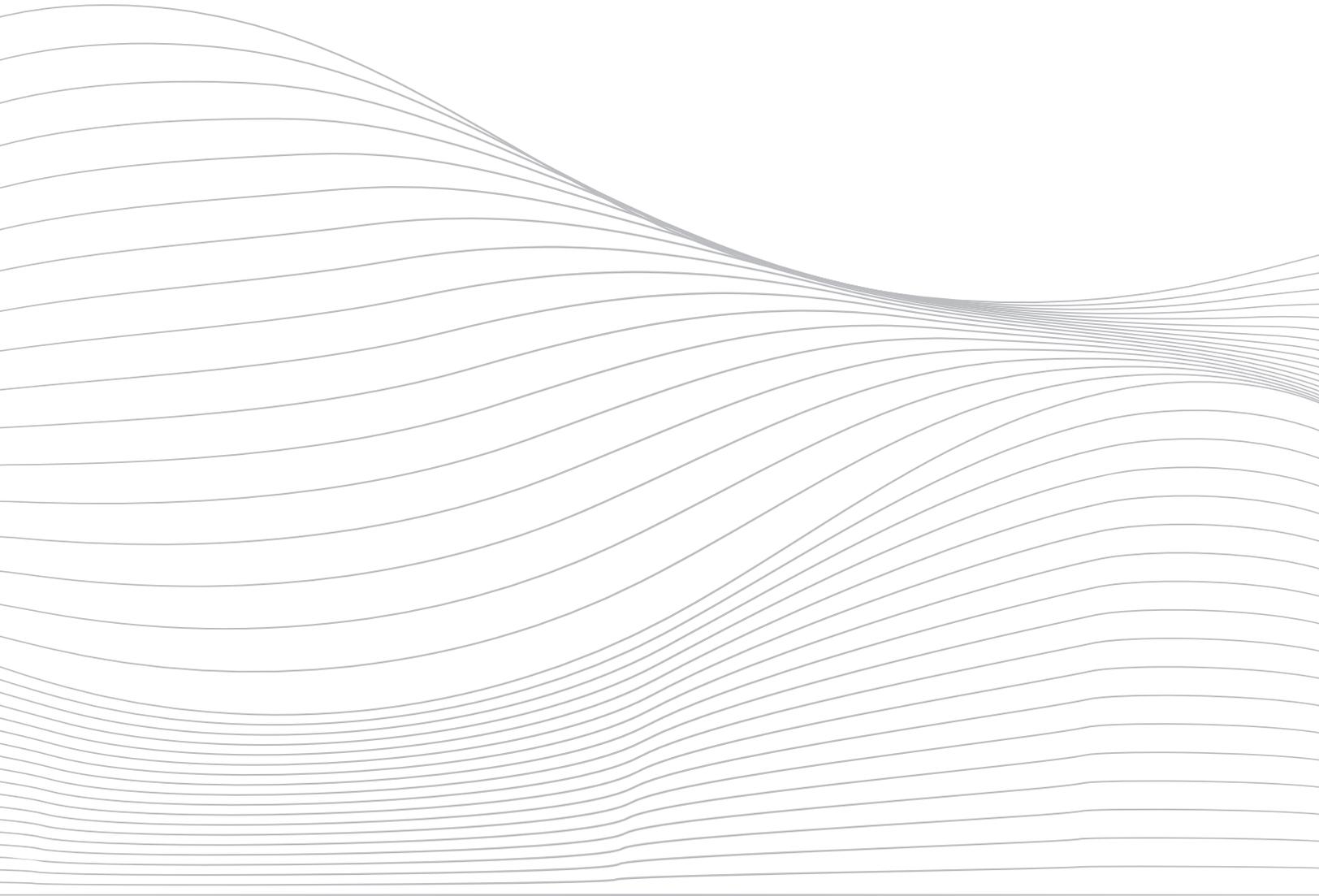


TAB 1: LETTER OF INTRODUCTION



Letter of Introduction

OUR VISION

PCS Group, on behalf of the landowner, Gun Club Business Park, is proud to present the Gun Club Business Park Master Plan to you. We are excited to work with City staff and other stakeholders to deliver a commercial and light industrial / distribution site that will keep the development activity in proximity to Murphy Creek, Harmony, E-470 corridor moving forward with positive momentum, while continuing to foster commercial and employment growth.

With this part of the City primed for continued growth, we envision Gun Club Business Park as the next piece of this continually evolving puzzle and feel that this dynamic site is well situated to contribute both needed commercial and employment opportunities while aiding in the continued growth due to the proximity to Denver International Airport and the many other amenities in the region.

The proposed Gun Club Business Park site is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Comprehensive Plan. The applicant is seeking to rezone the majority of the property to the Airport District designation leaving approximately a 5 acre parcel for commercial use. Per the criteria for approval as outlined in section 146-5.4.1.C of the City of Aurora UDO there is not an error in the zoning that needs to be corrected. Rather, for the development of this site a change is required to allow for the flexibility in land use types by potential purchasers. The site is bounded by Airport District zoning to the south and west and this change seeks to extend that zoning designation further into this site while still recognizing the need for commercial uses by leaving 5 acres in place for that zone type. The proposed zoning change is consistent in the intent and spirit of the Aurora Places Comprehensive Plan. Given that this site has the same zone district to the south and west and MU-R designation to the north no significant impact to size, scale, height, density, and traffic is anticipated and is in fact compatible with the surrounding zone types. This zone change will not dislocate or impact current occupants of the site as it is currently vacant with no use on site.

The Gun Club Business Park site is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and airport district uses (including light industrial, tech and data center). The plan also provides for adequate detention and a amenity space provided for potential employees to gather or relax. These land uses will be positioned to provide unique services and employment opportunities to this growing part of Aurora. The development will aim to promote integration across various industries bringing together people, goods, services, companies, and institutions.

Below is a breakdown of the different areas and proposed land uses within the master plan.

Commercial Areas

This master plan envisions approximately 5 acres of commercially designated property providing opportunity for local retail and service based development at this highly visible location along the Gun Club Road corridor. There are numerous opportunities for the ultimate development of this parcel which could include commercial pad sites, quick casual food services, small in-line retail, or perhaps in combination with a fuel and convenience center. The commercial site will serve as a

place where local residents, employees, or visitors can enjoy a quick meal, run an errand, or facilitate a personal service. The development will attract a range of purveyors: coffee shop, quick serve restaurants (QSR), casual dining, fuel center, small in-line retail such as a salon or dry cleaner. There is an opportunity to use a small amount of open space to create an outdoor amenity for the employees on the adjacent distribution use parcels. The commercial parcel in the 5 acre range is flexible enough to accommodate adjustments for the final end-users and act as an anchor for the site.

Airport District Areas

This master plan envisions approximately 103 acres of Airport District (AD) designated property offering opportunity for regional based warehousing, distribution, light industrial or flexible business park uses at this highly visible location along the Gun Club Road and E-470 corridors. This AD use complements the uses directly to the south at the proposed Aspen Business Park site, which is also owned by Westside Investment Partners, and the Gun Club Business Park site would be a continuation of those land uses. Given the size of the site there are numerous opportunities for a variety of users that can accommodate both large and small scale operations in light manufacturing, distribution uses, and possibly research/development/tech and data center uses. While the ultimate users have not been defined, this site will be an opportunity to continue to grow the access to employment for the residents in the City of Aurora.

Architecture

Given the commercial and distribution uses in between two highly visible corridors (Gun Club Rd. and E-470) architectural standards will ensure an aesthetically appropriate mix of architectural features to complement the surrounding community and developments. Proposed architectural styles will be rooted in a traditional vernacular while allowing for forward looking design solutions suited to the needs and desires of future tenants inherently compatible with each other. Proposed Colorado modern interpretations will further reinforce the architectural vision of the commercial and distribution uses of the site.

Zoning Map Amendment Criteria for Approval

The change to the Zoning Map is needed to correct an error

There is not an error in the zoning that needs to be corrected.

The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

For the development of this site a change is required to allow for the flexibility in land use types by potential purchasers.

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

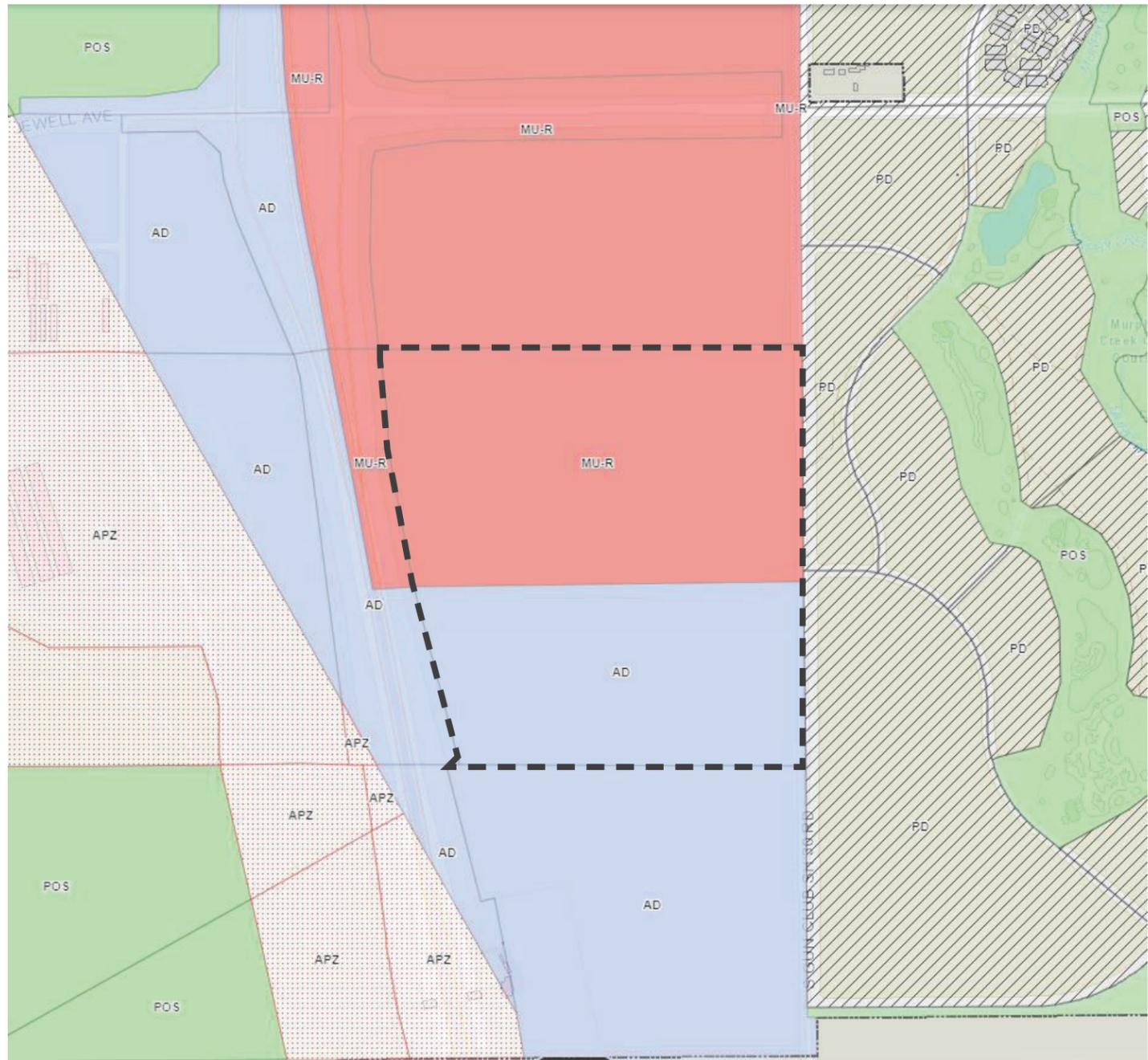
The site is bounded by Airport District zoning to the south and west and this change seeks to extend that zoning designation further into this site while still recognizing the need for commercial uses by leaving 5 acres in place for that zone type. The proposed zoning change is consistent in the intent and spirit of the Aurora Places Comprehensive Plan.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

Given that this site has the same zone district to the south and west and MU-R designation to the north no significant impact to size, scale, height, density, and traffic is anticipated and is in fact compatible with the surrounding zone types.

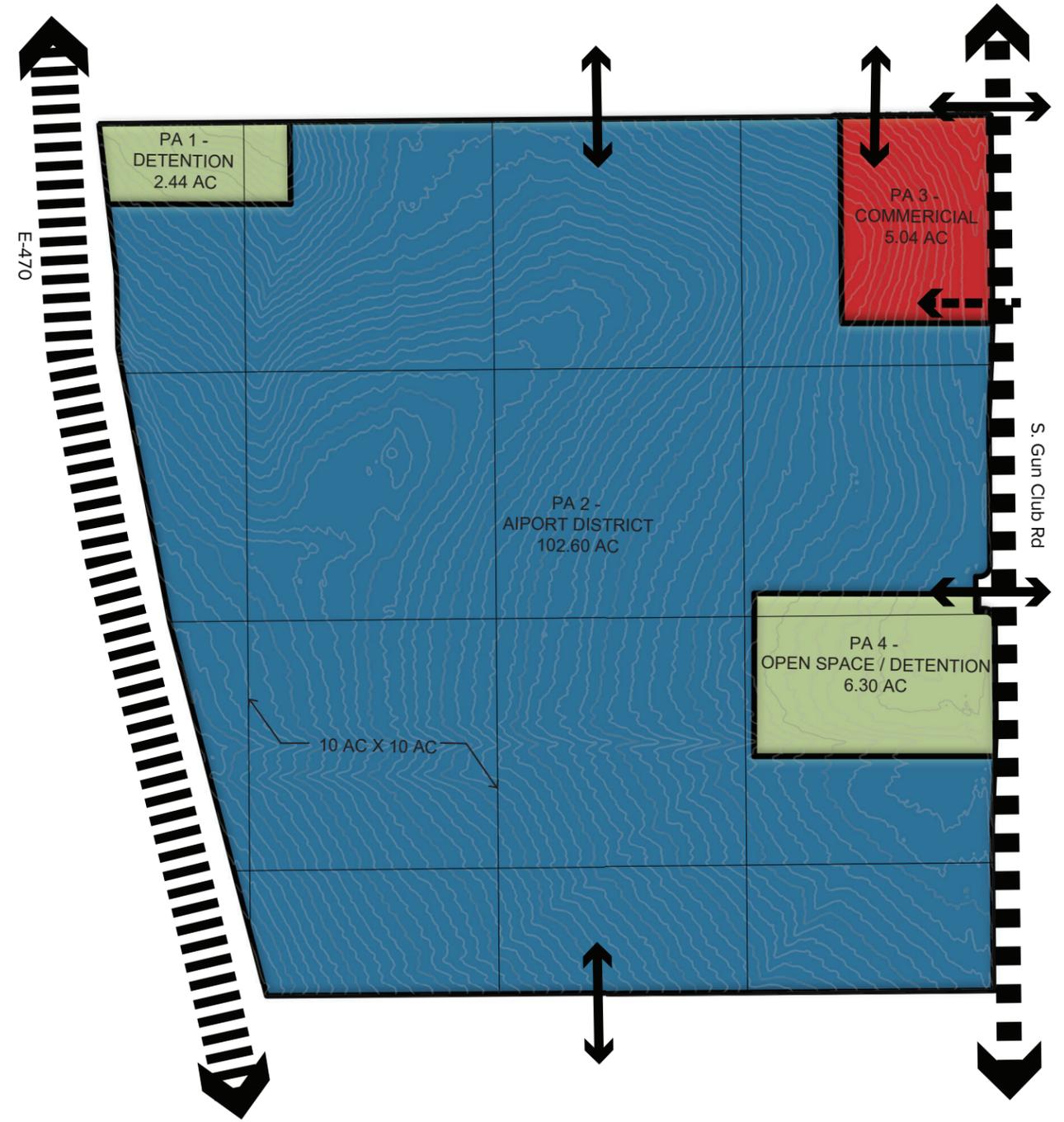
(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

This zone change will not dislocate or impact current occupants of the site as it is currently vacant with no use on site.



CURRENT ZONING | GUN CLUB BUSINESS PARK

LEGEND
 - - - APPROXIMATE SITE BOUNDARY



PROPOSED ZONING | GUN CLUB BUSINESS PARK