

To: Cindy Colip
City of Aurora - Director of Public Works
15151 E Alameda Pkwy
Ste 3200
Aurora, CO 80012

From: Liam Shannon, PE
Kimley-Horn and Associates, Inc.
4582 South Ulster Street - Suite 1500
Denver, Colorado 80237

On Behalf of: Robinson Zamorano
Landmark Companies, LLC
21500 Biscayne Blvd
Suite 401
Aventura, FL 33180

Date: March 22, 2022

Subject: **Deferral of Public Improvement - 6th Ave Deferral letter**

This letter is regarding the deferral of the Public Improvement associated with the half street development of the E 6th Ave frontage with Cross Creek Subdivision Filing No. 4 in accordance to Aurora code section 147-14(b)(1)(a thru c). Please see attached exhibit for the location and a graphical depiction of the deferral.

We are proposing the deferral of the construction and the Civil Plan design of for the following public improvements:

- Entire length of 6th Ave required pavement and curb and gutter (approx. 620 LF)
- 375 LF of 6th Ave Water Main
- 6th Ave Fire Hydrant
- 425 LF of E 6th Ave sidewalk

A meeting was held on 1/11/2022, with City staff from Public Works, Traffic and Planning along with the applicant, Landmark Companies, and the consulting engineer, Kimley-Horn, to discuss the necessity of the 6th Ave improvements at the time of the development of this parcel. It was determined in that meeting that a Deferral of Public Improvement Letter should be pursued. It is Kimley-Horn's and Landmark's shared belief that this public improvement falls under Aurora Code section 147-14(b)(1)(c) which states that the public improvement would "be more efficiently constructed at the time of development of adjacent parcels."

6th Ave currently terminates eastbound at the intersection of N Catawba Way. City of Aurora directed that a half-street improvement of 6th Ave would be required from the intersection of N Catawba Way

along the frontage of the Cross Creek Subdivision filing No. 4 property during the Pre-Application meeting and notes.

However, since the proposed apartment development does not have a drive aisle connection onto 6th Ave and the north existing properties are being served by an existing drive aisle, this half street will have zero traffic volume in the short term (2024) nor long term (2045). See Table 4 below from the Traffic Impact Study detailing the volume of this intersection.

Table 4 – 6th Avenue and Catawba Way LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2021 Existing				
Northbound Approach	9.2	A	8.9	A
Eastbound Left	7.2	A	7.2	A
Westbound Left	0.0	A	0.0	A
Southbound Approach	8.3	A	8.5	A
2024 Background				
Northbound Approach	9.1	A	9.0	A
Eastbound Left	7.2	A	7.2	A
Westbound Left	0.0	A	0.0	A
Southbound Approach	8.5	A	8.5	A
2024 Background Plus Project				
Northbound Approach	9.3	A	9.2	A
Eastbound Left	7.2	A	7.2	A
Westbound Left	0.0	A	0.0	A
Southbound Approach	8.3	A	8.5	A
2045 Background				
Northbound Approach	9.8	A	9.9	A
Eastbound Left	7.3	A	7.3	A
Westbound Left	0.0	A	0.0	A
Southbound Approach	8.4	A	8.9	A
2045 Background Plus Project				
Northbound Approach	10.0	A	10.1	B
Eastbound Left	7.3	A	7.3	A
Westbound Left	0.0	A	0.0	A
Southbound Approach	8.4	A	8.9	A

Additionally, there is not an existing road that this street is providing connection to, thus creating a dead ended road that will not be utilized until the parcel to the east (Property #1977-07-2-13-002) gets developed. Landmark Companies is pursuing purchasing this parcel and plans to incorporate it into the current site plan for a seamless transition. Two internal drive aisles will extend from the current site plan to the east (red arrow on attached exhibit) to provide an internal looping drive aisle on the eastern parcel. If Landmark indeed purchases this parcel, there will be no need for the extension of 6th Ave pavement. Thus, the public improvements associated with 6th Ave would “be more efficiently constructed at the time of development of adjacent parcels” in accordance with section 147-14(b)(1)(c).

The extension of the 6th Ave water line was driven by the need to provide two points of connection for the eastern parcel to ensure a looped system. The two stubs of water can be provided to the parcel by adding a connection in the northeast corner of the proposed apartment project, depicted in red in the

attached exhibit below. This will remove the need for the extension of the 8" waterline in 6th Ave right-of-way along with the fire hydrant.

Due to these facts, the public improvements bulleted above should be deferred until future development. Please see Deferral exhibit on the next sheet.

Thank you,

Liam Shannon, PE

Kimley-Horn and Associates, Inc.
4582 South Ulster Street - Suite 1500
Denver, Colorado 80237
(720)-689-6653

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-06-3-01-001
OWNER: JPMORGAN CHASE BANK
ZONING: MU-R

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-00-0-18-001
OWNER: QWEST COMMUNICATIONS CORP
ZONING: MU-R

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-00-0-19-001
OWNER: BROADWING COMMUNICATIONS SERVICES INC
ZONING: MU-R

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-00-0-16-001
OWNER: MCI COMMUNICATIONS SVCS INC
ZONING: MU-R

**E 6TH AVE
(LOCAL)**

Entire length of 6th Ave half street
pavement and curb & gutter to be
deferred

Approximately 375 ft
of Water main (Blue)
to be deferred

Fire Hydrant and
assembly to be
deferred

Approx 425 LF of
Sidewalk of 6th Ave
included to be deferred

FUTURE E 6TH AVE FRONTAGE IMPROVEMENTS SHOWN TO
ENSURE HORIZONTAL CONNECTION WITH PROPOSED SITE.
PUBLIC IMPROVEMENTS PROPOSED TO BE DEFERRED IN
ACCORDANCE WITH AURORA UDO CODE 147-14(6)(1)(C).
SEE ATTACHED DEFERRAL LETTER IN SITE PLAN RESUBMITTAL PACKAGE.

Existing Access
provided by
existing drive aisle;
fire staging access
to building below

This portion of the
Water Line will be
built to provide a
second water line
connection to Cross
Creek Subdivision 4

**CATAWBA WAY
(COLLECTOR)**

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-07-2-13-002
OWNER: CITY OF AURORA
ZONING: MU-R

Potential drive aisle
connection to Parcel #
1977-07-2-13-002, if
Landmark Companies,
LLC purchases this
parcel

Proposed second
point of water line
connection to Eastern
Parcel, pending
deferral of 6th
watermain

First point of water
line connection to
Eastern Parcel

URBAN TOWNHOMES AT
CROSS CREEK
ZONING: R-2

E 5TH AVE

**6TH PKWY
(COLLECTOR)**

**CATAWBA WAY
(COLLECTOR)**

ARAPAHOE COUNTY PARCEL
PROPERTY #: 1977-07-2-10-002
OWNER: CROSS CREEK METRO DIST #2
ZONING: MU-R

CROSS CREEK SUBDIVISION
ZONING: R-2

