

Arcwest Architects
1525 Raleigh St. Suite 320
Denver, Co 80204

8/23/2018

City of Aurora
Planning & Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

Dear Planning & Development Services,

Arcwest Architects would like to introduce: R+L Carriers, a global transportation company designed to provide superior service at competitive pricing through efficient operations and innovative thinking to the ultimate benefit of our customers and stakeholders.

Arcwest Architects is currently working in coordination with R&L Carriers to expand their existing Smith Road facility. The proposed project meets the criteria for the conditional use as follows:

1. The proposed use of the site does not change in this submittal. This submittal demolishes a transportation building at the east end of the site and reconstructs a similar building connected to the west building on the site. The use of the site will remain an interior freight transfer building. The adjacent properties to the west and to the south are M-2 properties. The existing orientation of the property is M-1 on the west and M-2 on the east and we are replatting to combine the properties. The existing use and compatibility will not change.
2. The actual density of the property will not significantly increase. An existing disused freight transfer building currently occupies the east end of the site. This building is being demolished and a new one constructed as an addition to the newer building on the west end of the site. The increase in traffic on the site will be driven due to the efficiency of the building orientation on site, with all traffic on site entering and exiting on from the main access point on Smith Road
3. The proposed use is also the existing use of the site and this will not change the character of the surrounding area. This interior site is completely fenced on the north and east with solid fence. The Solid fence and landscaping will be brought up to current standards so the net change to the character of the surrounding area will be positive.
4. All adverse impacts to the surrounding areas will be mitigated by the improvements to the solid fence surrounding the property as well as increases in landscaping.

Further the method of use on this property will not be changed from its current method of use.

5. The project is focused on increasing the sites productivity with the construction of a dock expansion in place of an abandoned cross dock facility that is scheduled to be demolished. In conjunction with the dock expansion, R&L is taking advantage of the site re-development for the betterment of the site's perimeter fencing and landscaping by vacating the Airport Boulevard access gate, and replacing it with new landscape.
6. The effect on the infrastructure will not be affected as the prosed change includes removing an existing freight building and extending an adjacent freight building with comparable services for water and utilities. No increased service of utilities, stormwater and or auto entry/exit are part of this submittal.
7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use include but are not limited to: All perimeter landscape seen from the ROW is being brought up to current code requirements. New trees are being added along Airport Boulevard and Smith Road to mitigate the visual site of freight trailers. All wood fence panels on Airport Boulevard and Smith Road are proposed to be replaced with new undamaged material so that a continuous visual shield is created from viewing the interior workings from the exterior side of the new fence.
8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development. No parties involved in the proposed project has or is currently under review of any mentioned items above.

Respectfully Yours,

Phillip H Fowler