



Property Consultants, llc

March 8, 2023

City of Aurora
Planning Department
15151 E. Alameda Ave, 5th Floor
Aurora, CO 80012

**Re: Raine Building at Global Commerce Center
Minor Site Plan Amendment Letter of Introduction**

The proposed Raine Building at Global Commerce Center Minor Site Plan Amendment is for development of an approximate 7,020-sf footprint building with a 2,500-sf second story mezzanine to be used for office and warehouse storage as the new headquarters for Raine Building. The project is part of the 5.8-acre development known as Global Commerce Center, COA case numbers 2014-6057-00 and 2014-3052-00. The property has been approved for Vested Site Plan, Subdivision Plat, and civil construction documents. All site improvements have been completed except for the pad sites for buildings 1-4 as designated on the site plan. This project will be in the building 1 pad site. Recent development on the site includes the construction of the ESPEC building project on the west end of the site, completed in early 2020. The property is zoned I-1 (previously M-1), Light Industrial.

All shared access, drainage facilities and utility mains have been constructed, accepted and/or certified, including offsite roadway widening of Smith Road, installation of all streetlights, and the majority of the site landscaping. Site improvements will be limited to fine grading for the proposed building, curb, gutter and paving for the storage area south of the building, sidewalk and landscaping adjacent to the building, utility services, and completing the sidewalk along Scranton Street. Property access is provided from Scranton Street and Smith Road. All firelanes/emergency access lanes and easements are also in place.

Building architecture will be complimentary to the theme established by the ESPEC building.

The ownership of the Property is Global Consulting, LLC. The developer of the site will be Raine Building, an experienced general contractor in Colorado and the metro area.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

Aaron Thompson
Aperio Property Consultants, LLC

Cc: Matt Raine, Raine Building
Jim Saunders, Global Consulting, LLC