

Letter of Introduction Project Lowry

Kimley-Horn and Associates, Inc. is pleased to be submitting this Site Plan Application Package for the above-referenced project on behalf of Ryan Companies US, Inc. (the "Site Developer").

GENERAL PROJECT INFORMATION

The Site is located on the west side of Tower Road between E Colfax Ave. and E 22nd Ave at 1933 Tower Rd. Aurora, CO 80011. It is denoted as Parcels A and B, Part of Lot 1, Block 1, Associated Grocers of Colorado Subdivision Filing No. 2. More specifically, the Site is located in the South Half of Section 33, Township 3 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, County of Adams, State of Colorado. The Site is bound by the Wagner Channel and commercial developments to the north, Tower Road development to the east, a distribution center to the south, and bound on the west by Sand Creek. The Site totals approximately 107.28 acres; it is anticipated that the total lot area impacted as part of the proposed re-development is approximately 33 acres. The Site is zoned Business/Tech District (I-1) and Accident Potential Zone District (APZ) based on the pre-application comments from the City. Warehousing and Distributing is a *Permitted Use* within the I-1 and APZ zoning, no rezoning is anticipated.

SITE IMPROVEMENTS

The current site is made up of two parcels split by the High Line Canal and in total is approximately 107.28 acres made up of an existing distribution warehouse and office logistics building. The existing distribution warehouse will have two separate expansions. The west end expansion will extend off the west side of the building and consist of approximately 90,200 square feet, the relocation of the west drive lane, and additional truck parking on the south side of the expansion. The north side expansion will extend north off the east portion of the building and consist of approximately 95,000 square feet, additional truck parking, and repaving of the north side drive lane adjacent to the expansion. A separate salvage building of approximately 30,300 square feet will be added to the southeast portion of the site. Drive lanes and associated truck parking will be added to support the new facility. Additional miscellaneous improvements are anticipated including restriping of truck and auto parking on the south side and the addition of a new security building.

Parking, Traffic and Vehicle Circulation

Parking for guests, employees and trucks will be provided on site consistent with City criteria. The existing accesses into the site will not be altered other than ramp and sidewalk improvements. Vehicular circulation internal to the site will be provided for both truck and emergency access. A new emergency access easement will be dedicated around the site in line with internal driveway modifications. The proposed site modifications and access to the site will not negatively impact the surrounding rights-of-way or developments.

Sanitary Sewer

There is an existing sanitary sewer main that runs east to west through the site within E 19th Ave and the drive lane south of the existing distribution warehouse building. Sanitary sewer services will extend from the existing main to serve the proposed west end expansion and the new salvage building. It is understood that the site lies within the jurisdiction of Aurora Water.

Water

There is an existing water main that loops the existing distribution warehouse building for existing hydrants and building services; it is anticipated that the meter serving the existing building will remain. The west portion of the existing water main loop and associated hydrants will be relocated further west to make room for the west end expansion. A new water main loop is anticipated around the new salvage building for proposed fire hydrants and building service. Several existing hydrants and hydrant laterals are anticipated to be relocated on the north side to accommodate the north end expansion. It is understood that the site lies within the jurisdiction of Aurora Water.



Dry Utilities

The existing electrical equipment on-site will generally remain in place and below grade electric lines will be re-routed around the modified site. Electric, gas, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for relocation, design and necessary service extensions, facilities, and easements for the new salvage building.

Stormwater

It is anticipated that runoff developed from the west end expansion will outlet at grade from roof drains and surface flow to the existing ponds on the west side of the property. These ponds were designed with a future expansion accounted in their capacity which will be verified with the preliminary drainage report. The north side expansion improvements will include the addition of a water quality and detention pond sized to accommodate the building and site improvements and will release into the Wagner Channel to the north. The salvage building improvements will include the addition of a water quality and detention pond sized to accommodate the new building and site improvements on the south side of the existing distribution warehouse building. This drainage intent and design is detailed within the preliminary drainage report.

Plat/Easements

Released and proposed easements will be dedicated by separate easement dedications as required by the City. We anticipate easement dedications will be deferred to subsequent submittals to allow the City to have input on the site plan and incorporate any necessary alignment changes.

Landscaping

New landscaping and irrigation will be proposed within the limits of the disturbed area. New landscape areas are proposed in order to demonstrate compliance with the City requirements for minimum landscape surface coverage.

Signage

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City.

PROJECT PROCESSES

The Project will be processed through the City of Aurora and Aurora Water for entitlement, construction document, and building permit reviews.

We are excited to work with the City and look forward to delivering a project that the City and this project team are proud of.

If you have any questions or comments during your review, please do not hesitate to contact me at 720-943-9966.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Michael Hart".

Michael Hart, PE