



Fine Point Business Park Master Plan Amendment

E. 56th Avenue & Powhaton Road

Tab #1: Letter of Introduction

1st Submittal: November, 15, 2022

Team Qualifications:

Kimley-Horn & Associates, Inc. (Kimley-Horn) is a team of interdisciplinary professionals determined to offer tailored solutions for any issues within the planning process. Kimley-Horn's master plans are interdisciplinary in nature. We have a keen understanding of the relationships between urban design, land use, transportation, economic development, and placemaking. We are prepared to facilitate a community's vision, conceptualize short- and long-term improvement strategies. The ultimate mission of our highly qualified professionals is to capture the spirit and aspirations of the community through a tailored, realistic, and creative master plan.

Kimley-Horn will be facilitating the planning, engineering (drainage, utilities, public improvements), landscape design, urban design, and traffic components for this Master Plan.

Site Location:

The proposed Fine Point Business Park site includes two parcels within the city of Aurora, Colorado (Parcel ID 0181900000018 and 0181908400001). Parcel 0181908401001 has been constructed since the original approval of the FDP and as such is not included in the amendment. The site is currently vacant agricultural land totaling ± 113.5 acres located directly northwest of the corner of E. 56th Avenue and Powhaton Road.

Site Intent:

The Fine Point Business Park Master Plan Amendment intent is designed for large format industrial land uses geared towards warehousing and manufacturing. Space not appropriate or suitable for industrial needs have been designed as commercial parcels. This site will be designed to facilitate the following:

1. Fill the gap of industrial needs within the surrounding communities;
2. Provide additional infrastructure to meet the needs of future growth;
3. Offer space for stormwater facilities;
4. Expand upon the character and value of the existing community.

The vision for this project is to provide expanded infrastructure to help build upon the Aurora Places Comprehensive Plan and the Northeast Area Transportation Study (NEATS). This Master Plan also aims to fill the gap of industrial needs within the surrounding area. According to the Aurora Places Comprehensive Plan, this site is within the "Industry Hub" placetype in which light industrial, heavy industrial, business parks, and urban agriculture are all prominent Land Uses that play a pivotal role in characterizing the placetype.

The project is anticipated to have the following Planning Areas:



- Planning Area 1A (PA-1A): Drainage
- Planning Area 1B (PA-1B): Industrial
- Planning Area 1C (PA-1C): Drainage
- Planning Area 2A (PA-2A): Industrial
- Planning Area 2B (PA-2B): Industrial
- Planning Area 3 (PA-3): Industrial
- Planning Area 4 (PA-4): Mixed Commercial
- Planning Area 5 (PA-5): Mixed Commercial

Site Zoning:

The Fine Point Business Park is located within the City of Aurora's Airport District zone designation which allows a mix of industrial uses including commercial, light manufacturing, distribution, and warehousing. The Fine Point Business Park would like to proceed with the allowed uses under the 2019 Unified Development Ordinance (UDO).

No waivers are requested at this time.

Engineering Intent:

MASTER PLAN DRAINAGE INTENT:

Stormwater generated by the Project will be split and generally run east and west towards onsite detention ponds in concurrence with historic drainage patterns. Site runoff will convey overland into a network of curb and gutter, inlets, and storm drain piping, directing flows to one of the full spectrum detention ponds or the water quality pond. Storm lines that convey runoff to the ponds will be sized to adequately convey the 100-year storm event. Pond outfalls will continue historic drainage patterns. The property owner will be responsible for maintenance of the onsite detention system.

WET UTILITIES INTENT:

The proposed development has been conceptually designed to adhere to the City of Aurora requirements. The proposed development will require onsite water and sewer improvements to support the development. Utility alignments shown in the amendment package are for illustrative purposes to demonstrate the infrastructure needed to serve the development and are subject to revisions as the planning areas are developed. These alignments have been used for conceptual study of the water and sewer system.

The onsite water system will loop through the planning areas and connect to the offsite water line as determined appropriate by the city. Stubs to each planning area shall be installed with the main to provide connections for future development. The onsite water lines have been conceptually sized based on each planning area. Further discussion of the water system sizing and layout can be found in the Utility Master Study.

The onsite sanitary sewer system will serve all planning areas and connect into the existing main. Further discussion of the sanitary sewer system sizing and layout can be found in the Master Utility Study.

Multiple franchise utility providers serve this area and efforts to coordinate the dry utility design are ongoing.



Traffic and Transportation Intent:

The proposed amendment to the Fine Point Business Park will be evaluated for impacts to the surrounding traffic network and recommendations from the traffic impact study associated with this amendment will be incorporated. Kimley-Horn believes the revised Public Improvement Plan will be successfully incorporated into the existing and future roadway network with improvement recommendations included in the traffic impact study.

Conclusion:

We hope this Letter of Introduction assists in your review of the Fine Point Business Park FDP amendment. We are excited to work with the City on this amazing project and look forward to delivering a project that the City and this project team are extremely proud of and will be a highlight for Aurora and all involved.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-974-3625.

Sincerely,
Brad Cooney, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.