



November 5<sup>th</sup>, 2021

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.

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.

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 of 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 showing the proposed public art locations for the overall development is included as part of this letter. The Master Plan does not identify the land within this CSP as a location for public art.

This new 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 at the corner of 32<sup>nd</sup> & Cavanaugh a future campus amenity area.

This Site Plan is 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.

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.

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 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

**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 15<sup>th</sup> 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

Allison Graham, PLA  
Senior Associate

**it's humanature.**



October 11<sup>th</sup>, 2021

Aurora City

**Subject: Front Range Pipeline, LLC  
Easement width and encroachment guidelines  
Adams County, CO**

Front Range Pipeline, LLC owns and Enterprise Products Operating LLC operates (collectively “Enterprise”) a natural gas liquids pipeline crossing a tract or tracts of land that Western Transport LLC currently owns. As a public utility natural gas liquids transportation company, Enterprise is required to maintain safe operations of its pipelines, including preventing “encroachments” on Enterprise easements. Encroachments are improvements or actions that are not permitted by the easement Enterprise holds.

Enterprise currently maintains a non-exclusive thirty foot (30’) wide free and unobstructed permanent easement. Included with this letter is a copy of our permanent easement dated the 10<sup>th</sup> day of April 2013 and recorded in Adams County, CO under Reception# 2013000044261

Easement Paragraph 6a reads:

Grantor reserves the right to use the Easements for all residential, agricultural, recreational, commercial and industrial purposes; provided that Grantor shall not construct any improvements on the Permanent Easement which would unreasonably interfere with Grantee’s exercise of the rights herein conveyed. Grantor, Grantor’s heirs, successors and assigns shall have the right, after review and approval by Grantee (which approval shall not be unreasonably withheld, but may be conditioned on compliance with federal, state, county or other local rules, regulations, or other professional, technical or Grantee standards or criteria), to construct, reconstruct or maintain streets, roads or drives, road ditches, drainage ditches, and utilities, at any angle of not less than forty-five (45) degrees to Grantee’s Pipeline over and across the Permanent Easement at such place or places as Grantor may from time to time hereafter select for public or private use, provided that all of Grantee’s required and applicable spacings, including depth separation limits and other protective requirements are met by Grantor. Such crossing may include streets, roads, drives, ditches, and utilities.

Western Transport LLC has been working with Enterprise’s encroachment and engineering groups through our “Letter of no objection” process (LONO) to reach a mutually satisfactory solution to road crossings.

Our encroachment guidelines can be found by visiting our website at:

[www.enterpriseproducts.com/pipeline-safety/excavation-safety](http://www.enterpriseproducts.com/pipeline-safety/excavation-safety)

There you can find a pdf version for download.

If you have questions please contact me at (970) 712-1039. Thank you for your time and cooperation.

Sincerely,  
M. Robb Plehn  
Senior Land Representative  
(970) 712-1039 – cell  
(303) 269-3707 – office  
[mrplehn@eprod.com](mailto:mrplehn@eprod.com)

**Front Range Pipeline, LLC  
Enterprise Products Operating LLC**  
14736 East Easter Ave  
Centennial, CO 80112

# Transport Colorado Industrial Campus DA-1793-16 Building 1

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus  
DA-1793-16  
Building 2

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus  
DA-1793-16  
Building 3

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus  
DA-1793-16  
Building 4

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

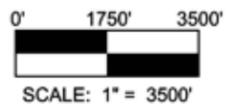
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

# TransPort Colorado Logistics & Commerce Park Master Plan Amendment #1 Public Art Location Plan Tab #7



## LEGEND

-  MASTER PLAN BOUNDARY
-  10 ACRE REFERENCE GRID
-  EXISTING ROAD
-  PROPOSED ROAD
-  POTENTIAL PUBLIC ART LOCATION
-  FUTURE AREAS TO BE ANNEXED
-  PLANNING AREA BOUNDARY
-  BEAR GULCH FLOODPLAIN

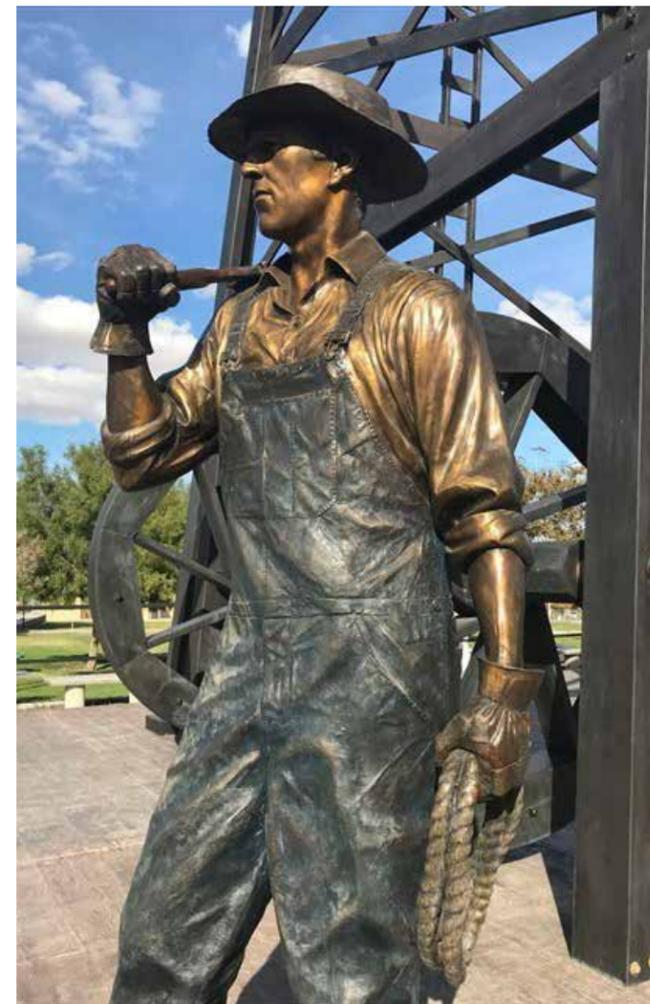
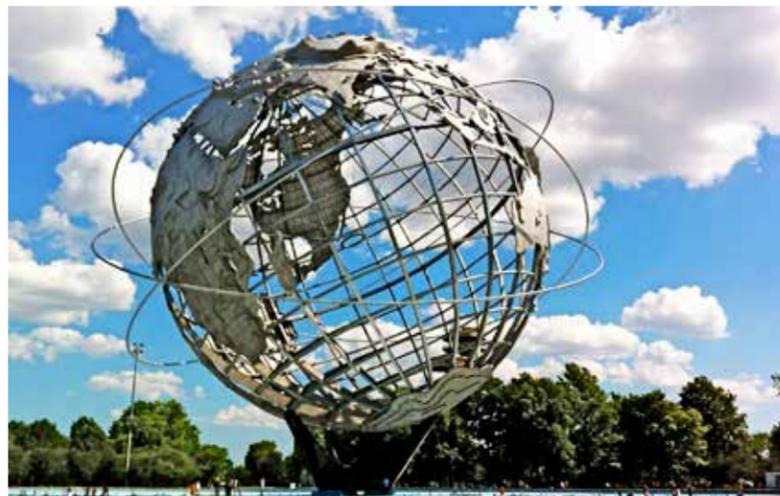


Notes: 1. Images and Graphics are solely for reference purposes only.  
2. Total art value of each sub-area required to be distributed across entire Master Plan



ISSUE RECORD  
1st Submittal - 04/26/2019  
2nd Submittal - 11/22/2019  
3rd Submittal - 02/14/2020  
4th Submittal - 04/20/2020  
5th Submittal - 07/14/2020  
6th Submittal - 09/21/2020  
7th Submittal - 10/21/2020

# TransPort Colorado Logistics & Commerce Park Master Plan Amendment #1 Public Art Tab #7



**Theme:**

The mission of public art is to enrich and engage the community while enhancing spaces and contributing to economic vitality. The sculptures on this page depict Industrial, Rail, Tech, and Aerospace uses found within the Master Plan.

**General Location:**

The public art will be located within key public spaces at the main entries of the development and will be representative of the intent of TransPort Colorado. The artwork should be located within public areas where pedestrian access is unrestricted and the pieces can be interactive with the community; in order to draw attention and pique interest.

Note: Art can be transferred from one sub-area to another.

**Timing & Installation:**

The exact timing of each installation will depend on the Site Plan approval process and the (PIP) Public Improvement Plan.

**Public Art Budget:**

\*Airport District 37.4 ac x \$540/ac = \$20,196.00  
\*Non-Residential 5,377.6 ac x \$500.69/ac = 2,692,510.50

75%	Professional Artist Budget	\$2,034,530.00
5%	Public Art Plan Application Fee	\$135,624.50
10%	Future Maintenance and Repairs	\$271,276.00
10%	Project Coordination	\$271,276.00
	<b>Total:</b>	<b>\$2,712,706.50</b>

**Public Art Appraised Value:**

At the time of this Master Plan Amendment the appraisal value had not been received.

**ISSUE RECORD**

1st Submittal - 04/26/2019
2nd Submittal - 11/22/2019
3rd Submittal - 02/14/2020
4th Submittal - 04/20/2020
5th Submittal - 07/14/2020
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7th Submittal - 10/21/2020



Note: Images and Graphics are solely for reference purposes only.