



December 18, 2024

Debbie Bickmire
City of Aurora – Planning Development Services Department
15151 E. Alameda Pkwy
Aurora, Colorado 80012

Re: High Point – Forgotten Star Brewery, Letter of Introduction

Dear Ms. Bickmire:

On behalf of HighPoint Acquisition LLC, the Land Owner, Mortenson, the Applicant, and the following consultant team, enclosed please find a description of intent for the Forgotten Star Brewery.

<p>Land Owner: HighPoint Acquisition, LLC 1350 Lagoon Ave. Ste 920 Minneapolis, MN 55408-2692 612.845.1991 paul@hyde-dev.com Contact: Paul Hyde</p>	<p>Applicant: Mortenson 1621 18th St., Ste 400 Denver, CO 80202 612.554.164 Jack.mortenson@mortenson.com Contact: Jack Mortenson</p>	<p>Entitlements: Norris Design 1101 Bannock St. Denver, CO 80204 303.892.1166 spollmiller@norris-design.com Contact: Samantha Pollmiller</p>
<p>Civil Engineer: Martin Martin 12499 West Colfax Ave Lakewood, CO 80215 303.431.6100 gproulx@martinmartin.com Contact: Greg Proulx</p>	<p>Architect: HMM Architects 821 2nd Ave. N Minneapolis, MN 55405 612.655.3745 mathias@hmmarch.com Contact: Mathias Mortenson</p>	<p>Landscape Applicant: CIVITAS 1200 Bannock St. Denver, CO 80204 303.571.0053 cvickers@civitasinccom Contact: Craig Vickers</p>
<p>Surveyor: Martin Martin 12499 West Colfax Ave Lakewood, CO 80215 303.431.6100 phorn@martinmartin.com Contact: Patrick Horn</p>	<p>Traffic Engineer: Felsburg, Holt & Ullevig 6400 S. Fiddler’s Green Cir. Ste 1500 303.721.1440 Philip.dunham@fhueng.com Contact: Philip Dunham</p>	

PROJECT INTENT

The subject property is located within the High Point at DIA Master Plan, a part of Planning Area 28A, located south of 63rd Avenue and west of the Gun Club Road extension and Possum Gully Open Space. The property is comprised of approximately 4.39-acres and is intended to provide a facility that supports the Forgotten Star Brewery in their manufacturing, distribution, and sale of their brewery products. Alongside the primary purpose of brewing and marketing beer, the brewery facility and surrounding grounds also include gathering spaces intended for community events, hosted by Forgotten Star Brewery; such as trivia, bingo, yoga, live music, and other similar social events.



FORGOTTEN STAR BREWING HISTORY

The Aurora, Colorado site would be Forgotten Star Brewing's second facility. The first facility is located in Fridley, Minnesota in a building originally occupied by a water pump manufacturer. Founded in 2019, Forgotten Star Brewing is now a proud purveyor of multiple award-winning beers and a social hub of their community.

The Forgotten Star Beer Company hopes to establish a new brewery at High Point that offers their specialty: a strong, inclusive sense of community centered around great beer and fun events in a unique building. The building in this case consists of a Quonset Hut. Originally developed in World War II to provide quickly-erected facilities for military purposes, these metal structures now serve many ends. They are widely used for manufacturing, industrial and even commercial purposes. They are also common staples in the aviation and agriculture worlds. These last connections prove salient ones, given the proximity of the site to DIA and the high plains farming that occurs directly to the east.

PROJECT DESCRIPTION

The site is zoned AD (Airport District). The purpose of the AD district is to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora. The subject property is within the Industry Hub Placetype. This Placetype includes areas typically dedicated to manufacturing, light industrial uses, business parks and urban agriculture, but also supports a variety of commercial retail and services.

The site contains the primary brewery facility, associated parking and vehicular circulation, an outdoor patio, and event lawn. The site is strategically located adjacent to the Possum Gully Open Space within the High Point Industry Park. The adjacency between the brewery facility and the regional open space fosters a connection between the brewery and the community and creates a catalyst for social engagement. The location within the High Point Industry Park, although generally surrounded by light industrial uses, is also located in close proximity to areas intended for future commercial and retail development. Much of this nearby development is focused along 64th Avenue. This future development, coupled with the higher-density residential within the western portion of the community, helps support a strong user base for commercial expansion in the area.

ARCHITECTURE

The rugged and delicate nature of the prairie is the perfect setting for an architectural expression that is simple bold and honest. At High Point, an interesting series of architectural follies have been created that are derived from the basic components of the 'warehouse building' type that are present on site. The idea is that these components: columns, trusses and girders can be deconstructed to form grand scale /occupiable structures that integrate with the native landscape. For the Forgotten Star Brewery, the opportunity is to carefully compose these structures with the Quonset Hut building form to create a dynamic and memorable industrial expression. This is unique! It's interesting and this juxtaposition will certainly form an unexpected place that people will enjoy.

Quonset huts are all metal and have a simple half-cylindrical form. The combination of the steel composition and the barrel-vaulted arch shape is what makes them such efficient structures. We plan to leverage these qualities by leaving the interior space as open and unimpeded as possible, giving patrons a soaring sense of length and height both as they enter and while they are patronizing the brewery. This sense of scale pairs well with the boundless prairie outside. The overall length of the building, while contributing to the uniqueness of the form, will be mediated by several elements:

- The east side will have a main entrance with an awning structure supported by heavy timber columns,



- At the southeast corner the metal arches will give way to more wood columns and ample glazing providing views of a beautifully landscaped Possum Gully.
- At the south end of the building, two over-sized glass garage doors will allow access to a covered exterior patio and the terraced garden beyond.
- And at the north end the half-circle facade will be a composition of windows, metal panels and a simple, bold branding element.

These design decisions offer some degree of building modulation, hierarchy and material change. The landscape design will provide additional levels of articulation and softness that will help make the building beautiful and human-oriented while remaining true to the rigor of the Quonset Hut form.

LANDSCAPE

Surrounding the building to the east and south are the social gardens. These spaces are designed to complement the sloping topography as the site transitions to the nearby Possum Gully Open Space. Directly adjacent to the building is the patio level. This includes an outdoor dining space covered by the southern portion of the building structure. To the east of the building is a large linear patio intended to welcome guests to the front entrance and also provide space for outdoor games such as bags, horseshoes, and similar. Extending to the east of the building is a larger activity lawn, grove of trees, and a walkway with an overhead trellis, intended to support hops vines. With both the tree grove and the overhead trellis, this space welcomes guests from the regional trail and parking lot while establishing a design character that emphasizes the agricultural roots of craft brewing. South of the building, a terraced garden terminates into a patio space. Two grass covered steps provide wide spaces for guests to sit and enjoy their visit, while the patio space provides additional outdoor dining opportunities. This space is also intended to host concerts, live music performances, and similar community events. Continued in this space are the overhead trellis structures intended for hop vines. These structures provide additional shade while also acting as a ceiling to help with the acoustics of the space when used for live music.

ACCESS & PARKING

The site is accessed from two primary entrances, the main entrance is intended from the west via the Gun Club Road extension and the secondary entrance comes from the north via 63rd Avenue. Parking is provided to the north of the building with opportunity for overflow or shared parking with a future light industrial/distribution facility to the west. Approximately 156 spaces are proposed as part of this application. Freight and distribution services are intended to take place on the back side (west side) of the building, while the main pedestrian entrances are intended to access the site from the north and east of the building.

CIRCULATION

Circulation within the site is provided through a series of sidewalks and plazas leading guests to both the brewery facility and the activity lawn and outdoor patio. Multi-modal transportation to and from the brewery is encouraged. With the location strategically situated up against the Possum Gully Open Space, the regional trail traversing the open space includes an exit at Gun Club Road which allows convenient and safe access across the street to the front entrance of the site. A landing plaza and bike parking are provided at this location (approximately 24 bicycle spaces total across the site).

DRAINAGE/UTILITIES

The existing site generally drains from the northwest to the southeast before discharging into Possum Gully near the southeastern corner of the site.

The main public utility services for sanitary sewer and domestic water are pulled in from Gun Club Road and 63rd Avenue creating a looped supply. Extension of sanitary is provided to the south of the property. Stubs are also available on the westernmost side of the property for future development.



INTEGRATION WITH THE LARGER MASTER PLAN

It is the goal of this Applicant that High Point at DIA Master Plan is not only an exceptional place for industry to thrive, but that it also contributes to the health and beauty of the entire community. The nature of industrial land uses can often be void of the energy and vibrancy that makes a community distinct, beautiful, and healthy. However, with creativity and thoughtful planning, High Point can be different and set a new bar for how our industrial places can become a vital but also a cherished destination within the community. Carefully composed with the native prairie landscape of Possum Gully in mind, the Forgotten Star Brewery and Possum Gully Open Space can be an exceptional contribution to our regional trail system. The Forgotten Star Brewery can become a favorite place for people to gather, enjoy events and celebrate the heritage of this incredible land. To support this, images have been included that articulate the design intent of both the Forgotten Star Brewery but also the context that will support it.

The vision for the Possum Gully open space corridor includes the introduction of architectural landscape follies that celebrate both the grand open scale of the High Plains prairie landscape and the interesting architectural qualities of the typical warehouse buildings that are found here at High Point. These vignettes are examples of how the components of these buildings can be integrated into follies that shape memorable places within this grand landscape.

OPERATIONS PLAN

The building will consist of two primary areas:

1. Back-of-house with equipment for brewing operations, a kitchen, and storage areas
2. Front of house that includes a bar area as well as indoor and outdoor seating for patrons

An estimated 4 trucks per month will arrive at the property to drop off materials and ingredients for the brewing and food operations. Otherwise, most of the traffic at the building will be retail customers arriving daily for food and beverage service. The business plans to open daily at 7:00-8:00 am depending on morning demand, and close at 10:00 pm weekdays and 11:00 pm Friday/Saturday. The business will only be closed 5-6 days per year for significant national holidays and internal programming with employees.

At full operating capacity, the facility's headcount is anticipated to include 5-8 employees between brewing operations, kitchen and front of house, and accommodate up to 225 patrons with dining/bar seating between the indoor and outdoor areas.

ADJUSTMENTS

No adjustments are anticipated for this application at this time.

APPROVAL CRITERIA

Conformance to Section 146-5.4.3.B.2 of the City of Aurora Unified Development Ordinance – Site Plan Criteria

- a. The application complies with the standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
 - *The proposed land uses are consistent with the Zone District as well as Comprehensive plan land use designation as well as the High Point at DIA Amendment No. 5 Master Plan. No adjustments are proposed.*
- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
 - *As described above, the subject property is subject to the High Point at DIA Amendment No. 5 Master Plan. Which included review and approval of Master engineering studies including traffic, drainage*



and utility. The development of Building 2 Cold Distribution Center proposes to align with all outcomes of these various studies thus ensuring adequate capacity.

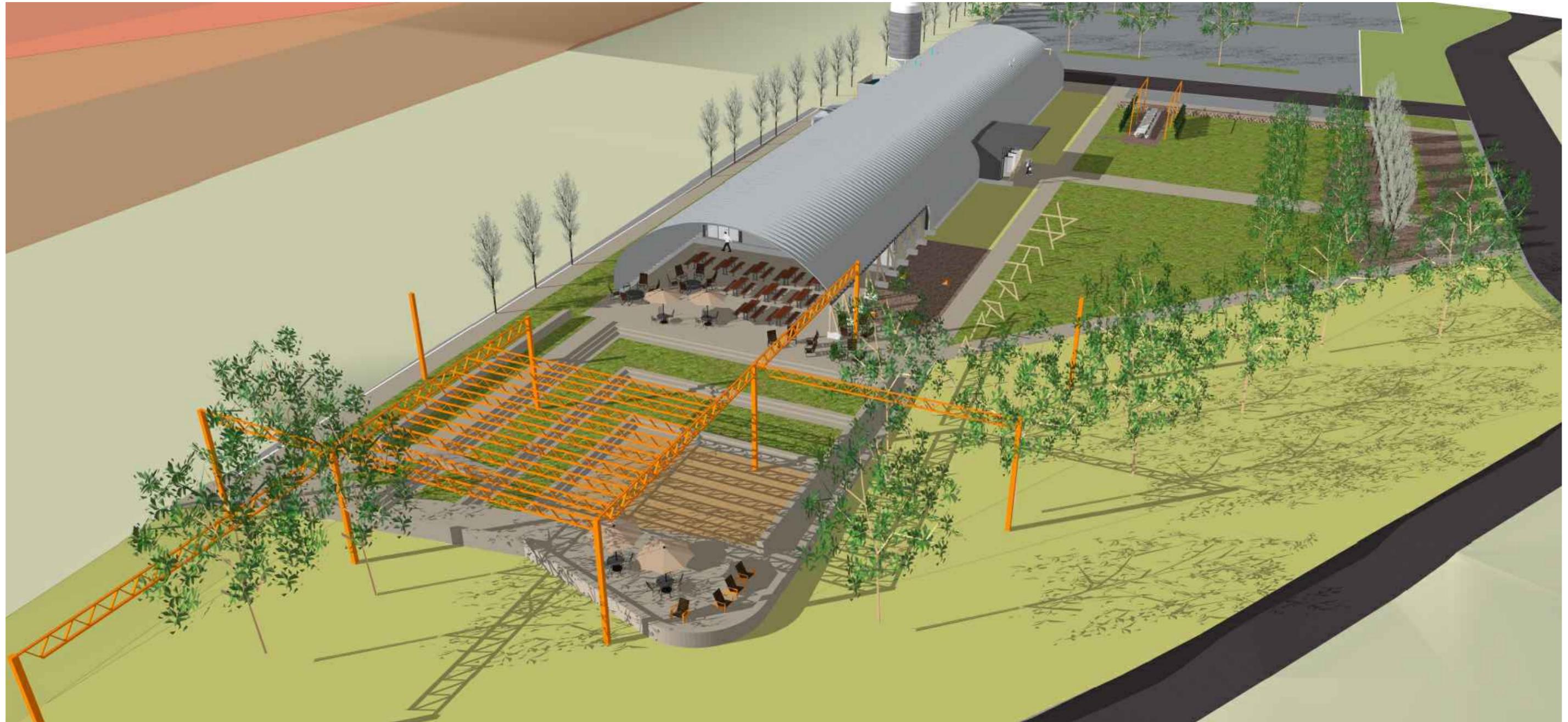
- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
 - *The proposed site plan embraces the connection to the nearby Possum Gully Open Space and floodplain. The brewery encourages integration with this open space area and respects the important role the floodplain provides for the community and larger region. The building and major infrastructure proposed as part of this site plan are setback from the floodplain and storm drainage generated from the site are appropriately mitigated.*
- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
 - *The proposed access points and surrounding network of public and private roadways have been reviewed and approved as part of the Master Plan. The site has been designed to appropriately handle vehicular, bicycle, and pedestrian traffic to and through the area.*
- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
 - *The proposed development is cohesively planned with future surrounding development in mind. The governing Master Plan as well as the UDO provides standards and guidelines to further ensure compatibility.*
- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - *Adverse impacts on surrounding areas incurred with this site plan shall be mitigated where practicable. This shall be accomplished through City designated setbacks and landscape treatments, down cast lighting, and posted hours of operations, among other similar City enforced requirements.*

The Forgotten Star Brewery is excited to be a part of the High Point at DIA Master Plan development and work with the City of Aurora. Simple, bold, efficient, and honest. These foundational values are the reasons this site resonates with the Forgotten Star Brewing Company. Building a sense of community in a place that has a history, one that represents craft, hard work and excellence is at the core of their mission. We are convinced this will not only be an incredible place to enjoy their craft, but it will become a significant regional destination for people all over the Front Range as well as folks who are passing through. The Building is designed to not only reflect these values and standards, it also has been designed to celebrate both the agrarian tradition of this Prairie landscape and the incredible Aviation story that can be told here.

The development team is available to address any questions or concerns regarding the proposed Site Plan and Subdivision Plat. We look forward to continuing to work with the City to make this new development a success!

Sincerely,
Norris Design

Samantha Pollmiller
Principal

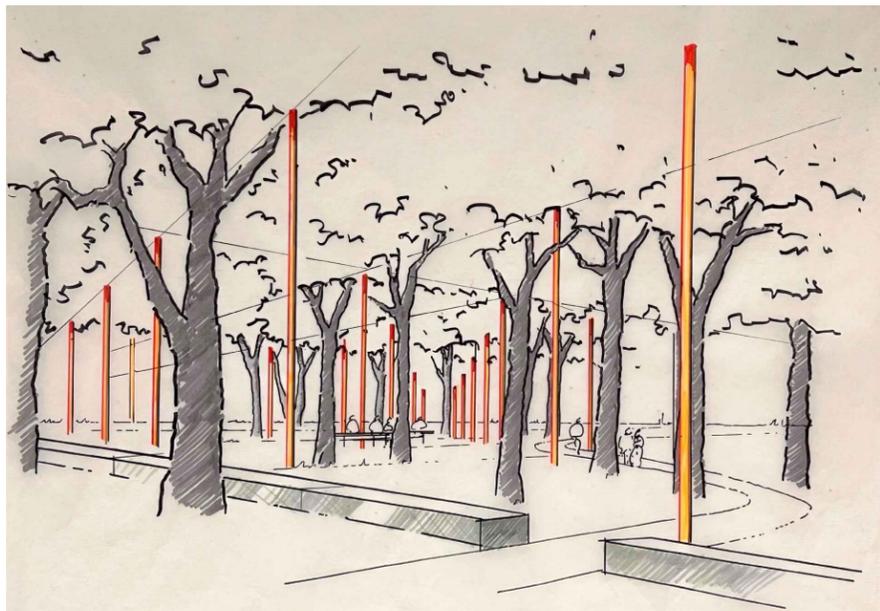
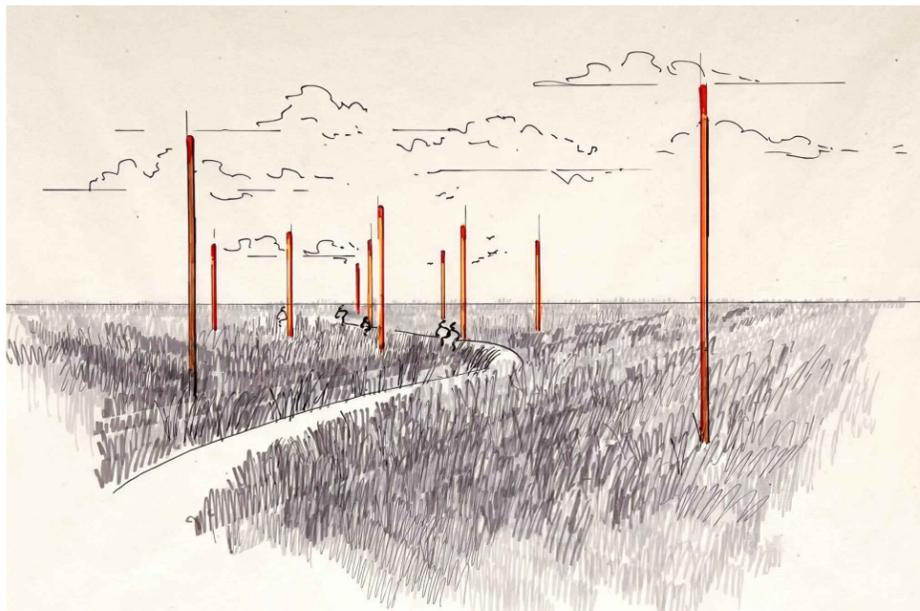
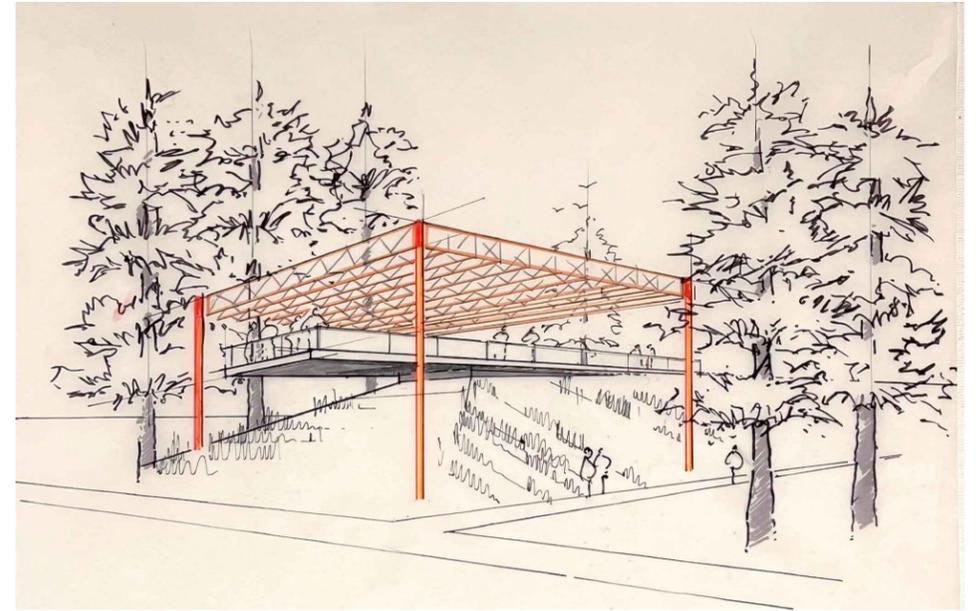
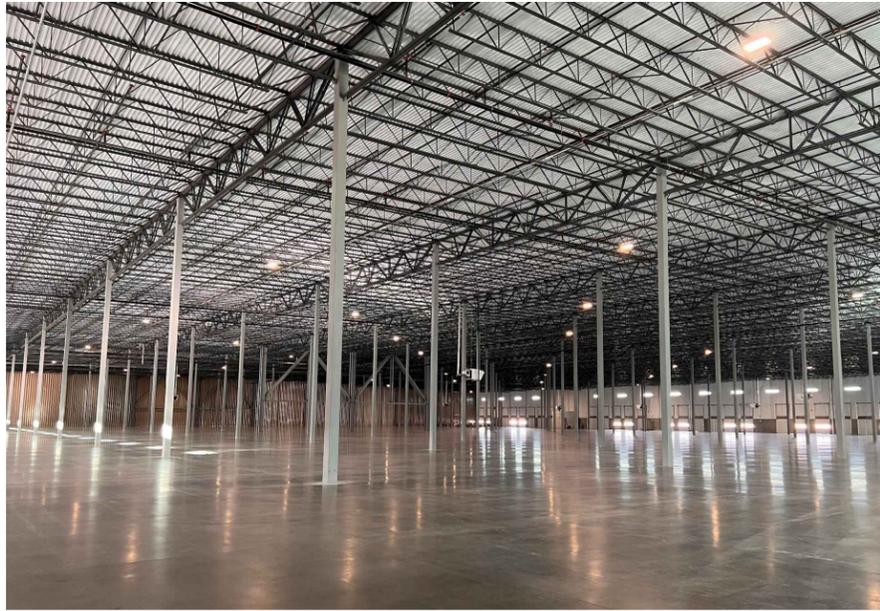
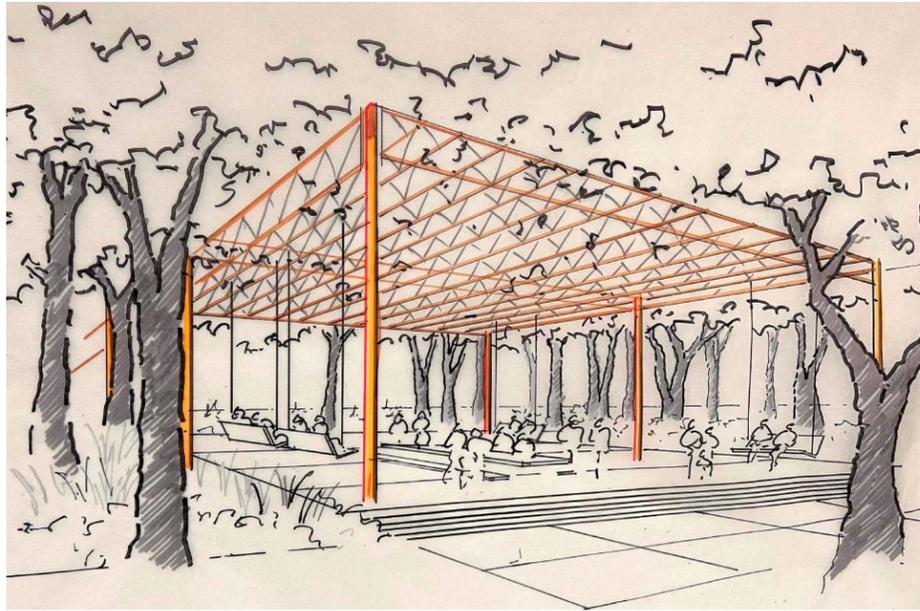


The forgotten star brewery is attracted to this type of setting because it is simple, bold, efficient, and honest. The reason this resonates is because those are foundational values of the Forgotten Star Brewing Company. Building a sense of community in a place that has a history, one that represents craft, hard work and excellence is at the core of their mission. We are convinced this will not only be an incredible place to enjoy their craft, but it will become a significant regional destination for people all over the Front Range as well as folks who are passing through. The Building is designed to not only reflect these

values and standards, it also has been designed to celebrate both the agrarian tradition of this Prairie landscape and the incredible Aviation story that can be told here. The Quonset hut structure (Forgotten Star) is reminiscent of these influences, but it also forms a bold and simple partnership to the Possum Gully landscape.

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basic components of the 'warehouse building' type that are present on site. The idea is that these components: columns, trusses and girders can be deconstructed to form grand scale /occupiable structures that integrate with the native landscape. For the Forgotten Star site, the opportunity is to carefully compose these structures with the Quonset Hut building form to create a dynamic and memorable industrial expression. This is unique! Its interesting and this juxtaposition will certainly form an unexpected place that people will enjoy.



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