



September 3, 2021

Mr. Stephen Rodriguez
Planning Supervisor, City of Aurora
15151 E. Alameda Parkway, 2nd 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 application for Conceptual Site Plan (CSP) for the Transport Colorado project.

The site, a $\frac{1}{4}$ section, is located on the NW corner of the future intersection of 32nd Avenue (southern property line) and Cavanaugh (eastern property line). The site is approximately 155.14 acres and is under the jurisdiction of the City of Aurora, Adams County.

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, Adams County. The property directly to the north is currently in the process of being incorporated into the City of Aurora. We anticipate that process to be complete by mid-Fall 2021. All of the property surrounding this site is owned by the same entity as the parcel being submitted in this CSP.

This new project seeks to develop a Class-A industrial campus, scheduled in two phases, 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 first phase will include three speculative, industrial/distribution oriented buildings and the second phase will include one speculative, industrial/distribution oriented building and a future regional amenity area.

There are two local amenity areas planned as part of this CSP. Each building is in proximity to one of these areas. The local amenity areas are planned for employees and users of this site. The amenity spaces will consist of a combination of shade, seating, passive activation, and landscape elements.

In addition to the approximately 2.2 million square feet of proposed distribution center buildings, this Site Plan is proposing approximately 32,000 square feet of campus amenity area/office space located in the southeast portion of the site. 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.

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.

Utilities will be provided to the site along either 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) will be submitted to the City under a separate Infrastructure Site Plan 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

Civil Engineer:

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

Developer/Applicant:

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

Landscape Architect:

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

Architect:

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

Traffic Engineer:

Felsburg, Holt & Ullevig
Philip Dunham
6400 S Fiddlers Green Circle, Suite 1500,
Greenwood Village, CO 80111
303.721.1440

Please contact me directly should you have any comments, questions, and/or requests for additional information regarding this project.

Sincerely,
Dig Studio

A handwritten signature in black ink, appearing to read "Allison Graham".

Allison Graham, PLA
Senior Associate

it's humanature.