

WARE MALCOMB

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November 12, 2019

Brandon Cammarata
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Industrial Building #29 Majestic Commercenter Filing No. 8 & 11 (DEN5) Major Amendment - Letter of Introduction

Brandon,

We are pleased to submit the Site Plan Major Amendment Application Package for DEN5, to accompany approved EDN #215046. The project is proposed on a 5.435-acre parcel located in the Majestic Commercenter Development. The site plan consists of +/- 56,000 s.f. landscaping, and +/- 293,000 s.f. of pavement with about 191 auto parking stalls and 45 additional trailer parking stalls. The proposed CSP includes a fire access drive and private access drives that will provide access to E. 36th Ave via existing private drives to the west. Over the Road (OTR) Trucks, local delivery vehicles, and passenger vehicles will enter the site at this location. OTR, local deliveries, and employees will continue to utilize the existing traffic patterns for the Industrial Building #29 Majestic Commercenter Filing No. 8, EDN #215046, development.

The amendment to plans does not propose any variations from operations of the existing the Industrial Building #29 Majestic Commercenter Filing No. 8, EDN #215046, development. The additional parking proposed in this amendment will service the current demand of employee parking currently being provided in private off-site areas. This amendment does not include additional demands for OTR traffic, increase in employees, or variations in shift operations. A Traffic Letter has been provided in the submittal package as a reference. Our project team for this site plan application is as follows:

	Name	Address	Phone #	Contact
Civil Engineer	Ware Malcomb	990 S. Broadway, Suite 230, Denver, CO 80209	303-689-1526	Erik Morse
Landscape Architect	THK Associates Inc.	2953 S. Peoria Street, Suite 101, Aurora, CO 80014	303-770-7201	Julie Gamec

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

Ware Malcomb

Erik A. Morse
Project Manager