



Real Estate

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October 21, 2016

Heather L. Lamboy, AICP
Planning Supervisor
Planning and Development Services
City of Aurora
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012
hlamboy@auroragov.org

Re: Master Plan with Waivers, October 14, 2016,
The Point at Nine Mile Station (the "Master Plan")

Dear Ms. Lamboy,

Please accept this letter on behalf of Dillon Companies, Inc., d/b/a King Soopers, Inc., ("King Soopers") as authorization for MHK to submit the Master Plan dated October 14, 2016. It is important to note, however, that King Soopers does not support certain elements of the Master Plan. Our outstanding issues have been discussed at length with MHK and the City of Aurora staff. We ask that these concerns be addressed, with consensus reached, prior to administrative approval of the Master Plan.

First and foremost King Soopers does not support the pedestrian sidewalk bisecting the parking lot and extending west from the front of the "Future King Soopers" as depicted on Page 4 of the Master Plan and noted as Keynote #11. This parking lot is primarily dedicated and utilized by King Soopers grocery customers. As a result, it is of utmost importance that the parking lot function safely and efficiently for store customers and employees. This pedestrian crossing in the center of the parking lot creates a safety issue and an operational hazard.

- The pedestrian sidewalks extending along the perimeter of property along Cornell Avenue on the north of parking lot and Dartmouth Avenue on the south are sufficient, safer, and in conformance with the Planning Objectives of the Master Plan.
- The proposed sidewalks along the perimeter of the parking lot will encourage retail sales and conversational/gathering places while providing safe and direct connectivity to and from surrounding neighborhoods and off-site destinations.
- The proposed pedestrian sidewalk noted as Keynote #11 deceptively attracts individuals into the center of a high-volume parking lot with no access over or across Peoria Street and will compromise pedestrian safety.

- The proposed sidewalk noted as Keynote #11 would be ineffectual for customers and families arriving by vehicle and desiring to shop at the King Soopers, given grocery shoppers primarily walk to the grocery store from their vehicles via the drive lanes, and almost exclusively return to vehicles via the drive lanes, especially when pushing carts.
- The proposed pedestrian sidewalk as depicted inevitably becomes a physical barrier and nuisance element by disrupting the pedestrian and vehicular movement as it divides the site for no intended beneficial purpose, reducing the operational efficiency required to effectively operate the projected high-volume store.
- There are sufficient pedestrian alternatives that provide safe and efficient alternatives and increases customer utilization surrounding this site.

Other concerns are as follows:

- Page 5 under heading *Public Gathering Spaces*: The text reads “All site improvements in the public realm will be owned, improved and maintained by The Point Metropolitan District.” The areas must be defined and approved by King Soopers.
- Page 7, under *Street Section E*: King Soopers requires a 26 foot minimum Thru Lane.

King Soopers is protective of its customers and is extremely concerned that the proposed sidewalk, noted as Keynote #11, will compromise their safety and the store’s operational efficiencies on this site. We ask that the Master Plan be amended to reflect the removal of this pedestrian sidewalk in the middle of the parking lot.

Finally, we understand that the Master Plan is to be approved “administratively”. We wish to be contacted prior to an administrative decision on the Master Plan. In addition, we would like to receive comments from staff on the Master Plan, as it does involve multiple ownerships, to include King Soopers.

Sincerely,



Drew Warot
Assistant Real Estate Manager

cc: George Thorn
Carl Koelbel
Jim Soran, Esq.
The Kroger Co. Law Department