

July 16, 2021

City of Aurora Planning and Development Services Dept.
Ms. Deborah Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: High Point Hyde –Building 1B Site Plan & Phase 1 Final Plat
Letter of Introduction

On behalf of Hyde Development, property owners of the subject site within the High Point Elevated office/industrial warehousing park, we are pleased to submit this request for approval of a Site Plan and Final Subdivision Plat for Building 1B. The subject property is a part of 'PA-29' of the High Point at DIA Framework Development Plan Amendment #4 and is comprised of approximately 27.3 acres. The subject property is located generally southeast of the intersection of E-470 and E. 64th Avenue. A recent Zone Map Amendment designates this site as part of the Airport District (AD) zone district which permits office and industrial uses, including warehouse/distribution land uses.

Building 1B is proposed to be constructed on Block 1 Lot 1 of the Highpoint Subdivision Filing No. 1 plat. With this application, a second filing to the Highpoint Subdivision plat is requested to further subdivide the subject area east of Possum Gully to create a developable lot for the construction of Building 1B, the resulting lot is Block 1, Lot 1 of the Highpoint Subdivision No. 2.

Approval of a Site Plan is requested for the above referenced Block 1, Lot 1 of Highpoint Subdivision No. 2; the proposed Building 1B will be the first office/industrial warehousing structure within the anticipated High Point Elevated business park. The proposed building contains approximately 540,000 square feet and is being developed speculatively to accommodate 1-4 office/industrial warehousing tenants. The structure is anticipated to be comprised of 5-10% office uses and 90-05% warehouse/distribution uses; however, this may vary depending on the ultimate tenant. The building contains 94 dock doors and 4 drive in doors to accommodate the needs of future tenants. Construction of the building will be Type II-B. Hours of operation are anticipated to be typical (Monday-Friday 8:00am-5:00pm), however again, this will depend ultimately on the future tenants. Based on the size of the building, the anticipated range of employees is approximately 125-200.

The building is oriented north-south on the subject lot to provide the circulation pattern necessary for the operations on site. The primary access into the site is via Denali Street at E. 63rd Avenue, this access point is anticipated to be the main entry into the business park; an additional access point on Denali, south of E. 63rd Avenue is also proposed to appropriately distribute traffic. Additionally, access into the parcel is gained from E. 64th Avenue via Coolidge Street which turns into a private drive south of the intersection of Coolidge Street and E. 63rd Avenue. A looped drive and parking system surrounds the proposed building, with dock doors and drive through doors located on the east and west building elevations.

Per UDO section 146-4.8.10.C states "Loading doors and operations shall occur within the interior of the site and not visible from a public right-of-way. If physical site constraints or frontage on more than two rights-of-way prevent compliance with this standard, alternative compliance may be approved by the Planning Director on a case-by-case basis if the Director determines that the alternative will reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential to the maximum extent practicable."

The subject site is abutted directly by ROW to the north (E. 63rd Avenue) and east (Denali Street). It is not possible to orient the building in a way that results in all loading doors and operations being interior to the site and not adjacent from public ROW as the functions of the proposed warehouse/distribution uses requires cross building drive in/through doors. Special attention has been paid to the landscaping between the east façade of the building and

Denali Street, where the dock doors are present. First, it is important to note that a large setback is provided immediately adjacent to the Denali ROW to accommodate various easements, with 63 feet between the ROW line and the private drive. This area contains a 20' landscape buffer that is heavily landscaped to screen the east building façade from Denali Street. An additional 70' of distance exists between the buffer and building façade containing the circulation drive, resulting in dock doors and/or truck trailers more than 100' from the Denali Street ROW. Enhanced berming and landscaping has been proposed to provide additional screening. Dock doors are not proposed on the north elevation, the other building façade that directly abuts a public ROW. With this large setback, berming, and the provision of a heavily landscaped buffer area, along with general commercial/industrial nature of the subject area, we believe an adjustment is not needed as the site plan substantially meets the intent of the UDO requirement.

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 applicable 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. 4 Master Plan and High Point Preliminary Plat. 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. 4 Master Plan and High Point Preliminary Plat. Both processes included review and approval of Master engineering studies including traffic, drainage and utility. The development of Building 1B 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.

Not applicable.

- 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 private drives as well as public ROW have been reviewed and approved as part of the Master Plan and Preliminary Plat. 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 Building 1B development is the first in the area but has been cohesively planned with future surrounding development. The governing Master Plan, Preliminary Plat 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.

As stated, visibility of dock doors from public ROW (Specifically, Denali Street) has been mitigated through the use of a large setback and 20' heavily landscaped buffer to mitigate the visual impact of the building.

The property owner and development team look forward to continuing to work with the City of Aurora to make this new development a success!

Sincerely,
Norris Design



Daniel Braswell
Project Manager