



September 8, 2020

Deborah Bickmire
Planning and Development Services
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Letter of Introduction
Gateway Park IV East – Preliminary Plat for “Gateway Park - TIC 2”

Dear Ms. Bickmire:

Please accept this letter as the introduction of a Preliminary Plat for infrastructure development within a Gateway Park parcel known as TIC 2 to accommodate: (1) its future subdivision into two or more parcels and a drainage tract, including associated private SCMD roadways (2) the completion of an existing and functional sub-regional detention pond and lift station (3) the fulfillment of drainage and access obligations under an existing intergovernmental agreement between the Sand Creek Metropolitan District (“SCMD”) and Denver Aviation (“DEN”); and (4) completion of landscape, curb cut, and intersection improvements on Salida Street and E. 40th Avenue. TIC 2 is owned by LIT Pauls Gateway Land Holdings, LLC and the proposed infrastructure work will be an SCMD obligation. Future subdivision into lots and tracts will occur after approval of the Preliminary Plat and concurrently with submittal of a site plan for a specific use on the property. Completion of the detention pond is planned to occur upon approval of construction drawings and prior to subdivision. Dedication of easements specific for the pond (to both the City of Aurora and to SCMD) will be done prior to pond construction work. Roadway construction will occur after easement dedication and specific on-site site plan approval.

The Preliminary Plat and associated traffic and preliminary drainage studies locate and support two SCMD private three lane collector roadways crossing TIC 2 east to west i.e. E. 35th Ave on the south and E. 37th Ave on the north. These roadways will provide access and utility service to both the TIC 2 parcel and to the DEN owned tract within the City of Aurora and lying west of the current Regional Transportation District (“RTD”) A-line. The Preliminary Plat shows proposed water, storm sewerage systems, and sanitary mains. The water line will be looped between the two roadways, the location of said loop will be finalized at the time of site development and before roadway and utility construction.

Full and typical SCMD access, utility, sidewalk, landscape and drainage easements for the roadway and detention pond will be granted to SCMD by separate document ahead of platting. Aurora easements for the pond will be granted prior to pond construction. Aurora easements associated with the roadways for access, hydrants and utilities will be conveyed by plat or separate document depending upon the timing of the roadway construction relative to parcel platting and site planning.

Portions of TIC 2 drain stormwater to (1) the Montbello Tributary of Irondale Gulch (i.e. existing Pond C to the north of the current RTD park-n-ride; (2) to recently completed Pond UP-B2 to the northeast; (3) to reconfigured Sand Creek Regional Pond C on the south end of the site. Once construction plans are approved, SCMD will complete the reconfiguration of Regional Pond C, which will also accept flows from the southern portion of the DIA property under terms of the IGA. As a part of the Regional Pond C work, SCMD will complete the stormwater pump system which was approved for construction in 2009 and which is partially completed and ready for pump installation. This drainage work is outlined in the preliminary drainage study submitted with the Preliminary Plat.

The design of 35th and 37th Avenues as three lane roadways is based upon an updated Traffic Impact Study (TIS) which included inter alia, 1.5% background factors, by use transit factors, development of the DEN parcel as either fully commercial or fully warehouse distribution uses and existing adjacent developments. The private SCMD roadways proposed as collectors have sufficient capacity to service either DEN development option. The roadways will be constructed after completion of the Regional Pond C work and once specific site use is determined. The design of both roadways will be extended 200' to the west of the RTD A-line. SCMD access easements will be granted for both roadways from Salida and Telluride Streets west to the west property line of TIC 2, but actual construction of the roadways by SCMD under this Preliminary Plat will occur only on the east side of the RTD A-line and within the TIC 2 parcel. When the DIA parcel develops, the roadways will be extended under the RTD A-line in conformance with City of Aurora and RTD approved plans for same. The roadways will be privately owned and maintained by Sand Creek Metropolitan District, and will be designed and constructed to City of Aurora collector standards,

We have also included a letter from our arborist regarding non-mitigation of existing trees on the TIC 2 property.

We appreciate your attention to this project and look forward to meeting with you and working with your staff on another successful project in the City of Aurora.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, P.E.
Civil Engineer