



September 18, 2024
Attn: Stacy Wasinger
Planner
City of Aurora Planning and Development Services
Planning Divisions
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: **Letter of Introduction** – APS Nutrition Services Freezer Warehouse Building - Advisory Site
Plan
Pre-Application Meeting Number: **1798146**

Dear Stacy,

This Letter of Introduction is in regards to Aurora Public Schools' Freezer Warehouse Building proposed for construction on the southeast corner of the intersection of Airport Blvd and E. Centretex Pkwy. The building has not yet been assigned an address number, but the access and frontage of the building will be on E. Centretex Pkwy. This is a commercial development under the memorandum of understanding with APS falling under school property development standards; there are no further adjustments relating to Section 146-5.4.4 intended. The building is for storage of foodservice product and supplies for their Nutrition Services Department. It will consist of storage freezers, a cooler, dry storage warehouse, loading docks, and administration space for these operations. The building's code area is 54, 788 SF (area to interior surface of exterior walls plus overhangs) with a 55,154 SF gross area (total building footprint including exterior walls); the site is 4.68 acres with a FAR of 0.27. Contacts for the project are as follows:

Owner: Aurora Public Schools
Educational Services Center 1
15751 East 1st Avenue, Suite 206
Aurora, CO 80011
(P) 303-365-7812
Contact: Christina Camp

Architect: RTA, Inc.
19 South Tejon Street, Suite 300
Colorado Springs, Colorado 80903
(719) 471-7566
Contacts: Brian Calhoun, AIA
Bill Hrinko, RA, NCARB

Civil Engineer: JVA Consulting Engineers
1512 Larimer Street, Suite 710
Denver, CO 80202
Office: (303) 565-4934
Contacts: Howard McHenry, PE

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Landscape Architect: Design Concepts
211 North Public Road, Suite 200
Lafayette, CO 80026
(303) 664-5301
Contact: Carol Henry

Structural Engineer: HCDA Engineering
545 East Pikes Peak Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 633-7784
Contacts: Steve Horner, PE

Mechanical and Plumbing Engineer: The Ballard Group
525 South Wadsworth Blvd, Suite 200
Lakewood, Colorado 80227
(303) 988-4514
Contacts: Eric Baalman, PE

Electrical and Technology Engineer: Ackerman Engineering
3000 Youngfield Street, Suite 264
Wheat Ridge, Colorado 80215
(303) 278-7297
Contacts: Don Ackerman, PE

Food Services Consultant: Kitchen Tech
1179 County Road 21
Brighton, Colorado 80601
(303) 835-2018
Contacts: Brian Johnson

The site plan is conforming to the site plan criteria in the City Code to the greatest extent possible per the City's agreement with APS. The individual items addressed in the Pre-Application meeting are individually responded to under a separate letter in this submittal. Items of note are the warehouse height is 40' due to operational requirements and the landscaping deviates from the standards to adhere to APS maintenance requirements.

If there is anything else needed, please feel free to reach me at my cell number (330) 519-7983.

Sincerely,



William Hrinko, Jr, RA, NCARB
Project Architect