



March 28, 2024

Rachid Rabbaa
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**Re: Letter of Introduction
Porteos Industrial at Porteos Site Plan and Plat Amendment
DA-1903-38**

Dear Mr. Rabbaa:

Please accept this letter as our introduction to the City of Aurora for a Site Plan and Plat amendment to the Porteos Industrial at Porteos project within the Porteos Framework Development Plan (FDP). The project is being developed by Ambrose Property Group, the same developer as the initial project. The previous site plan was approved under (2020-6030-00).

To provide some background, Ambrose Property Group specializes in real estate solutions for e-commerce and industrial needs by focusing on warehouse and distribution facilities. Their portfolio spans some of the top industrial markets offering bulk regional distribution centers and other key industrial facilities. Currently, Ambrose Property Group is developing properties in the Denver Metro area including the recently constructed speculative DIA I building at the southeast corner of E 64th Avenue and Powhaton Road as well as a multi-building development at the northwest corner of E 56th Avenue and Powhaton Road. These projects will join their continually growing network of Class A distribution space in the US. Ambrose Property Group owns and operates its real estate and takes great pride in the investment and long term commitment made in the community.

The project proposes to amend the previously approved site plan and plat. As mentioned above, the DIA I building has been recently constructed as a speculative building and the applicant is requesting to make modifications to the site plan to meet tenant requirements. Modifications to the site include the addition of auto and truck parking as well as inbound and outbound guardhouses and security fences per tenant requirements. Additionally, the DIA II building (previously approved but not constructed) will have a minor modification to the building footprint with an increase in auto parking and a decrease in trailer parking per tenant requirements. The plat will be amended as applicable based on the site plan changes for updated easements and lot lines.

The previously approved Site Plan included the following adjustments:

- Major Adjustment
 1. Per UDO Section 4.6.5 – Parking Design and Location, requirement for 60% maximum of lot frontage to be surface parking will be waived.
- FDP Adjustment
 1. Per UDO Section 3.3.5, requirement for loading areas not to face public ROW will be waived.

This project will continue to utilize the previous approved adjustments.

A water quality pond was constructed within initial build out of DIA I and was sized to accommodate the full build out of this development. Potable water and sanitary sewer services will be available in both Powhaton Road and E. 64th Avenue per the FDP.



A master traffic study was approved by the City of Aurora in 2012 and a traffic letter of compliance was approved for this development in 2021. We will incorporate approved final access locations and improvements on the required plat, site plan, and construction documents.

We appreciate your attention to this project and look forward to meeting with you and working with your staff to fully entitle and build this project in the City of Aurora. Should you have any questions please contact me at (303) 974-3625.

Best Regards,

A handwritten signature in black ink, appearing to read "Brad Cooney", with a stylized flourish at the end.

Brad Cooney, P.E.

Kimley-Horn and Associates, Inc.