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April 23rd, 2024

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

From: Max Newstrom
Ware Malcomb
900 S Broadway Suite 320
Denver, CO 80209

Letter of Introduction
Picadilly Crossing (#1693986)

Dear Mr. Gubrud,

We are pleased to submit our Site Plan package for The Picadilly Crossing project. Please find our narrative for the project below.

Narration

This project proposes the commercial construction of two industrial buildings, with water, sanitary, and storm utilities, parking infrastructure and landscaping, on a ±39 acre site at the corner of Stephen D Hogan Parkway and 6th Ave. The project will be completed in a single phase.

Currently the project does not request any waivers or adjustments from City standards.

The ownership and consultants for this project can be found below:

Brennan Investment Group-- Owner
John Torp
jtorp@brennanllc.com
303-521-8890

Ware Malcomb – Civil Engineer
Max Newstrom
mnewstrom@waremalcomb.com
952-217-3396

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Meuran Design Group, llc. – Landscape Architect
Kerry Smeester
kts@meuran.com
303-512-0549

Thank you for your consideration and insights into this project. We look forward to working with you through the course of this project.

Sincerely,



Max Newstrom
Senior Project Engineer
Ware Malcomb