

Trammell Crow Company

March 6, 2017

City of Thornton
City Development Department
9500 Civic Center Drive
Thornton, CO 80229

RE: Letter of Intent – RIO Development Permit and Specific Use Permit

On behalf of Thornton Investments LLC, Thornton 40 LLC and Farmers Reservoir and Irrigation Company (FRICO), we are submitting this application for Development Permit and Specific Use Permit in conjunction with the Annexation application and Zoning applications for Rio North for review by the City Development Department. FRICO has signed the application and Thornton 40 LLC and Thornton Investment LLC have signed agreements allowing Trammell Crow (144 Bull Crossing Associates, LLC) to submit applications on their behalf. This permission is included with the application.

Site Description: The land shown in this application from the above 3 property owners totals approximately 139 acres. The land utilized for the development of Project Rio is approximately 86 acres. The project is within the boundaries of the I-25 corridor to the west, 144th Avenue to the south, the future Grant Street to the east, and the approximate 148th Avenue to the north.

There have been previous applications submitted with regard to the northern parcel of land to annex this parcel and to zone it the same as the southern parcel. This application assumes that this will be approved and does not reference the annexation or zoning changes.

Project Rio will consist of an industrial warehouse along with approximately 2,500 auto parking spots, and 375 trailer parking spots. Semi-trucks utilizing this facility will use the drive lane on the north side of the project to access the west side or the docking area. The facility will be one story with a footprint of 857,470 SF. There are up to an additional 3 levels of mezzanines within the building. If these mezzanines are to be included into the total building area, then the total building area would be 2,301,123 SF and the resulting FAR (Floor-area ratio) would be 0.62. This is above the maximum FAR listed for Regional Commercial, but the project is requesting the FAR maximum to be increased to 0.7 with the use of the "FAR Performance Criteria".

As a part of this submittal the project is also applying for a Specific Use Permit (SUP) to allow for a warehouse use within the Regional Commercial zoning. The project teams have attempted to complement the surrounding facilities. With a beige/tan exterior the facility has similar color patterns of the stores to the south along with the mall and hospital to the west. Also, with the planned industrial park to the north, this facility will align with the future expansion. The facility will provide a large amount of permanent and seasonal jobs. This will be able to enhance the area by allowing more Thornton citizens to work where they live. With the entire building having automatic sprinklers and only storage, sortation, and distribution of products, there is not a detrimental risk to public health, safety, or general welfare. The facility conforms to the Regional Commercial standards with the acceptance of the FAR Performance Criteria explained above. The Comprehensive Plan is

currently listed at Regional Commercial for the south land and is in process of being revised to Regional Commercial with the Annexation and Zoning process.

The proposed building shall be of concrete tilt-wall and steel frame construction. The east elevation of the building facing grant street is intentionally varied in shape, alignment and color to break the image into a pattern. There is a distinct entry element with storefront glazing and a pre-finished metal canopy. Colors of the concrete panel construction, painted louvers, and doors divide the surfaces to reduce the image of a blank flat wall.

Contained within this application are the following documents:

- Development Permit Application
- Development Plan Set
 - o Site Plan
 - o Landscape Plan
 - o Architectural Elevations
 - o Grading Plan
 - o Utility Plan Conceptual Site Plan
 - o Photometric Plan
- Traffic Study
- Roadway Development Set
- Drainage Report
- Utility Report
- Letter of Good Faith Effort

We thank you in advance for consideration of this development permit and welcome any questions or comments you might have.

Sincerely,

Taylor Nelson
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