



7/3/2024

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.

Conditional Use Justification:

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 for the Mixed-Use Regional District zone.. To support the Conditional Use request we believe the following Conditional Use Criteria has been met:

- a. Standard: The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), 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;
 - a. Response: The development of PA-5 from the Aurora Crossroads Masterplan (the development area) has maintained the characteristics and themes from the Masterplan. In addition, the use it is consistent with the approved and record Site Plan for this property (Aurora Crossroads Filing No 2; approved on 5/27/22)
- b. Standard: The application is consistent with the Comprehensive Plan;
 - a. Response: The 2018 Comprehensive Plan envisions this area as an Urban District. However, post 2018, subsequent Planning Approvals from Aurora have informally redefined this area as a Data Center Zone. The property to the south and east of the Site Plan (approved post 2018) are active Data Centers. In addition, this property has previously been approved as a Data Center. The application is consistent with previous approvals for this area.
- c. Standard: The size, scale, height, density, multi-modal traffic impacts, and hours of operation

of the proposed use are compatible with existing and planned uses in the surrounding area;

- a. Response: The site is surrounded to the east and south by existing Data Centers, and to the west by E470. The size, scale, height, density, and hours of operations proposed match those of the adjacent uses. In addition, Data Centers have very low traffic generation per land area and this proposed use will not adversely affect the surrounding transportation network.
- d. Standard: The proposed use will not change the predominant character of the surrounding area;
 - a. Response: The site is surrounded to the east and south by existing Data Centers, and to the west by E470. This Site Plan is consistent with the adjacent uses and will match the predominant character of the surrounding area.
- e. Standard: The City's existing infrastructure and public improvements, including but not limited to its 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; and
 - a. Response: Data Centers have very low traffic generation per land area; this proposed use will not adversely affect the surrounding transportation network. In addition, this project proposes to provide a multi-modal path along the western border of the site, providing pedestrian and bicycle connectivity through the Aurora Crossroads area that currently does not exist. This Data Center proposes to use "air based cooling" methods and will not require a significant water demand to support the facility.
- f. Standard: The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.
 - a. Response: The site is currently vacant, with an existing Site Plan approved for Data Center use on this parcel. This application will not require any dislocations, and will be in line with the existing approved uses for the site.
- g. Standard: The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - a. Response: The site is surrounded to the east and south by existing Data Centers, and to the west by E470. A noise study was submitted as part of the Site Plan application, demonstrating the impact of noise on the adjacent properties (primarily Data Center uses or highway). A high-quality precast concrete screen wall with mountain themes is provided along the north and south of the data center yards to screen the yards from the adjacent public roadways, blending the yards into the façade of the building.

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. The new bicycle/pedestrian path will serve to improve the pedestrian experience around the property.

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-feet 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 Project's hours of operations, size, height, and densities align with the existing surrounding area. 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.

Development Details:

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 was 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,

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

Stephen Litsas, PE
Kimley-Horn