



January 4, 2019

Brandon Cammarata
Planning Department
City Of Aurora
15151 East Alameda Parkway
Aurora, CO 80012

Jacob Cox
Office of Development Assistance
City Of Aurora
15151 East Alameda Parkway
Aurora, CO 80012

RE: Introduction Letter regarding the Framework Development Plan application for the Majestic Commercenter

Dear Mr. Cammarata and Mr. Cox:

Enclosed, please find our formal submission of the Framework Development Plan (FDP) application for the Majestic Commercenter to update the existing Majestic Commercenter Master Planned Industrial Park (MPIP) and add approximately 538 additional acres, known as Majestic Commercenter II, into one new FDP. The existing Majestic Commercenter is proposed to be added to the E-470 zoning corridor. Majestic Realty Co., a California corporation, and its subsidiaries, is the majority owner of the property within the Majestic Commercenter. The Majestic Commercenter is generally bounded by Tower Road, East 38th Avenue, E-470, and I-70, and consists of approximately 1,585 acres, of which approximately 893 acres currently comprises the existing Majestic Commercenter Master Planned Industrial Park.

Majestic Realty Co. was founded in 1948. Headquartered in Southern California, Majestic has regional offices in Aurora, CO, as well as Atlanta, GA, Dallas, TX, Fort Worth, TX and Laredo, TX, Las Vegas, NV, and Bethlehem, PA. Majestic is the largest, privately-held developer and owner of master-planned business parks in the United States. Majestic's nearly 83-million square-foot portfolio provides real estate solutions for tenants large and small, creating jobs, tax revenue and community benefits across the country.

A regional home to some of the world's largest, most respected corporations, such as Amazon, GE, Whirlpool, Anheuser-Busch, and FedEx, the Majestic Commercenter business park delivers high-cube spaces from 20,000 square feet to 700,000 square feet in Class A industrial buildings. Currently, the business park boasts over 50 companies occupying nearly 8 million square feet, with total build-out of the Majestic Commercenter expected to reach 12 million square feet of industrial, light-manufacturing, warehouse and distribution facilities.

The vision of our project is to create a vibrant employment center that builds upon the successes of the existing Majestic Commercenter business park (established in 1996), where over 3,000 jobs have been created. The expanded Majestic Commercenter will attract many high profile tenants, be a catalyst for local investment and create a new expanded employment base for the City of Aurora.



The following waivers are being requested to the Majestic Commercenter as described in the FDP Narrative:

1. Maximum Building Height (Section 146-913): E-470 zone districts, the maximum height of principal and accessory structures in all zones except the Airport Corporate Zone shall be 60 feet.
 - a. Existing MPIP maximum allowable building height is 75 feet inclusive of all rooftop mechanical equipment and screens.
 - b. The waiver requests that the maximum height of principal and accessory structures shall be 120 feet.
 - c. Reasoning: Due to technological advances in material handling equipment, automation and robotics, warehouse heights are no longer limited to the reach of a forklift. As such, some buildings are being designed upwards of 120' to take advantage of those advances and cubic height capacity, whereby limiting the footprint of a building.
 - d. Mitigation: The building setback on 38th Avenue between Majestic Commercenter and Green Valley Ranch East is being increased to 100', well beyond the Code requirement to help minimize any potential height increases. Building height increases within the Majestic Commercenter should have no effect outside of the industrial park.
2. Living Material Requirements (Section 146-1431): In general, each area within a site shall be landscape with not less than 50 percent living landscape material unless otherwise required in this article.
 - a. Current MPIP requires a minimum range of 8 -15 percent of a developable parcel be landscaped depending on the buildings orientation to the street
 - b. The waiver requests that the on-site landscaping required per site shall be determined by the landscape setback requirements described herein.
 - c. Reasoning: To focus the landscaping along street frontages
 - d. Mitigation: Majestic Commercenter provides a "Regional" detention basin system which has already provided approximately 100 acres of open space, or 10% of the land area within the business park. Majestic Commercenter II will dedicate approximately 100 acres of open space in its 538-acre area, or nearly 20%, through existing flood plain areas, enhancement of the first creek channel that traverses the site, as well as the "regional" detention being provided for on-site.
3. Public Art – We are no longer seeking a waiver on this item.
4. Parking Area Design (Section 146-1509): A minimum of five percent of the area required to provide the minimum number of parking spaces shall be landscaped. Landscaped islands shall be placed in parking rows at an overall average of one island per 10 spaces or portion of 10 parking spaces.
 - a. Current MPIP requires a minimum of 5% of any parking lot, exclusive of perimeter landscaping, to be provided as landscape islands and medians
 - b. The waiver requests no parking islands in parking rows or tractor trailer parking lots.
 - c. Reasoning: Parking islands negatively impact the availability of car parking in the typical double row design. Further, we work very hard to keep water and irrigation from the building envelop due to expansive soils. Further parking islands in the tractor trailer parking lots adversely affects the maneuverability, circulation, turning radius, and operations of tractor trailers. In both of these instances, parking islands are a hindrance and not a benefit to the industrial park.
 - d. Mitigation: Thoughtful and robust landscaping is provided for along the streetscape and view corridors in order to create an aesthetic landscape while driving or walking through the site. In addition, the landscape setback is being increased to 50' along 38th Avenue, east of Picadilly Road. Finally, Majestic Commercenter II will dedicate approximately 100 acres of open space



in its 538-acre area, or nearly 20%, through existing flood plain areas, enhancement of the first creek channel that traverses the site, as well as the “regional” detention being provided for on-site.

5. Detention, Retention, and Water Quality Ponds (Section 146-1434): The area within the tract surrounding a pond shall contain a minimum of one tree and ten shrubs per 4,000 square feet
 - a. Current MPIP requires one tree and 3 shrubs per 4000 square feet of landscape area.
 - b. The waiver requests that detention pond landscape will be seeded native grass
 - c. Reasoning: Ponds should not need tree or shrub screening if not viewable from streets, as such landscaping is better served elsewhere in an industrial park.
 - d. Mitigation: Thoughtful and robust landscaping is provided for along the streetscape and view corridors in order to create an aesthetic landscape while driving or walking through the site.
6. Special Landscape Buffer Requirements (Section 146-1424): We are no longer seeking a waiver on this item.
7. Permitted and Conditional Uses in E-470 Corridor Mixed-Use Subareas (Section 146-904): See permitted uses table
 - a. Current MPIP allows the following which E-470 light industrial/flex office does not:
 - Animal Shelters
 - Arcades and amusement centers
 - Bakery and confectionery shops, tailoring establishments and similar types of facilities
 - Building contractor’s office/yard
 - Catering services
 - Express mail and delivery office
 - Fabrication/assembly
 - Financial offices
 - Health and Fitness facilities
 - Laundry and dry-cleaning services
 - Processing
 - Retail stores, including large off-price/discount centers, outlet stores, convenience stores and regional shopping malls
 - Studios, including television and radio broadcasting station and associated antennas and towers
 - Telegraph and/or telephone and/or cellular and other low power communications and/or cable television facilities, offices and associated antennas/towers
 - Theater
 - Tractor/trailer parking
 - Truck stops
 - b. The waiver requests keeping these currently permitted uses
 - c. Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the uses pursuant to the MPIP.
8. Pedestrian Circulation (Section 146-909): All sidewalks shall be a minimum of 5 feet wide or 7 feet where there is adjacent perpendicular head-in parking.
 - a. Current MPIP requires an 8 foot wide bicycle path on the north or east sides of the streets and a 4.5 foot detached walk on the other side
 - b. The waiver requests keeping the sidewalk streetscape standards from the MPIP



- c. Reasoning: Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the current design standards pursuant to the MPIP as it has contributed to the success of the Majestic Commercenter and, such design has been acceptable to the city in the past.
- 9. Fencing Materials (Section 146-917): Fences and walls on any property boundary shall be constructed of brick, decorative masonry, stucco or decorative metal. Fences and walls shall be constructed of materials consistent with those used on primary structures.
 - a. Current MPIP requires service or delivery areas shall be screened by a durable, high quality wall or fence which is at least the same height as the object being screened
 - b. The waiver requests allowing composite wood or concrete fencing
 - c. Reasoning: Composite lumber is a renewable resource composed of at least 50% recycled plastic and 50% recycled wood product. It is a long-lasting fencing alternative. Concrete is also a long-lasting fencing alternative in addition to blending into the aesthetics of the concrete buildings of the industrial park
 - d. Mitigation: All composite fencing will be required to include the following upgraded design elements:
 - i. Top cap rail
 - ii. Trim board
 - iii. Minimum 4 inch board on board picket construction
 - iv. Minimum 4 x 4 inch post required
 - v. Post caps

All Concrete fencing/privacy walls will be required to aesthetically complement the adjacent building on the property and included to include some of the following upgraded design elements:

 - i. Reveal
 - ii. Decorative control joints
 - iii. Surface texture/relief
 - iv. Integral color
- 10. Service and Loading Dock Areas (Section 146-1019): Loading docks, on-site storage yards, and all other service areas shall be fully screened from view from all public and private rights-of-ways by walls or fences.
 - a. Current MPIP does not require screening of service areas or loading docks.
 - b. The waiver requests keeping the screening standards pursuant to the current MPIP requirements.
 - c. Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the current design standards pursuant to the MPIP as it has contributed to the success of the Majestic Commercenter and, such design has been acceptable to the city in the past. Storage yards shall continue to be screened pursuant to code requirements. Additionally,



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Majestic Realty Co. will deliver an exceptional planned business park to the City of Aurora. Thank you for your consideration and support of our project.

Very truly yours,
Majestic Realty Co.

Randall C. Hertel
Executive Vice President