



5/23/2024

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

Re: Gun Club Road Data Center – Phase 2: Letter of Introduction

Dear Ms Fuselier,

Kimley-Horn is pleased to submit this Letter of Introduction on behalf of our Client, QTS Aurora LLC, for our Site Plan & Plat Applications for “Gun Club Data Center – Phase 2” (herein referred to as the “Project”). The Project is located at the northeast corner of East 10th 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 489,752 square feet (244,876 sf each). Proposed Building 2 will be constructed in Phase 2.1 and Proposed Building 3 will be constructed in Phase 2.2.

The Project is to be a Data Center which is listed as a conditional use in Table 3.2-1 in the City of Aurora Unified Development Ordinance. The conditional use for the project is a Data Center while zoned in Mixed-Use Regional District. Per the City of Aurora *Unified Development Ordinance*, the intent of a Mixed-Use Regional District is to provide an enjoyable visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas. Additionally, the Mixed-Use Regional District provides a safe and pleasant pedestrian and bicycle environment connected to streets and walkways.

Phase 1 of this project constructed a 0.75-acre public park (as part of a separate application). The Phase 2 work is proposing large outdoor common area for employees and customers to interact and relax, within the secured perimeter. In addition, the Project is proposing mountain etchings on the long sides of the buildings to provide a pleasant visual appearance for vehicle and pedestrian traffic adjacent to the site. A new bicycle / pedestrian connection will be provided along the western frontage of the property, generally aligning with Gun Club Road. Landscaping is proposed throughout the site with emphasis around the proposed trail connection and the common areas.

Site operations will consist of regularly testing generators to ensure the backup power source is maintained for the site in the event of a power failure. The generators will only be tested during typical daytime hours as to not disturb any nearby residential areas which are located approximately 2,000-foot south of the Project. Please refer to the Noise Study that was submitted for this Project for a more technical description of the anticipated noise levels.

In addition to the paragraph above, a recorded Site Plan (2021-6004-00; E2084323) already exists on this site for the construction of three Data Center buildings. Therefore, the City has already approved the use of Data Center buildings in this location; this application is intended to redesign the currently recorded use on the site (as opposed to proposing a new use). The properties to south and east of this

proposed development are existing Data Center buildings. With E-470 to the west, and I-70 to the north, this property is buffered on all four sides from residential uses by major highways or existing Data Center buildings. Due to the existing Site Plan approval, site context, and the paragraph above, we believe the Project aligns with the City's intent for development within the Mixed-Use Regional District. We ask the City to allow the conditional use of a Data Center for this project.

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 the second point of access will be off East 10th Avenue. The second access point will serve as emergency access only; therefore, the secondary point of access will have a security gate but no guard shack. Additionally, a multi-modal path has been proposed to provide connectivity from East 10th 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, but work is completed by others.

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 Development's 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 will be put in place for the construction of East 10th Avenue that describes how and when QTS Aurora, LLC will have to construct their East 10th Avenue obligation.

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. Easements dedicated as part of the previous plat for the project will be vacated via the City's easement vacation process.

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 or at (720) 647-6231. Thank you for your time and consideration.

Sincerely,



Stephen Litsas, PE
Kimley-Horn