



March 25, 2024

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

RE: Letter of Introduction – Aspen Business Park & Crippen (Gun Club Business Park-ISP)
DA: 1435-03

Ms. Fuselier

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for the Aspen Business Park & Crippen (Gun Club Business Park-ISP)

Property Owner

Gun Club Business Park District 1
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
303-984-9800

Owner's Representative

Silverbluff Companies
4100 E. Mississippi Ave, Ste 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Civil Engineer

Martin/Martin Inc.
12499 W. Colfax Avenue
Lakewood, CO 80215
ATTN: Patrick Horn
303-431-6100

Site Location:

The roadway is located in the East half of Section 25, Township 4 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, Arapahoe County, Colorado. The 4,000 linear foot roadway improvement corridor is bounded to the south by Yale Avenue, to the north by the future Jewell Marketplace development, to the west by future Gun Club Business Park and E-470, and to the east by the Murphy Creek development. A vicinity map of the project location is shown below.

Scope of Project:



The proposed Gun Club roadway improvements are in support of the future Gun Club Business

Park development, zoned Mixed-Use Regional (MU-R) and Airport District (AD) to allow for a mix of uses, including commercial and industrial. Existing Gun Club Road is a two-lane major arterial road providing a connection from E. Jewell Avenue to the north and E. Quincy Avenue to the south. The 4,000 linear foot improvement corridor runs from Yale Ave. to the northerly boundary of the Gun Club Business Park development. The existing two-lane roadway will be widened to an interim condition, including three new travel lanes west of the existing 2-line road, which represents the ultimate southbound street section, as shown below. Additionally, curb and gutter and detached sidewalk will be incorporated along the westerly Right-Of-Way. The widened roadway will be interrimly striped for two travel lanes with a suicide turning lane. The easterly half of the ultimate six line arterial will be required by the adjacent property owner.

Project Phasing:

Currently, the plan for this project is to construct the entire scope of the project, except landscaping under phase one, and landscaping to be completed later per 'Landscaping' below.

Deferral

No deferrals are currently being requested for this project.

Landscaping

Curbside landscape has not been designed with this plan. Any installation of landscaping will be the responsibility of adjacent landowners, who are also responsible for maintenance. For landscaping West of S. Gun Club Road will be at the tree lawn, Gun Club Business Park District 1 will be responsible for construction and maintenance of landscaping. Installation of all landscaping is to be constructed at the same time in one complete phase.

Easement Impacts

This project is within the following easements:

- N/A



Improvement Responsibility:

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities, and the owners listed in this letter will be responsible for the ownership and maintenance of private roadways.

Adjustments:

No adjustments are being requested at this time.

Sincerely,

Randy Ficklin
Project Manager