

# WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
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July 15th, 2024

Ariana Muca, PLA  
City of Aurora - Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

## Letter of Introduction - Project Waterfall, Aurora, CO

Dear Ms. Muca,

On behalf of Kairus, Inc. we are pleased to have the opportunity present project Waterfall to city staff in this site plan application. The project is located on an approximately 150-acre parcel at the northeast corner of Harvest Mile and 48<sup>th</sup> Street. The site is currently zoned Light-Industrial and is located within the Sun Empire Industrial Master Plan (Case Number 2021-7008-00). This project proposes the construction of a 755,000 SF light manufacturing facility, 50,000 SF two-story office building with ancillary support buildings and associated parking area & landscaping. The project will be constructed in several phases; the phasing is designed to facilitate speedy construction of core and shell structures. These will be developed in immediate and sequential construction.

This project meets the definition of Light Manufacturing, as defined in the City of Aurora Unified Development Ordinance (UDO), dated 2019. The proposed project's light manufacturing process produces small, human-consumable products that are processed and packaged solely inside the building. The facility will use clean rooms to contain all production and no raw materials are involved in this process. The project does not include any heavy manufacturing, as defined by the UDO. The number of employees for the first phase and second phase will be concurrent with the number of parking stalls provided, approximately 800 and 1600, respectively.

As part of this project we will be submitting the following documents for city review:

- This letter of Introduction
- Civil Site Plan with grading plans, utility plans, landscape architecture plans, lighting and architectural elevations included
- Plat and title commitment
- Site specific traffic impact study
- Preliminary Drainage Report and checklist (to be submitted to an already opened folder)
- Affidavit of mineral rights
- Master Utility conformance letter
- Not required as part of this site plan: Master Drainage letter

Note to reviewers: This site plan is internal to the surrounding roadway plans which will be submitted after the first Project Waterfall DA submittal. It is planned for the surrounding roadway plans to be submitted as Construction Documents on their first submittal. These plans are part of the Sun Empire public improvement requirements required for the internal site to function per the approved Sun Empire Master Plan documents. Please note in the Project Waterfall site plan the surrounding roadway improvements are annotated with "to be constructed as part of RSN#". The RSN will be filled in in the site plan once one is assigned. If any questions arise during the process related to this, please contact Ware Malcomb engineers for greater clarity.

We appreciate the opportunity to work with the City on this exciting project.

Best regards,

**Ware Malcomb**



Chris Strawn, PE, MBA  
Vice President, Civil Engineering