

December 13, 2023

Office of Development Assistance
Attn: Deborah Bickmire
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Harvest Road Improvements – Letter of Introduction

Ms. Bickmire,

This letter serves as an introduction to the Harvest Road roadway improvements project. This project is being submitted by Westwood Professional Services on behalf of Windler Public Improvement Authority. The project will construct the western half of said roadway from 48th Avenue north to 56th Avenue. The proposed construction based on the Northeast Area Transportation Study (NEATS), the Windler site master traffic study, and the Harvest Mile site master traffic study. Additionally, roadway designed was performed in accordance with the latest version of *Aurora Roadway Design Criteria and Specifications*. The west side of the roadway will be built with two through lanes in the southbound direction plus auxiliary lanes at the proposed intersections. A four-lane arterial configuration is consistent with recommendations for Harvest Road north of 56th Avenue based on the approved Windler Traffic Impact Study. The auxiliary lanes will be designed in accordance with recommendations outlined in both the Windler and Harvest Mile traffic studies.

A portion of Harvest Road is existing. This portion is the east half of Harvest Road between 56th Avenue and 52nd Avenue. As a part of this site plan package the full build out of Harvest Road will be used north of 52nd Avenue and an interim condition will exist south of 52nd Avenue to 48th Avenue. In the interim condition traffic will be one lane per direction until a transition point just south of 52nd Avenue. At this location traffic will be shifted to utilize the ultimate build out of Harvest Road.

ROW has been dedicated for the entire west half of Harvest Road and a portion of the east half. A plan sheet has been included as part of the site plan package that details this information. The ROW documents can be found under the following recordation numbers: 200660524000533770, 20060515000496490, 2006000505740, and 2023000009755. The area east of the section line and south of 52nd Ave does not have dedicated ROW. This area is currently owned by Sun Empire Ventures LLC of 950 17th St Ste 1500 Denver, CO 80202-2829. All interim work in this area is being coordinated with Sun Empire Ventures and the appropriate easements will be obtained.

In addition to the roadway improvements, utilities will be installed to service future developments on the west side of the roadway. These utilities include 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. Water quality swales will be constructed on the south side of 56th Avenue and will provide treatment for the roadway storm runoff from Harvest Road. These improvements are designed to not conflict with the existing sanitary main, which is expected to be abandoned/vacated upon completion of the Second Creek Interceptor Project.

The enclosed Harvest Road 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).

Westwood

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 Harvest Road Infrastructure Site Plan (ISP) second submittal, Harvest Road Preliminary Drainage Report (PDR) first submittal, and The Plat for Windler Filing No. 1. If you should have any questions regarding these documents during the course of your review do not hesitate to contact me.

Regards,

Tom Odle
Project Manager