

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

February 22, 2022
Revised August 22, 2022

Stephen Rodriguez, Planner
City of Aurora, Planning & Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Park 70 Filing No. 12 (Bldg 16-19)

Dear Mr. Benton:

Thank you for receiving this submittal on behalf of Prologis. The project submitted for review will consist of four 1-story concrete tilt-up buildings located in the existing Park 70 industrial complex. The proposed site plan is approximately 54.83 acres.

We understand the location of the site and have worked diligently to design the site and building to respond to the street frontages and surrounding context. We have also worked to meet the design standards of the City of Aurora and Airport Overlay district. It is our goal to work with the City closely to resolve any issues that may arise during the review process. Included with this letter is a response section to the Pre-Application Meeting Minutes.

In regards to the use of the site, the proposed buildings are industrial type facilities with the typical uses being warehouse with office support. There are no tenants associated with the buildings at this time so the number of occupants are not known. Warehouse uses are typically have a lower demand. Where possible, the docks have been oriented interior to the site with the only outward ones along Sicily. This is a small internal collector and only shares frontage with the facility across the street. The landscape buffer provided is the 10' required by code but additional landscape has been added where feasible for screening. Screen walls have been provided at the end of all dock areas for screening from the north and south. Bldgs 16 & 19 face Picadilly so no docks are facing the main right-of-way adjacent to this project. The internal truck courts are sized per industry standard for safe and efficient truck maneuvering. There are no gates or fences currently proposed with this project. For reference, Phase I will be Bldgs 16 and 17 with Phase II being Bldgs 18 & 19.

We appreciate the opportunity to work in the City of Aurora and look forward to being part of a successful project and team.

The following is a list of the Project Team:

Owner:

Prologis
Tom Martin
VP, Development
1800 Wazee St., Suite 5000
Denver, CO 80202
(510) 661-4032

Architect/Civil Engineer:

Ware Malcomb
Steve Smith / Ted Swan
900 S. Broadway, Suite 320
Denver, CO 80209
(303) 689-1517

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Landscape Architect:

Meuran Design Group, LLC
Kerry Smeester
700 Colorado Bldg, Suite 131
Denver, CO 80206

Electrical Engineer:

AE Design
Eric Reitan
1900 Wazee St, Suite 205
Denver, CO 80202
(303) 296-4443

The following is our response to the approval criteria:

Review and Approval Criteria for Site Plan

Section 146-405 (F)

1. The proposed site plan is consistent with the comprehensive plan in that it is similar to the adjacent properties that have been previously approved.
2. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements.
3. The density of the proposed development is similar to the surrounding properties.
4. The proposed development is not adjacent to riparian corridors, wetlands or floodplains.
5. The proposed site plan conforms to the adopted landscaping standards.
6. The proposed site plan has been designed to maximize internal efficiency for its users.
7. The proposed development has been designed to control nuisance impacts on itself and surrounding areas.
8. The proposed development has a high quality design which is compatible with the surrounding developments and meets the city's design standards.
9. The proposed site plan has adequate and functional design efficiency for the connectivity of vehicular, bicycle and pedestrian transportation systems, availability of parking and loading as well as convenience of location.
10. The public and private streets included in the proposed site plan conform to the city's street standards.
11. The applicant is not in violation of any requirements, conditions or representations on any prior development in the City of Aurora.