

October 9, 2020

City of Aurora Planning Department

15151 E. Aurora Pkwy, 2nd Floor
Aurora, CO 80111

**Re: Porteos - Infrastructure Site Plan No. 8 at Porteos and 5th FDP Amendment
Letter of Introduction**

Dear Planning Staff;

On behalf of the developer, Velocity Metropolitan District No. 1, we are pleased to submit this Letter of Introduction for the proposed Porteos FDP Amendment No. 5, Public Improvement Plan Amendment and Infrastructure Site Plan No. 8.

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

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Site Location:

Porteos is located on portions of Sections 5, 8 and 9 in Township 3 South, Range 65 west of the 6th principal meridian, Adams County, State of Colorado; generally lying northeast of the intersection of existing 56th Avenue and the proposed future Harvest Road alignment and approximately 1 mile east of the 56th Avenue interchange with E-470. Currently, this property is zoned Airport District (AD).

The full Porteos development consists of approximately 1,287 acres. Currently, access can be achieved off Pena Blvd and Jackson Gap Road onto Jackson Gap street to the existing 56th Avenue which is a rural-type road with two-lanes of asphalt. Access can also be achieved via Powhaton Road or East 64th Avenue which are non-paved road surfaces traversing on the site. The site is generally bounded by 56th Avenue on the south, Harvest Road on the west, and Denver International Airport property on the north and east.

Project Overview:

A Framework Development Plan for Porteos was administratively approved by the City in August 2012.

1. A Framework Development Plan Amendment (FDP Amendment No. 1) was approved June 26, 2013.
2. FDP Amendment No. 2 was approved in April 2017 and included revisions to roadway alignments and classifications, revised planning area boundaries and land use designations and the addition of a cross dock waiver, and included revisions to Public Improvement Plan PA Boundary.
3. FDP Amendment No. 3 was approved in April of 2019 and included revisions to planning area boundaries, fire station locations and street plans.
4. FDP Amendment No.4 was approved in July of 2019 and divided PA-5 into two planning areas, revised Powhaton Road cross section, and relocated a PA-5 water quality pond.

An additional but separate FDP Amendment (DA-1903-17) has been submitted specifically for PA-3 and is in City of Aurora process as of June 15, 2020. That FDP Amendment will be Amendment #6.

Included with this submittal is the FDP and Public Improvement Plan Amendment and Infrastructure Site Plan No. 8 at Porteos. A summary of the ISP improvements and the FDP/PIP Amendment changes have been provided below. In addition, a page-by-page summary of the revisions to the FDP and PIP have also been provided.

Infrastructure Site Plan (ISP):

The Phase 8 ISP connects to the improvements included in the Amendment to the ISP No. 1 at the intersection of E. 60th Ave. and Jackson Gap Street. The extension of E. 60th Ave was anticipated and accounted for in the approved Phase 1 Amendment. All proposed utilities within E. 60th Ave. tie into existing lines located at the intersection of E. 60th Ave. and Jackson Gap Street.

1. Landscape and roadway improvements for the full roadway section of 60th between future Harvest Road and Jackson Gap Street.
2. Proposed sanitary sewer line located at Harvest Road between E. 60th Ave. and E. 68th Ave.

FDP Amendment No. 5

This FDP Amendment includes the following changes:

- Revised Land Use Map to reflect the following:
 - Planning area boundary lines revised for PA-1a, PA-1b, PA-2a, PA-2b, PA-8a, PA-8b1, PA-8b2, PA-8b3, PA-10a and PA-10b
 - Revised land use designation of PA-8b2 from Mixed Commercial to Industrial
 - Removed potential local/collector street within PA-7
 - Removed 60th Ave between Jackson Gap Street and Powhaton Rd.
- Revised Form D – Land Use Matrix, reflect the above changes

- Revised all maps with updated Land Use Map background. No other changes have been to the maps listed below:
 - Open Space and Circulation Map
 - Entry Monumentation Location Map
 - Open Space Network Map
 - Public Art Map
- Realigned the proposed trail network within PA-1b, PA-2b, PA-8a and PA-8b1 to follow the channel alignment

Below is a page-by-page list of the changes:

- Sheet 1 – Table of Contents updated to reflect 4th Amendment adjustments
- Sheet 2 – 4th Amendment Notes and Waivers added.
- Sheet 3 – Land Use Map and Land Use Matrix updated to reflect the planning area boundary changes and land use designation of PA-8b2. Provided Private Open Lands updated to reflect all improvements to date. Trail alignment updated in Open Space Map to reflect new alignment with proposed drainage way.
- Sheet 11 – Entry Monumentation Map updated to reflect planning area changes.
- Sheet 19 – Open Space Network Map updated to reflect planning area changes.
- Sheet 22 – Public Art Map updated to reflect planning area changes.

Public Improvement Plan (PIP) Amendment:

The proposed changes to the amended PIP will not affect the previously approved ISP documents for the Porteos site. The proposed changes are for planning areas that have not been developed at this time. ROW's have not been changed from previously approved PIP. The PIP includes the following changes:

- Revised Public Improvement Plan to reflect the following:
 - Planning area boundary lines for PA-1a, PA-1b, PA-2a, PA-2b, PA-8a, PA-8b1, PA-8b2, PA-8b3, PA-10a and PA-10b
 - Revised land use designation of PA-8b2 from Mixed Commercial to Industrial
 - Removed potential local/collector street within PA-7
 - Removed 60th Ave between Jackson Gap Street and Powhaton Rd.
 - Offsite Sanitary Sewer and existing lift stations.

Below is a page-by-page list of the changes within the PIP Narrative:

- Sheet 3 – Table of Contents - Planning areas that have been revised.
- Sheet 9 – Lift station requirements/existing conditions of lift stations added.
- Sheet 12 – Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 15 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 18 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 20 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 23 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 25 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 28 - Offsite Sanitary Sewer and existing lift station conditions revised.
- Sheet 30 – Planning Area boundary changes. PA-8B2 change to Industrial.
- Sheet 33 - Planning Area boundary changes. PA-8B2 change to Industrial.
- Sheet 34 - Planning Area boundary changes. PA-8B2 change to Industrial.
- Sheet 35 - Planning Area boundary changes. PA-8B2 change to Industrial.

Criteria for Approval - Sec. 146-5.4.3(B)(2)(c) – Site Plans:

This Infrastructure Site Plan complies with the applicable standards in the Aurora Unified Development Ordinance (UDO), with the city's Comprehensive Plan; and with the approved Porteos FDP Master Plan. There are no special conditions being applied to this development by the Planning and Zoning Commission or City Council.

FDP Narrative – Form B

1. Defining Character of the FDP

Briefly describe the general character of your proposed FDP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

Porteos is 1,287 acres located directly south of Denver's International Airport, 1 mile east of E-470, and 3.5 miles north of I-70. Porteos will be comprised of a mixture of commercial/retail zones, office/mixed use zones and industrial zones. No residential land uses are proposed.

This site is the closest privately owned parcel to the DIA terminal with the northern boundary located less than 2 miles away. Porteos will draw destination traffic and pass-through users coming in and out of Denver International Airport.

2. Timing and Phasing

What is the projected start date for development? What is estimated time frame for "build-out"? Will development occur in phases? If so, what are the projected phases and start-times? How do the phases for roads, utilities, parks, trails and public facilities relate? (The phases listed in this summary must match the phasing plans submitted in technical documents.)

Porteos is a multi-phased development. Past phases have included the construction of the following roadways sections and associated ROW utilities and landscape: the east half of Jackson Gap St., a portion of E. 68th Ave, section of 64th Ave. between Jackson Gap and Powhaton, portions of 56th Ave, portions of Powhaton Rd. Future phases include additional portions of 64th Ave. and 60th Ave. and will be dictated by market conditions.

3. Zoning Conformance

Does the Master Plan accurately reflect adopted Airport District – Zoning District boundaries?

Yes, Porteos is generally designed to meet the Airport District Zoning Standards and Requirements. Previous waivers were approved within the original FDP, Amendment No. 1, and Amendment No. 2, including the list of conditional use, sign and cross dock waivers. Please refer to previous FDPs for detail on these waivers.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between FDP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so, what are they and how do you propose to solve them?

At this point there are no known concerns with annexation agreements, agreements with other jurisdictions, or interest group.

5. Waivers

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions of each. (If no FDP waivers are listed and approved, we will always interpret the final FDP document to mean that all city code requirements will be met or exceeded.)

No waivers are being requested with this FDP Amendment. Previous waivers were approved within the original FDP, Amendment No. 1, and Amendment No. 2, including the list of conditional use, sign and cross dock waivers. Please refer to previous FDPs for detail on these waivers.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your FDP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your FDP boundary.) To what extent will your development plan help fund or construct these facilities?

City of Aurora Fire Station number 12 is located 3 miles south and 3.5 miles west of the site and additionally, a fire station site has been dedicated in Green Valley Ranch and Porteos is located within the Fire Department’s minimum response time. The site is in District 2, Beat 19 of the Aurora Police Department. Subject to the terms of the Annexation Agreement and City of Aurora Ordinances, the applicant will contribute through development fees for all off-site City facilities. Porteos will make every effort to seek out strategic partners to alleviate the burden of facilities and services on the City.

Per a request from the City of Aurora Fire Department, the Porteos development will provide locations for both a temporary and a permanent fire station. The temporary fire station shall be a minimum of 1.75 acres (net) and the permanent fire stations shall be a minimum of 2.5 acres (net). The locations of the fire station parcels are currently proposed within P-2 but exact location will be determined when the developer determines a suitable location or when the City of Aurora Fire Department determines a need for the station, whichever comes first. This dedication was included in the 3rd FDP Amendment in the Land Use Matrix and Land Use Map. This land dedication will count toward our overall public use land dedication requirement. No changes are proposed. Denver Fire Station #35 is also located 1 mile north of Porteos.

Additionally, we are providing locations for the Whelan warning system and a regional trail along portions of the drainage corridor. The acreage associated with the public trail counts toward the overall public use land dedication requirement.

	Required Public Use Land Dedication	Provided Public Use Land Dedication (to date)	Future Public Use Land Dedication
	25.4 Acres		
Drainage Channel		7.49 Acres	
Future Fire Station Parcel			TBD (min. 2.5 Acres)

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collector of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The Porteos site plan has a unique street network proposed to take advantage of the direct access from the adjacent highways and location. Because of the unique and exciting location of this development with such close proximity to DIA, the roads are designed to help facilitate direct and fluid traffic to the site.

The Porteos team has worked closely with City Staff over the years to establish a roadway network that responds to the unique needs of the Porteos development and to the surrounding proposed developments. Due to the nature of the development and the number of large trucks using the roadways within Porteos, the

standard street connection has been modified to remove the bike lanes and increase the width of the sidewalks to create safer conditions for bicycle users. No changes are proposed to the approved Public Improvement roadway cross sections.

8. Pedestrian Circulation

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

There are no off-site trails currently proposed by properties adjacent to the Porteos site. The on-site trail is located along the east side of Powhaton Road in the PCSO easement north to the E. 60th Avenue alignment. The trail crosses Powhaton Road and continues west until it intersects with the drainage channel and will continue along the drainage channel to Jackson Gap Street. The trail sections follow the FDP trail section defined in the Design Guidelines as a 10' concrete trail with 3' of crusher fines.

9. Protection of Natural Features, Resources and Sensitive Areas

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos.
- Adjacent park and public open space
- Historic or archeological sites
- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets
- Riparian wildlife habitat
- The approximate topographic form of major ridgelines and swales
- Natural or geologic hazard areas, including unstable slopes and expansive soils
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.

The Porteos site is gently sloping from the southeast to the northwest with views toward the Front Range on the high points of the site. Currently the site is farmed with no other existing vegetation. A floodplain exists at the southwest corner of the site along the Second Creek drainageway. The land directly north of Porteos will remain open as a “clear zone” from future DIA runways, as required by an Intergovernmental Agreement between the City and County of Denver and Adams County.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

There are no “neighborhoods” proposed at Porteos as there are no residential land uses. An “Airport City” concept is planned for the northwest corner of the site that is within closest proximity to DIA. This area is planned for high activity uses such as retail, service, and hospitality.

Architecture and other design features were completed with the 1st Amendment and 2nd Amendment of the FDP.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so, where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

There are no Black Forest trees on the Porteos site.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

A minimal amount of the site has slopes greater than 6%. Those areas of the site that have slightly steeper slopes are located adjacent to existing drainages.

13. Consultation with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

Throughout the course of this development, we have met with and had positive discussions with various representatives and departments from the City and County of Denver, DIA and Denver Water.

Please feel free to contact me with any questions at 303.892.1166. We look forward to working with City of Aurora throughout the review and approval process of this next phase of Porteos.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate