



May 24, 2022

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

Re: Denali Street Improvements – Letter of Introduction

Ms. Tibbs,

This letter serves as an introduction to the Denali Street roadway improvements project. The project will construct said roadway from 48th Avenue north to 56th Avenue. The proposed 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 Denali Street roadway will be built with two through lanes in each direction between 48th Avenue and the roundabout at South Drive. North of this roundabout, Discovery Park will be bounded by single lane couplets on the east and west sides, reconnecting at a roundabout intersection with 53rd Avenue. Between 53rd Avenue and 56th Avenue, Denali Street will be built with two through lanes in each direction, per the City of Aurora Main Street typical section. These roadway configurations are consistent with recommendations in the NEATS study and are confirmed by the master traffic study. Open Space areas designated in the Master Plan to the east of Denali will be incorporated through individual site plans or with the adjacent planning area site plans.

In addition to the roadway improvements, utilities will be installed to service future developments on both sides of the roadway, per the Master Utility Study. These utilities include fiber, 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. Concurrent to this project, the existing water main in the existing Gun Club Right-of-Way will be relocated to follow the new Denali Street between 48th Avenue and 56th Avenue. Water quality/detention ponds constructed by separate packages (DA-1707-11 & DA-2285-00) on the north side of 48th Avenue and the south side of 56th Avenue will provide treatment for the roadway storm runoff from Denali Street as well as the future Windler site development.

The enclosed Denali Street 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 Denali Street Infrastructure Site Plan (ISP) second submittal and Denali Street Preliminary Drainage Report (PDR) second 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". The signature is fluid and cursive.

Chris Rolling
Project Manager – Olsson