

LETTER OF INTRODUCTION

TAB NO.1



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February 28, 2024

Steve Timms
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Aerotropolis Logistics Center – Master Plan

Dear Mr. Timms,

Enclosed please find the submittal for the Aerotropolis Logistics Center (ALC) Master Plan (MP), formerly known as the Aurora Technology and Energy Corridor (ATEC). The application has been prepared by and for the following parties to the benefit of the citizens of Aurora and the surrounding areas.

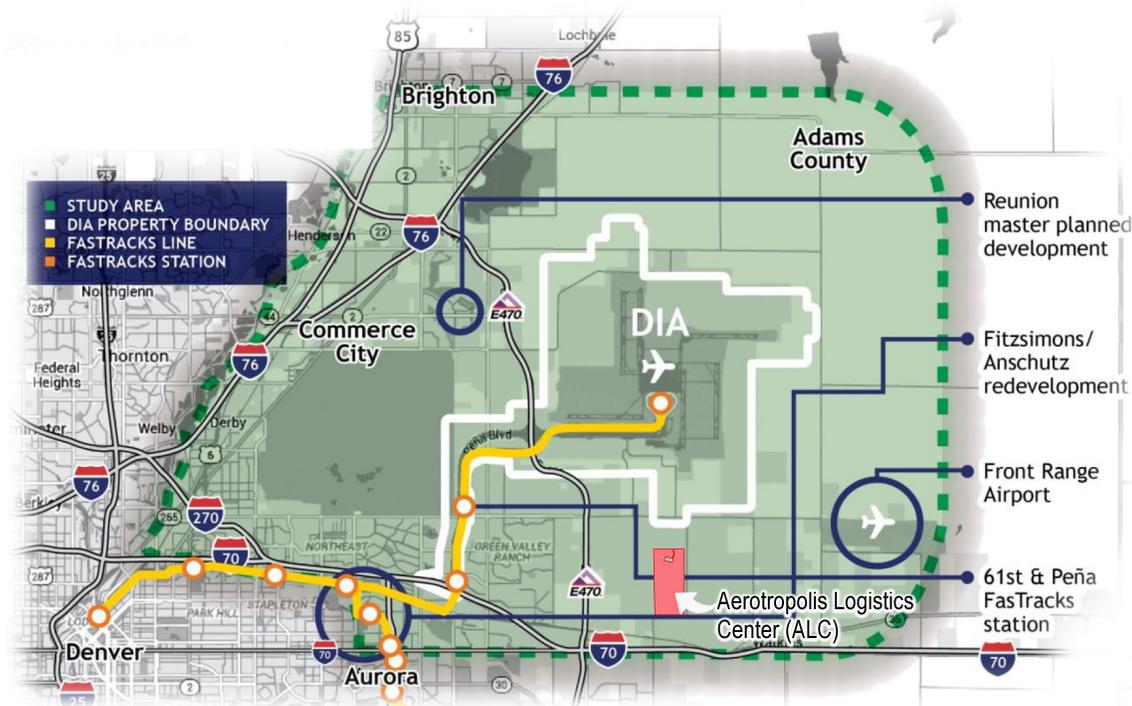
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Background and Introduction

The Aerotropolis Logistics Center (ALC) is a new master planned commercial and industrial center located on the high plains prairie, approximately three miles south of Denver International Airport (DEN). Surrounding this new center is the Colorado Aerotropolis, an urban plan in which the layout, infrastructure and economy are centered around DEN and the infrastructure associated with the airport. In 2015, Denver and Adams County approved 1,500 acres for new development in the DEN Transit Corridor, creating upwards of 12,000 new jobs in the immediate vicinity and opening up a new economic front line for the Aerotropolis and the City of Aurora. (*Aerotropolis Visioning Study, 2016*)

Success of the Aerotropolis area will rely on two key components: extending infrastructure and building a sustainable housing base. Aerotropolis has the potential to generate 74,000 new jobs by 2040 if corporations call this area home. (*Aerotropolis Visioning Study, 2016*)

EXHIBIT 1.1: STUDY AREA MAP



Homes and businesses cannot be established until the infrastructure needed to support them is available. Rapid, collaborative infrastructure development is needed for the Aerotropolis region to be successful. Key opportunity areas for infrastructure development in the region are RTD connectivity and vehicular connections point to DEN from the south, specifically Jackson Gap Street and Picadilly Road - both of which would be accessible through future developments adjacent to the ALC.

Aerotropolis, being a regional vision plan, would be implemented over many decades and through the collaborative efforts of many neighboring jurisdictions and overseeing entities. These groups would all serve a part in creating the required housing and infrastructure needed for the regional vision. The following guiding principles are encouraged in the planned growth of the region:

- Infrastructure development contiguous to active developments
- Planned developments that reflect current local jurisdictional goals
- Incremental growth of infrastructure based on previous investments such as FasTracks Light Rail and the widening of Tower Road
- Guiding early development toward projects that are attainable and feasible, given current conditions
- Encouraging cross-jurisdictional developments that require regional collaboration
- Continued support of the long-term Aerotropolis vision

These principles will foster the continued growth of the region and the Aerotropolis vision.

The design for the ALC fully embraces the Aerotropolis Study and the City of Aurora's adopted NEATS Refresh Study. Implementation of the infrastructure requirements in and around the airport as proposed in this development will create a new frontier in the City of Aurora. The ALC will be a catalyst, enabling a new opportunity for growth, commerce, and connectivity. The ALC will be planned, designed, and built with a uniquely focused vision that prioritizes the potential of connectivity and continuity—linking the past and future, the urban and the frontier, and embracing the Aerotropolis visions of easy access to transportation, commerce, and new community enthusiasm.

Central to the character and feel of the ALC will be an emphasis on continuity and style. As a new Class A Business Park in the high plains prairie of North East Aurora, the ALC will embrace its geographical roots with stylized versions of its agricultural and prairie lineage. This “Prairie Influence” combined with modern versions of the classic and successful architectural styles found along the Front Range of Colorado will unify square miles of development into a cohesive industry center.

The ALC will be essential to anchoring the neighboring residential communities, providing places for employment and commerce. Commercial, mixed-use, industrial centers, data centers, and energy operation centers will encourage the development of businesses that provide a variety of desired job opportunities, products and services for the region and local community. With its future location near a key intersection, the ALC will allow ease of access for employees living in the neighboring communities, as well as passersby to ensure its success.

The ALC will provide crucial support services to the rapidly growing community, creating the “city within a city” feel that residents, visitors, and employers seek. With City and County service facilities and easy connections to DEN, commuter rail, E-470 and I-70, the ALC will deliver local residents the convenient opportunities to work, shop and play that support the Aerotropolis vision and build a successful community.

Site Location

The ALC is located in northeastern Aurora, Colorado. The site is generally located east of E-470, between E. 48th Avenue and E. 26th Avenue and between Aerotropolis Parkway and Monaghan Road. Today, barriers to successful development are the result of poor access to this portion of Aurora. The ALC will act as a catalyst for significant infrastructure improvements, opening regional connectivity for additional future developments. Many of these regional infrastructure improvements are currently underway and are being provided through the Aerotropolis Regional Transit Authority (ARTA). Additional information about these improvements can be found in Tab 4.

The proposed development consists of approximately 1,201.7 total acres. The site is bound by the future Aerotropolis Parkway alignment on the west. Adjacent land uses are identified as Residential (R-2) to the west, and Airport District (AD) to the north, east, and south.

The ALC has portions of the development that are within the 65+ LDN noise designation of Denver International Airport (DEN) and the Airport Influence District of Denver International Airport. This portion of the site is limited to uses permitted under the AD zone district.

Statement of Intent

The ALC is a planned development consisting of a variety of potential land uses that include: commercial, mixed-use, industrial, distribution, data centers, warehousing, and oil and gas operations.

The ALC is within the Aerotropolis visioning study area. Aerotropolis is an urban plan in which the overall layout, infrastructure, and economy are centered around Denver international Airport and the Colorado Air and Space Port. Potential economic growth within the Aerotropolis is vast; forecasted to bring 74,000 jobs to the area by 2040. These new jobs will be filled by a local labor force, and will create upwards of \$600 million dollars of additional tax revenue. The ALC will aid in providing areas for economic growth through future industrial, distribution, office and commercial land uses planned.

Site Zoning

Existing Zoning- The ALC is a planned development with existing and proposed zoning under the Airport District zoning. This Master Plan shall be used to help further establish a cohesive vision and character for the development.

Oil and Gas Siting

There are currently two (2) oil and gas operations areas located along the eastern portion of the property, adjacent to Monaghan Road. Two (2) additional oil and gas operations locations are proposed as the site develops. Sites will comply with existing surface use agreements for the property and the City’s requirements outlined under the Unified Development Ordinance (UDO). Additional details specific to the site design of these sites will be provided with future oil and gas operations permit applications.

Adjustments

There are currently no adjustments be requested with this Master Plan. However, future adjustments may be desired as part of future Site Plan applications to best implement the desired character outlined within this Master Plan document.

Benefits to the City of Aurora

The planned development will create multiple job and economic opportunities within the development, decreasing the need for commuting from adjacent neighborhoods and promoting community involvement for future Aerotropolis-area residents.

The ALC will be a valuable addition to the City of Aurora and a catalyst for development for the City and the region. The ALC will be an economic attraction to people living nearby, as well as people in the area because of Denver International Airport, generating additional property and sales tax revenue for the City of Aurora. A successful Aerotropolis places emphasis on access to jobs and industry near the airport to gain a greater share of the global economic activity that is driven by air travel.

If you have any questions or concerns regarding this Master Plan please contact myself or any member of the team listed above.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller". The signature is fluid and cursive, with the first name "Samantha" written in a larger, more prominent script than the last name "Pollmiller".

Samantha Pollmiller
Principal