



January 31, 2022

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

Re: Letter of Introduction – 68<sup>th</sup> and Denali  
City of Aurora Project No: DA-1746-28

Mrs. Bickmire

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for 68<sup>th</sup> Avenue between Gun Club Road and Denali Street and Denali Street between 66<sup>th</sup> Avenue and 68<sup>th</sup> Avenue.

**Property Owner #1**

DIBC Cargo, LLC  
1125 Seventeenth St. Suite 2500  
Denver, CO 80202  
ATTN: Rick Wells  
303-295-1731

**Property Owner #2**

High Point BULWIP Acquisition, LLC  
800 Lasalle Ave., Ste 1210  
Minneapolis, MN 55402  
ATTN: Paul Hyde  
612-845-1991

**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

**Landscape Architect**

Norris Design  
1101 Bannock Street  
Denver, CO 80204  
ATTN: David Lane  
303-575-4551

**Site Location:**

The project generally includes the 68<sup>th</sup> Ave Right-of-Way at the West end starting at Gun Club Road and progressing East to the intersection with Denali Street. The project also includes



Denali Street at the South end starting at future 66<sup>th</sup> Avenue and progressing North to the intersection with 64<sup>th</sup> Avenue.

**Scope of Project:**

The scope of this project includes constructing 64<sup>th</sup> Avenue to be a 66' Right-of-Way, 2-Lane Collector road. This project also includes the construction of Denali Street as an 80' Right-of-Way 3-Lane Collector road. The Project includes pavement/landscaping, curb and gutter, water, sanitary sewer, storm sewer, stormwater Water Quality infrastructure, and street lighting. The 66' and 80' ROW will need to be dedicated for this project.

**Project Phasing:**

At this time, the plan for this project is to construct both 68<sup>th</sup> Avenue and Denali as one complete phase.

**Deferral**

The Northern portion of the full roadway profile of 68<sup>th</sup> Ave will be deferred to another construction project package upon completion of the Metro Sewer line project and Pinion Sanitary Sewer in parallel alignment with 68<sup>th</sup> Ave.

**Landscaping**

Landscaping will be finalized with the submission packages of each individual site's developer.

**Easement Impacts**

Midstream Gas Easement in alignment with 68<sup>th</sup> Ave will be vacated (Rec. #2018000057134) as indicated on the drawings.

**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 shall take over the ownership and maintenance of the elements within the right-of-way.

**Administrative:**

- UDO Section 146-4.7.5.C.5.a: If an easement conflicts with the installation of street trees, applicants shall provide shrub equivalents. If vegetation of any type, other than grass is prohibited by the easement holder, then the applicant shall be required to provide the required trees elsewhere on site. Relocated street trees shall not be used to satisfy other required landscaping (i.e. building perimeter, open space tract landscaping,



buffers etc.) If the applicant and the City determine that site constraints prohibit the relocation of the street trees, then the applicant shall request an administrative adjustment.

We are requesting to not be required to plan curbside landscape street trees on the North side of 68<sup>th</sup> Avenue due to an easement conflict with East Cherry Creek Valley's existing 30" Water Line. East Cherry Creek Valley's easement requirements prohibit the placement of these trees. In lieu of street trees, the development team is proposing the use of shrub equivalents along the North side of 68<sup>th</sup> Avenue per UDO Section 146-4.7.5.C.5.a

Sincerely,

James Kennedy  
Project Manager/Estimator