



October 29, 2020

City of Aurora  
Planning & Development Services  
Attention: Stephen Rodriguez, Planning Supervisor  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012  
Ph: 303.739.7346

**Re: TransPort Colorado – Transload Facility Site Plan  
Narrative  
Submittal #1**

Dear Mr. Rodriguez:

TransPort Colorado is a proposed logistics and commerce park consisting of approximately 5,400 acres of industrial and mixed-use commercial development adjacent to the Colorado Air and Space Port in Aurora, Colorado. The project offers significant growth opportunity for the area due to its proximity to I-70, Highway 36, Denver international Airport, and the Union Pacific Rail line that borders the southern portion of the site.

The Transload Facility is being developed within Sub-Area 1 as an essential service to companies which are looking to locate within the park. The Transload provides facilities and services where a variety of different materials can be transferred from rail-to-truck or truck-to-rail to support a company's manufacturing or distribution requirements. These materials may be transferred directly to a nearby facility or stored in designated laydown areas within the Transload Site.

The Transload will consist of approximately 124.06 acres of land (which includes the area of the grading easements) and about 12,000 feet of rail. Preliminary Plan/Site Plan will be submitted to show the preliminary design of the improvements needed to support development of the proposed site including:

- Drainage
  - Stormwater will be conveyed to detention facilities via swales, ditches and storm sewers where it will be detained and released in conformance with the approved Master Drainage Report. Interim ponds may be used until larger, regional facilities are warranted.
- Landscaping
  - Non-Street Buffers:  
"Non-street perimeter buffers occur along property lines with no street frontages. Non-street perimeter buffers shall not be required between the same or differing land uses in multiple phases of a single approved master plan". So we (COA Staff) would not require a buffer between the proposed Transload storage/rail yard and a future industrial development to the north. Extra landscape has been provided west of the future Cavanaugh Road around the interim detention ponds.



- Utilities
  - Water service will be provided by a well and tank system with a water line loop running through the site for emergency firefighting services. No buildings are planned at this time, so no sanitary service will be required. A sanitary line will be installed through the site to serve the adjacent parcels to the west. If sanitary service is required for the Transload facility, it will connect to this line.
- Buildings
  - As noted above, no buildings are planned at this time.
- Site Access/Fire Access
  - The site will have 2 points of access, both of which will be private drives that are intended to be made public as the adjacent parcels are built out. Any gates will be in conformance with COA requirements for gating systems.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or [jcarpenter@laidesigngroup.com](mailto:jcarpenter@laidesigngroup.com). We look forward to working with the City in completing this process in order to contribute high-quality project to the City of Aurora.

Sincerely,

Jennifer Carpenter  
Associate Principal