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Revised May 20<sup>th</sup> | *Original April 9, 2021*

Ms. Deborah Bickmire  
Senior Planner, City of Aurora  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

RE: Letter of Introduction for E 60<sup>th</sup> Ave. Denali Logistics Park – Site Plan DA-1478-07

Dear Debbie,

On behalf of the owner and developer, H.M. Metropolitan District No 1 is pleased to submit this application for an Infrastructure Site Plan for the Denali Logistics Park, East 60<sup>th</sup> Ave. from Harvest Rd. to 985' west of Denali St. This submission includes right of way improvements, utilities, pond and landscape design. The land within the ROW of this Site Plan will be conveyed to the City as right of way after approvals and installation.

The sole use for this site is street right of way and utility infrastructure. The design team and owner have been coordinating with adjacent property owners and concurrent projects for pedestrian, road, and utility connections.

This project will include a raised median/safe pedestrian crossing within the right-of-way. This infrastructure will be for the safe connection and continuation of the multi-use path that will be installed as a part of the Second Creek (DA-1478-05) project that is currently under review at the City.

The utilities installed with this project will follow the approved Master Utility Plan and will be installed within the right of way or utility easement.

The landscape in this project is both curbside planter landscape as well as water quality pond landscape. The landscape in the curbside planters will be installed with adjacent development. The pond landscape will be installed with the pond improvements.

The curbside landscape area on the south side of E. 60<sup>th</sup> Ave. will be within an Xcel transmission line easement. The regulations within this easement do not allow for street trees until the easement turns south on the east side of Second Creek. The landscape on the south side of E 60<sup>th</sup> Ave. will consist of larger shrub groupings and a native seed mix. All the landscape will be irrigated.

The curbside landscape area on the north side of E. 60<sup>th</sup> Ave. will follow the City of Aurora and approved FDP planting standards. The landscape will consist of trees at approximately 40' o.c. as well as shrubs and a native seed mix. All the landscape will be irrigated.

The land within the project limits of this application will be dedicated to the City of Aurora by separate document. No plat will be submitted for this project.

A master traffic study has been approved for this site and Staff has not requested it to be re-submitted with this application.

A Master Drainage Study has been approved for the site. A Preliminary Drainage Report is included in the submission for this project.



The following team of consultants has been assembled to complete this application:

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**Developer/Applicant:**

H.M. Metropolitan District No 1  
Gregg Johnson  
8390 E Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111  
303-295-3071

**Land Owner:**

DIBC Cargo, LLC and DIBC 56<sup>th</sup> & E 470,  
LLC  
Gregg Johnson  
1125 17<sup>th</sup> Street Suite 2500  
Denver, CO 80202  
303-295-3071

**Landscape Architect:**

Dig Studio  
Allison Graham  
1521 15<sup>th</sup> St.  
Denver, CO 80202  
720-328-1986

**Engineer:**

Martin and Martin  
David Le  
12499 W Colfax Ave  
Lakewood, CO 80215  
720-544-5490

**Traffic Engineer:**

Fehr & Peers  
518 17<sup>th</sup> St., Unit 1100  
Denver, CO 80202  
303-296-4300

**Electrical Engineer:**

AE Design  
Erin Mahoney  
1900 Wazee St. #205  
Denver, CO 80202  
720-248-9520

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The proposed Development Application meets the needs of the area as well as the design standards and requirements of the City of Aurora and the approved Master Plan. This project will be a welcome addition as the northeast area of Aurora continues to develop. Please contact me directly should you have any comments, questions, and/or requests for additional information regarding this project.

Sincerely,  
Dig Studio

A handwritten signature in black ink, appearing to read "Allison Graham".

Allison Graham, PLA  
Senior Associate

**it's humanature.**