

# WARE MALCOMB

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June 14<sup>th</sup>, 2019

Mr. Christopher Johnson  
City of Aurora Planning Department  
1515 E. Alameda Pkwy Ste 2300  
Aurora, CO 80012

## **Letter of Introduction- Eastpark 70 - Building 7 + Master Plan Amendment**

Mr. Johnson:

We are pleased to submit the attached Application Package for the Site Plan and Plat and Master Plan Amendment at Eastpark 70 – Building #7.

The design of the building and site will be similar in nature to the current existing buildings and site in the Master Plan and consistent with the materials included in the Eastpark 70 Master Plan. The site plan and landscaping will provide a comprehensive project that responds to the surrounding context while meeting all of the applicable standards set forth by the City of Aurora.

Of the major issue listed in the pre-app meeting—“*Truck Access: Traffic Engineering has received multiple complaints from citizens in regard to larger vehicles trying to access the site (or the site to east) from the residential neighborhood to the south through Espana Street to northbound Halifax Street. These streets do not have a turn-around for large vehicles. Ensure the Traffic Letter of Conformance does a sign survey and analysis to determine if any additional modifications in signage or gate locations, maybe suitable to solve this known issue*” is addressed in the traffic study.

“*Restriction on Building Sizes and Operation Times: There are restrictions on delivery hours and building sizes that vary for specific lots and blocks within the overall development. These restrictions must be carefully examined, and any changes that would be needed in order to pursue the proposal as proposed must be captured in a Master Plan amendment. Keep in mind that there may be concerns from community members regarding the removal of time restrictions. You are encouraged to work proactively with the public to address issues and concerns.*” This concern is addressed in the submission. In addition, the owner is planning community meeting with neighbors to address their concerns. However because this is the furthest site away from the residential parcels, and based on past discussion with residents concerning other projects in the Master Plan, no issues are expected. In addition, the building is designed so that there will be no truck traffic on the backside of the building, with the building acting as a buffer zone.

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Our project team for the site plan application is as follows:

Client	Consolidated Investment Group 18 Inverness Place East, Englewood, CO 80112 303-789-2664 Contact: Chris Winn
Architect	Ware Malcomb 1600 Champa St. Suite 350, Denver, CO 80202 303-689-1539 Contact: Brian Weiss
Civil Engineer	Ware Malcomb 990 S. Broadway Suite 230, Denver, CO 80209 303-689-1524 Contact: Jessica Johns
Landscape Arch	Meuran Design Group 700 Colorado Blvd, Suite 131, Denver, CO 80206 303-512-0549 Contact: Kerry Smeester
Electrical Eng	AE Design 1900 Wazee St. #350, Denver, CO 80202 303-296-4443 Contact: Eric Reitan

We hope this assists you in your review of the project. We look forward to working with you through the process.

Sincerely,

**Ware Malcomb**



Brian Weiss

Project Manager