
August 4, 2022

Ms. Sarah Wile
Senior Planner, City of Aurora
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Letter of Introduction for Second Technical Submittal of E 68th Ave. and Harvest Rd at Denali Logistics Park -Infrastructure Site Plan

Dear Sarah,

On behalf of the owner and developer, H.M. Metropolitan District No 1, I am pleased to submit this Technical Submittal for the E68th Ave. and Harvest Rd North Infrastructure Site Plan at Denali Logistics Park. This project includes East 68th Ave. from Harvest Rd. to Denali St. and the west half of Harvest Rd from 64th Ave to 68th Ave. This site sits at northern border of Aurora and is adjacent to DEN property to the north. All of the land within the limits of this Infrastructure Site Plan has been conveyed to the City.

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 for road and utility connections.

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

There are existing force sewer mains within the Harvest and 68th Ave curbside landscape areas that appear to be in conflict with some of the proposed improvements. These sewer mains serve the existing lift station that is located south of 68th Ave and west of Second Creek. The improvements that conflict with these sewer mains will not be installed until after the lift station is decommissioned and the sewer lines are abandoned.

On the north side of E. 68th Ave. there are existing utilities that cannot be relocated, the East Cherry Creek Valley (ECCV) water line. The ECCV easement regulations require that all trees, lights, hydrants, etc. are a minimum of 10' from the ECCV water line. In coordination with ECCV, all of the utilities have been relocated to the south side of the street.

The landscape in the curbside planter on the north side of E 68th Ave will consist of tree equivalents (shrubs), required shrubs, and native seed mix per UDO section 146-4.7.5.C.5.a. The curbside landscape on the north side of 68th will be installed with the right-of-way improvements.

The curbside landscape area on the south side of E. 68th Ave. and the west side of Harvest Road will follow the City of Aurora and existing FDP/Master Plan planting standards. The landscape will consist of trees at approximately 40' o.c. as well as shrubs and a native seed mix. This landscape will be installed with adjacent development. The median in this section of Harvest Road will not be installed at this time.

There is a water quality pond proposed as part of this project. The pond will be landscaped according to the City planting requirements. The pond landscaping will be installed with the pond improvements.

A Preliminary Drainage Report has been submitted for this project.

Administrative Adjustments:

We are requesting an administrative adjustment for the curbside landscape street trees on the North side of 68th Avenue due to an existing easement conflict with East Cherry Creek Valley's Water Line. East Cherry Creek Valley's easement requirements prohibit the placement

of trees within the easement. In lieu of street trees, the development team is proposing the use of shrub equivalents along the North side of 68th Avenue. These are designed per UDO Section 146-4.7.5.C.5.a which requires 12 shrubs per 1 tree (2.5" caliper) equivalent.

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

Developer/Applicant:

H.M. Metropolitan District No 1
Gregg Johnson
1125 17th St UNIT 2500
Denver, CO 80202
303-295-3071

Land Owner:

H.M. Metropolitan District No 1
Gregg Johnson
1125 17th St UNIT 2500
Denver, CO 80202
303-295-3071

Landscape Architect:

Dig Studio
Allison Graham
1521 15th 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 17th 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

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 existing FDP/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.