



June 11, 2024

Erik Gates
City of Aurora Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**Re: Letter of Introduction
UNFI At Gateway Park – Minor Amendment Site Plan**

Dear Mr. Gates,

Please accept this letter as our introduction to the City of Aurora of the proposed Minor Amendment Site Plan for UNFI at Gateway Park. The current user, United Natural Foods, operates an approximately 550k sq. ft. distribution facility on the site, which is comprised of warehouse and office uses.

United Natural Foods desires to install a new proposed exterior security entry gate and turnstile to be located at the existing employee main entrance, along the southern building elevation. This would create a secured entry courtyard to provide two secured means of access to the building. Associated site improvements include the addition of approximately 350 sq. ft. of new concrete sidewalk, gates / turnstiles for the secure entry area, and associated pedestrian lighting. The proposed scope of work will not impact the existing exterior envelope of the structure, and no interior building improvements are anticipated.

We have attached hereto the original Site Plan with clouded redline changes indicating the proposed private improvements, and a drainage letter of conformance referencing the original Final Drainage Report.

We appreciate your attention to this project and look forward to meeting with you and working with your staff to complete this project in the City of Aurora. Should you have any questions please contact me at (720) 213-5102.

Best Regards,

Joe Detmer, P.E.

Kimley-Horn and Associates, Inc.