



January 31, 2022

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

Re: Letter of Introduction – 68th 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 68th Avenue between Gun Club Road and Denali Street and Denali Street between 66th Avenue and 68th 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 68th 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 66th Avenue and progressing North to the intersection with 64th Avenue.

Scope of Project:

The scope of this project includes constructing 64th 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 68th Avenue and Denali as one complete phase.

Deferral

The Northern portion of the full roadway profile of 68th 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 68th Ave.

Landscaping

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

Easement Impacts

Midstream Gas Easement in alignment with 68th 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, than 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 68th 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 68th Avenue per UDO Section 146-4.7.5.C.5.a

Sincerely,

James Kennedy
Project Manager/Estimator