed public art locations for the overall development, is included as part of this letter as well as the Response to Comments document. The Master Plan does not identify the land within this CSP as a location for public art, and as such, it is not included within the CSP submittal.

This project seeks to develop a Class-A industrial campus totaling an estimated 2,257,604SF of speculative space. Based on zoning and the Master Plan, the uses within the site may include light industrial, distribution and manufacturing. The project will include four speculative, industrial/distribution-oriented buildings, and a future campus amenity area at the corner of 32<sup>nd</sup> & Cavanaugh.

Currently, the proposed building area for the four buildings shown in lots 1-4 is calculated at 33.4% of the overall site area. Building heights vary from 32' clear to 40' clear based on the total SF. The buildings are designed for flexibility and will be able to support 1-4 tenants, depending on building size and tenant needs. Market analysis and demand will determine the tenant make up of this campus. See Exhibit B attached for Table 4.8.8 detailing the building façade character elements.

For the employees and users of this project, there are two local amenity areas planned as part of this CSP. Each of the four buildings are in proximity to one of these two amenity areas. The amenity spaces will consist of a combination of shade, seating, passive activation, and landscape elements.

Illumination for an industrial campus such as Transport Colorado is important for both navigation and safety. We have designed lighting for the site to meet or exceed the 1.5 foot-candle industry standard illumination level in parking areas and a minimum of 1 foot-candle in pedestrian areas. The site is zoned I-2 and is more than 750' from any future residential development. Per UDO section 4.9.2.B, light pole heights can reach up to 40'. In the second submittal comment responses, it was suggested that 16' poles be added to the site plan. In response to this, we are proposing 25' light poles throughout the site to achieve even light distribution levels that meet code standards, as well as creating a unified aesthetic throughout. Adding additional 16' poles, as indicated in UDO section 4.9.2.A, would create artificial hot spots along the pedestrian paths at a much higher footcandle than the 1 ftc required in pedestrian areas. The varying sizes of the poles throughout will look misplaced and be visually off putting upon completion. The updated proposed lighting plan provides a safe, even light source throughout pedestrian areas, and creates a better pedestrian experience along site walks. Exhibit C highlights these pedestrian paths showing that the 1 ftc requirement is achieved throughout.



Given this further review of the site, we request that the updated plan be accepted as the site lighting concept for this CSP.

This Site Plan is also proposing approximately 32,000 square feet of campus amenity area/office space. This campus amenity area is proposed to serve as a conference and visitor center not only for this project, but for future development within this area for Port Colorado. The campus amenity area mentioned is currently shown as lots with associated potential uses for this CSP while the nature and design of this site is being finalized. The campus amenity area will be submitted at a later date for City review.

Utilities will be provided to the site along 32nd Avenue or Cavanaugh. The utilities will follow the City of Aurora standards as well as the Utility Master Plan associated with this property. Water will be provided by an offsite 1.5MG elevated tank located on the south side of 32nd Avenue. Sanitary sewer will be directed to an interim Package Plant NE of the site.

Both Cavanaugh and 32nd Avenue are proposed to be 3-lane collectors, with an 84' ROW per the existing Transport Colorado Master Plan. The right-of-way improvements (including landscape, sidewalks, and utilities) have been submitted to the City under a separate Infrastructure Site Plan (DA-1793-06 & DA-1793-17) and are not part of this CSP submittal.

The uses, buildings, roadways, utilities, and landscape follow the UDO as well as the Transport Colorado Master Plan and other governing documents for the site. The proposed uses for the site are allowable within the I-2 zoning district. The site and its future uses will be a valuable asset to the City of Aurora as the development of businesses and services continues to develop and expand into the northeast reaches of the City, where this site lies.

The following team of consultants has been assembled to complete this application:

**Developer/Applicant:**

Theron Skidmore  
Velocity Development Company, LLC  
1331 17th St Suite 1000  
Denver, CO 8020

**Developer/Applicant:**

Kerry Kiley  
STREAM  
1801 Broadway | Suite 700  
Denver, CO 80202

**Architect:**

Powers Brown Architecture  
Bryant Mazzetti, AIA  
1580 Lincoln Street, Suite 480  
Denver, CO 80203  
303.225.3345

**Civil Engineer:**

Martin and Martin  
Kyle Messmer  
12499 W Colfax Ave  
Lakewood, CO 80215  
720-544-5490

**Landscape Architect:**

Dig Studio  
Allison Graham  
1521 15<sup>th</sup> St.  
Denver, CO 80202  
720-328-1986

**Traffic Engineer:**

Felsburg, Holt & Ullevig  
Philip Dunham  
6400 S Fiddlers Green Circle, Suite 1500,  
Greenwood Village, CO 80111  
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Please contact me directly should you have any comments, questions, and/or requests for additional information regarding this project.

Sincerely,  
Dig Studio

Allison Graham, PLA  
Senior Associate

**it's humanature.**