

December 19, 2022

City of Aurora
Office of Development Assistance
15151 East Alameda Parkway
Aurora, CO 80112

**Re: Pre-Application Meeting
TransPort Colorado: Sub-Area 2 – Infrastructure Site Plan #2, Filing 2
Project Narrative**

To Whom it May Concern:

TransPort Colorado is a proposed logistics and commerce park consisting of approximately 6,500 acres of industrial and mixed-use commercial development adjacent to the Colorado Air and Space Port (CASP), formerly known as Front Range Airport, in Aurora, Colorado. The project offers significant growth opportunity for the area due to its proximity to Interstate 70, Highway 36, Denver International Airport (DIA), and the Union Pacific Rail line that borders the southern portion of the site.

The site is divided into six separate sub-areas which will be treated as individual projects. Sub-Area 2 is located in the central portion of the site and contains approximately 1,935.65 acres of planned industrial development. The majority of the property surrounding the proposed site is undeveloped farm/ranching land with intermittent residential communities. CASP is located immediately north and east of Sub-Area 2.

The initial phases of Sub-Area 2 are anticipated to include data centers. Infrastructure Site Plan (ISP) #2 will be submitted to show the preliminary design of the infrastructure improvements needed to support development of roughly 345.37 acres west of and adjacent to Quail Run Road and south of and adjacent to East 48th Avenue, relative to the Planning Area (PA) 6, including, but not limited to:

- Roadway
- Landscaping
- Irrigation
- Water
- Sanitary
- Stormwater

As described in the Public Improvements Phasing (PIP) Plan, proposed infrastructure will include construction of: the west side of Quail Run Road, along the frontage of the development area, the south half of East 48th Avenue, along the frontage of the development area, and relocation of the two existing water quality ponds, east of Quail Run Road. PA-6 will be overlot graded. Watermain will be constructed in East 48th Avenue along the frontage of PA-6. Sanitary sewer will be constructed in East 48th Avenue and outfall to a package plant at the northeast corner of Bear Gulch and East 48th Avenue.

It is anticipated that the end-user of PA-6 will be entitling and permitting the property separately and independently of ISP #2, including an onsite detention and water quality pond.

The design materials for PA-6 and ISP #2 will be structured to stand-alone from the Conditional

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Letter of Map Revision (CLOMR) required for Bear Gulch.

ISP #3 is planned to address the Bear Gulch improvements, including the online regional ponds throughout Sub-Area 2, as well as the East 48th Avenue drainage crossing. While ISP #3 will be a separate application, it is planned to run concurrently with PA-6. Ideally, if construction documents for both ISP #3 and PA-6 are approved at the same time, the onsite detention and water quality pond designed to serve PA-6 can be reduced to water quality only, in lieu of the online regional detention ponds in Bear Gulch.

If you have any questions or need any additional information, please do not hesitate to call me directly at (720) 249-3539 or email me at melinda.lundquist@westwoodps.com. We look forward to working with the City of Aurora on this highly impactful and exciting project.

Sincerely,

Westwood Professional Services, Inc.



Melinda E. Lundquist, PE
Director, Private Development Colorado