

March 3, 2022



Aja Tibbs
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: 48th Avenue Improvements from E-470 to Harvest Road – Letter of Introduction

Ms. Tibbs,

This letter serves as an introduction to the 48th Avenue roadway improvements project from E-470 to Harvest Road. The north half section of 48th Avenue will be constructed from the east terminal of E-470 to Harvest Road. The construction is based on the Northeast Area Transportation Study (NEATS) and the Windler site master traffic study. Additionally, roadway design was performed in accordance with the latest version of *Aurora Roadway Design Criteria and Specifications*. The 48th Avenue roadway will be built with three through lanes in the westbound direction plus auxiliary lanes at the proposed intersections. A six-lane arterial configuration is consistent with recommendations in the NEATS study and confirmed by the master traffic study. The auxiliary lanes will be designed in accordance with recommendations outlined in the Windler traffic study.

In addition to the roadway improvements, utilities will be installed to service future developments on both sides of the roadway. These utilities include water, sanitary sewer, and storm sewer. Water and sanitary sewer stub outs will be provided in addition to mainlines to provide for future connections by those developments. On 48th Avenue east of E-470, interim ponds will be constructed on the north side of 48th Avenue to provide treatment for the roadway storm runoff as well as the Windler site development.

The enclosed 48th Avenue Infrastructure Site Plan is consistent with applicable planning documents for the roadway and utilities, as described previously, as well as the Aurora Unified Development Ordinance (UDO). This application is in accordance with the intended surrounding land use and will not change the character of the surrounding area beyond that which is intended by the scope of the project. Traffic considerations, presented in the Windler Master Traffic Impact Study, have been accounted for and adverse impacts mitigated to the extent practicable. Furthermore, the proposed roadway and utility improvements will not be detrimental to surrounding landowners and occupants and will in fact represent a significant improvement for the area.

The submittal package enclosed with this letter includes, in addition to the City required documentation, the 48th Avenue Infrastructure Site Plan (ISP) first submittal and 48th Avenue Preliminary Drainage Report (PDR) first submittal. If you should have any questions regarding these documents during the course of your review do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Rolling".

Chris Rolling
Project Manager - Olsson