

January 17, 2020

Sarah Wile
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: 64th Ave. Infrastructure Site Plan - Letter of Intent

Dear Sarah,

On behalf of Westside Investment Partners, we are submitting an Infrastructure Site Plan for 64th Avenue from east of E-470 to Jackson Gap for the City's initial review.

The following team members contributed to this submittal:

Owner/Applicant:

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Owner / Developer:

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Owner / Developer:

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Site Location:

The project generally includes the 64th Avenue rights of way from east of E-470 along 64th Avenue to Jackson Gap. This initial application includes infrastructure generally within the right-of-way and landscape.

Project Overview:

The 64th Avenue ISP provides plans for infrastructure improvements associated with the construction of 4 lane major arterial, with rights-of-way to be dedicated allowing for a future potential 6 lane major arterial. Construction is proposed from the edges of the right of way, with future improvements occurring in the median. Other services such as water, sewer, sanitary sewer, storm, and others are proposed in association with the adjacent ROWs. Please reference the Civil plans for additional details related to these improvements. A median will be provided with viable Parks, Recreation and Open Space xeric plant material that shall be maintained by the City of Aurora after the required 2 years of maintenance provided by the developer/metro district. During the first two years the median will be maintained by the developer/metro district using water trucks for establishment. The 64th Avenue ISP consists of the following properties: High Point, Porteos, and Fulenwider.

Landscaping:

All landscape improvements are proposed with this ISP application generally include all plant material within the curbside landscape and medians associated with 64th Avenue. This ISP will only contain designs for the ROW east of the E-470 interchange to Jackson Gap along 64th Avenue providing a sense of place from the Denver International Airport (DEN) to adjacent uses. Major intersections will have increased landscaping to enhance the vehicular and pedestrian corridor in areas of high impact.

Overall landscape intent for the ISP celebrates the runway at 64th theme. The theme follows suit with the experience of takeoff to landing at DEN. This theme will be evident within the median following the Parks, Recreation and Open Space requirements by implementing concrete noses, a variety of city approved rock mulch evident through the use of angular patterning, use of xeric shrubs and grasses in large angular swaths. The theming from the median will spill into the curbside landscaping to enforce a takeoff and landing experience through the use landscape design along 64th Avenue. This is achieved through enhanced angular sculpted ground planes, highlighted with areas of ornamental grasses and purposeful plant spacing. Landscape will represent the contrast of native seed mixes, angular patterns of plant material or rock. Please note, curb cut locations for adjacent uses along 64th Avenue shall be addressed with future adjacent/associated Site Plan applications.

Supporting Materials:

Per discussions with staff, drainage and traffic reports are provided with this application.

Approval Criteria:

1. The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.
Response: The Minor Site Plan complies with the applicable UDO standards and no adjustments are being requested at this time.

Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this initial Infrastructure Site Plan application of 64th Avenue. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design



Eva Mather
Principal
Applicant's Representative