

which corresponds with building 3. Refer to phasing plan for clarification.

Please provide justification for the conditional use request with your next submittal.



8/8/2023

Liz Fuselier  
City of Aurora  
Office of Planning and Development Services  
15151 E Alameda Parkway  
Aurora, CO 80012

This is somewhat confusing; the site plan indicates Phase 2.1 and 2.2 and Buildings 2 and 3. Please clarify with your next submission.

**Re: QTS Aurora – Phase 2: Letter of Introduction**

Dear Ms Fuselier,

Kimley-Horn is pleased to submit this Letter of Introduction on behalf of our Client, National Acquisition Company, for our Site Plan & Plat Applications for “QTS Aurora – Phase 2” (herein referred to as the “Project”). The Project is located at the northeast corner of East 10<sup>th</sup> Avenue and Gun Club Road.

The project is to be a phased two building Data Center consisting of approximately +/- 39.86 acres of land. The land will be split into two lots, where each of the two buildings will be placed in its own lot. The two buildings have a total square footage of approximately 462,794 square feet (231,397 sf each). The two proposed building will be constructed in two phases, phase 2.1 and phase 2.2.

The Project has two primary access points with a guard shack at the main access point. The main point of access will be off Gun Club Road and will be secured with a guard shack. The second point of access will be off East 10<sup>th</sup> Avenue and will serve as an emergency access for the City’s fire department. The secondary point of access will have a security gate but no guard shack. There is no public access proposed to East 10<sup>th</sup> Avenue. Additionally, a path has been proposed to provide connectivity from East 10<sup>th</sup> Avenue to the Gun Club Road roundabout along the western portion of the Project.

The Project falls under the Aurora Crossroads Master Plan. The rerouting of Gun Club Road was covered as part of the Master Development works. The realigned Gun Club Road is reflected in the Site Plan.

Stormwater for the Project is covered regionally for both water quantity and quality, as part of the Aurora Crossroads Master Development. In addition, traffic is in conformance with the Master Developments approved Traffic Study. A detailed Traffic Letter has been submitted with the Site Plan set to show conformance with the Master Study. A deferral agreement is in place for the construction of East 10<sup>th</sup> Avenue that describes how and when QTS Aurora, LLC will have a portion of East 10<sup>th</sup> Avenue constructed.

A plat has been submitted to subdivide the lots and dedicate easements. All easements will be dedicated for the Project as part of the plat.

The above described will adhere to the codes and requirements outlined within the City of Aurora’s design standards. We are excited to bring this project to the City.

Should you have any questions or concerns, please do not hesitate to contact me at

[Stephen.Litsas@kimley-horn.com](mailto:Stephen.Litsas@kimley-horn.com) or at (720) 647-6231. Thank you for your time and consideration.

Sincerely,

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

Stephen Litsas, PE  
Kimley-Horn