



November 22, 2024

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

**Re: Letter of Introduction  
Fine Point Business Park Neighborhood Plan**

Dear Mr. Rabbaa

Please accept this letter as our introduction to the City of Aurora of the proposed Neighborhood Plan within the Fine Point Business Park. We have attached hereto an overall site plan showing the location of the proposed public and private roadway, drainage, and utility infrastructure. The project will generally be known as Fine Point Business Park Infrastructure and is being developed by Ambrose Property Group.

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 a nearby project at E 64<sup>th</sup> Avenue and Powhaton Road and the planned facility in Aurora 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 Fine Point Business Park Infrastructure project consists of an assemblage of parcels within the City of Aurora (Parcel IDs 0181900000018 and 181908400001). The site is currently vacant agricultural land totaling ± 113.5 acres, bounded generally by vacant land / Gopher Gulch channel to the north, Powhaton Road to the east, E 56<sup>th</sup> Avenue to the South, and N Jackson Gap Way to the west. The proposed Neighborhood Plan complies with the Fine Point Business Park FDP amendment and the Fine Point Business Park Master Plan amendment.

The site will be fully served by Aurora Water with potable water and sanitary sewer with the addition of infrastructure proposed by the project. Stormwater infrastructure and Extended Detention Basin treatment for the proposed roadway improvements will be constructed with the project. Existing public access roadways (E 58<sup>th</sup> Avenue and Powhaton Road) will be extended and/or widened with this project. Sidewalk will be constructed along existing N Jackson Gap Way.

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'.

Brad Cooney, P.E.

Kimley-Horn and Associates, Inc.