

April 8, 2022



Debbie Bickmire  
Office of Development Assistance  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

**Re: 56<sup>th</sup> Avenue Improvements – Letter of Introduction**

Ms. Bickmire,

This letter serves as an introduction to the 56<sup>th</sup> Avenue roadway improvements project. The project will reconstruct and widen said roadway from the east terminal of the E-470 interchange east to Harvest Road to a full right-of-way width of 168 feet. The widening is based on the Northeast Area Transportation Study (NEATS), the Windler site master traffic study, the Fulenwider site master traffic study, and the approved Fulenwider Public Improvement Plan (PIP). Additionally, roadway design was performed in accordance with the latest version of *Aurora Roadway Design Criteria and Specifications*. The roadway will be built with three through lanes in each direction plus auxiliary lanes at the proposed intersections. A six-lane arterial configuration is consistent with recommendations in NEATS and confirmed by the master traffic studies.

In addition to the roadway improvements, utilities will be installed to service future developments on both sides of the roadway. These utilities include water, sanitary sewer, and storm sewer. Water quality/detention ponds will be constructed on both sides of 56<sup>th</sup> Avenue to provide treatment for the roadway storm runoff as well as the Windler site development. Discharge from the ponds will be conveyed to either Cottontail Run or Second Creek. The scope of both the roadway improvements and utility installations has been closely coordinated between the Fulenwider development team and the Windler development team.

The enclosed 56<sup>th</sup> Avenue 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). 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 both the Fulenwider and Windler Master Traffic Impact Studies, 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.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Rolling". The signature is fluid and cursive.

Chris Rolling  
Project Manager - Olsson