



# **Aspen Business Park**

TAB #1

Letter of Introduction

April 25, 2022

Debbie Bickmire  
Senior Planner, City of Aurora  
Aurora Planning Department  
15151 East Alameda Avenue  
Aurora, CO 80012

Re: Aspen Business Park  
Letter of Introduction | Master Plan submittal

Dear Ms. Bickmire,

We are pleased to submit this Master Plan for the review and approval by the City of Aurora. The subject property is located at the northwest corner of Gun Club Rd and the extension of Yale Avenue. It is approximately 55 acres and is currently vacant land. The proposed use for this property is light industrial. It will be designed to serve the industrial market segment including light manufacturing (e.g. assembly and technology centers), distribution uses (e.g. freight forwarders, warehousing/distribution), and research and development campuses. This project will serve the south E-470 corridor supporting the growth the City has experienced recently.

This new space will provide several new options for businesses currently in the area or that are contemplating relocating. When completed, it will provide state-of-the art building solutions to support the growing technology needs of light industrial tenants. It will provide access to a new job market sector within Aurora's growing labor pool. The developer contemplates building all three buildings on a speculative basis, but will evaluate build-to-suit and land sale opportunities for specific users should they exist.

The proposed master plan meets the approval criteria as listed in Section 146-5.4.1.E.3. Per the Comprehensive Plan, the project is located in an 'Innovation District'. Light industrial is listed as a primary land use for this Placetype, which means that it will 'play a pivotal role' in the district's character. The site is zoned Airport District (AD). Our proposed industrial use is in line with the City's expectations for uses in this zone. The master plan will allow for future development of the property. The proposed master plan will include a circulation and infrastructure system that does not create significant adverse impacts on the surrounding area. The master plan does not have the ability to connect to multi-modal transit systems due to its location.

## Applicant and Professional Team

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### Applicant

Aspen Capital Partners  
6500 S Quebec St | suite 300  
Greenwood Village, CO 80111  
James Cochran

Aspen Capital Partners seeks to provide investors with superior risk-adjusted returns through strategic acquisition, development, and asset management of commercial real estate assets. The firm focuses on the acquisition and development of industrial properties and RV and boat storage parks.



G R E Y   W O L F   A R C H I T E C T U R E

17301 W COLFAX AVE   UNIT 140   GOLDEN, COLORADO 80401   303.292.9107   arch@greywolfstudio.com

The firm was founded in 2004 by Jim Cochran. Mr. Cochran has been in the commercial real estate industry for 37 years. Before focusing on Aspen Capital Partners full time, he spent 10 years at ProLogis (NYSE: PLD), where he was a Senior Vice President and member of the North American Investment Committee. While at ProLogis, he also served as a member of the Board of Directors and member of the Board Executive Committee for Macquarie ProLogis Trust (ASX: MPR), an Australian Listed Property Trust. Most Recently, he also served as President and Chief Investment Officer at DCT Industrial Trust (NYSE: DCT).

### **Planner | Architect**

Grey Wolf Architecture  
17301 W Colfax Avenue | Unit 140  
Golden, CO 80401  
Kenneth Harshman | principal  
Catherine Wilkinson | planner | architect

**Grey Wolf Architecture** is a full-service architectural corporation offering progressive services including:

- base building core and shell architecture
- interior architecture
- campus and office park master planning, and site development.

The firm was founded on the premise that solid fundamental architectural design should be coupled with a fresh approach to the way people interact, utilize, and manage facilities.

The firm has designed more than 10 million square feet of industrial buildings over the last 22 years. They have masterplanned logistics centers as large as 1,000 acres (Columbus OH logistics park). Aurora is home to many of their successful parks. The foremost being Park 70, located at 19<sup>th</sup> Avenue and E-470. Other masterplanned developments include Hub 25 (48 acres | Adams County), 25 North (68 acres | Thornton) Fuller84 ( 65 acres | Nampa ID)

### **Civil Engineer**

Ware Malcomb  
900 S. Broadway | suite 320  
Denver, CO 80209  
Chris Strawn | principal

Ware Malcomb Civil will be supporting master planning and leading the civil design and associated disciplines. Our civil engineering team is a seasoned group of professionals focused on providing great customer service and efficient design practice. Our ability to collaborate as one team of engineers and architects early in the project results in an integrated approach that increases the accuracy, quality, and productivity of each project with increased effective communication. We have experience designing a variety of commercial and residential land development projects throughout the United States. As a collective team, we focus on understanding our client's big-picture goals and providing services that bring unique qualifications in several aspects of civil engineering design including: Due Diligence & Feasibility Studies, Conceptual Civil Engineering Design, Site & Master Planning, Entitlement & Permitting Civil Contract Documents and Land Surveying.

Illustrative projects include Crossroads Commerce Park (58.5 acres | Adams County), Park 12 Hundred (100 acres mixed use | Westminster), Stafford Logistics Center – (375 Acres | Aurora)



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We are not seeking any code adjustments in this application. We are not currently seeking design standard adjustments in this application.



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