

June 27, 2019

Steven Rodriguez
City of Aurora Planning Department
15151 E. Aurora Pkwy, 2nd Floor
Aurora, CO 80111

**Re: Porteos – Powhaton Infrastructure Site Plan No. 5 and Public Improvement Plan Amendment
Letter of Introduction**

Dear Stephen,

On behalf of the developer, Velocity Metropolitan District No. 1, we are pleased to submit this Letter of Introduction for the proposed Porteos Infrastructure Site Plan No. 5 and Public Improvement Plan Amendment.

The following team of consultants has been assembled to complete this application:

Owner:

ACP DIA 1287 Investors, LLC
Bill Wichterlan
4530 E. Shea Boulevard, Suite 100
Phoenix, Arizona 85028
602-448-9392
bill@thesanjuancompany.com

Applicants:

Velocity Metropolitan District, No. 1
C/O Spencer Fane, LLC.
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Denver, CO 80203
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Agent:

The San Juan Company
Bill Wichterlan
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Planner:

Norris Design
Bonnie Niziolek
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Civil Engineer:

CVL Consultants
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Englewood, CO 80012
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Traffic Engineer:

Felsburg, Holt & Ullevig, Inc.
Christopher J. Fasching, PE, PTOE
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
303.721.1440

Landscape Architect:

Norris Design
John Birkey
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Site Location:

Porteos is located on portions of Sections 5, 8 and 9 in Township 3 South, Range 65 west of the 6th principal meridian, Adams County, State of Colorado; generally lying northeast of the intersection of existing 56th Avenue and the proposed future Harvest Road alignment and approximately 1 mile east of the 56th Avenue interchange with E-470. Currently, this property is zoned Northeast Plains I-70 General Subarea.

The proposed Porteos development consists of approximately 1,287 acres. Currently, access can be achieved off Pena Blvd and Jackson Gap Road onto the newly constructed Jackson Gap street to the existing 56th Avenue which is a rural-type road with two-lanes of asphalt. Access can also be achieved via Powhaton Road or East 64th Avenue which are non-paved road surfaces traversing on the site. The site is generally bounded by 56th Avenue on the south, Harvest Road on the west, and Denver International Airport property on the north and east.

This Infrastructure Site Plan includes the north side of 67th Ave. between Jackson Gap Road and Powhaton Road and the full ROW of Powhaton Road between E. 64th Ave. and E. 60th Ave.

Project Overview:

A Framework Development Plan for Porteos was administratively approved by the City in August 2012. A Framework Development Plan Amendment (FDP Amendment No. 1) was approved June 26, 2013. FDP Amendment No. 2 was approved in November 2017 and included revisions to roadway alignments and classifications, revised planning area boundaries and land use designations and the addition of a cross dock waiver, and included revisions to Public Improvement Plan PA Boundary. FDP Amendment No. 3 is pending recordation and includes the revisions to planning area boundaries, on-site surface parking waiver and Public Improvement Plan Revisions.

Included with this submittal is an Infrastructure Site Plan No. 5 and Public Improvement Plan Amendment. The details of the proposed revisions are outlined below:

Public Improvement (PIP) Amendment:

1. Revise the cross section and ROW of east 64th Avenue to remove bike lanes and increase width of the sidewalk to 10' on the south side of east 64th Avenue.

Infrastructure Site Plan:

Powhaton Road

1. Extension of 8" sanitary sewer and 8" lateral to PA-6B.
2. 16" Water Main that connects Porteos Filing No. 2 and JAG Logistics Center water main construction. And a 12" water lateral to PA-6B
3. Two storm drain inlets near the intersection of E. 64th Avenue.

E. 64th Avenue

1. One storm drain inlet that will connect to the 4' x 6' Box Culvert that will be constructed with the JAG Logistics Center Project.

Please feel free to contact me with any questions at 303.892.1166. We look forward to working with the City of Aurora throughout the review and approval process of this next phase of Porteos.



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Sincerely,
Norris Design

Leanne Vielehr

Leanne Vielehr
Senior Associate