



January 23, 2020

City and County of Denver
Public Works Engineering
Regulatory & Analytics Dept.
201 W. Colfax Ave., Department
507 Denver, Colorado 80202-5329

**RE: 4800 Race Street
Easement Relinquishment
HKS Project No. 181041
CCD Project No. 2018PM0000653**

Dear Denver Public Works:

This letter serves as a formal request for the relinquishment of an easement located in the Keener Subdivision, Lots 1 to 36.

The proposed 4800 Race Street Project (Site) is a multi-phased mixed-use development. The Site is bound by 49th Avenue to the north; Race Street to the west; 48th Avenue to the south; and a petroleum products storage area to the east. Vacated Vine Street right-of-way bisects the Site north to south, while half of vacated Gaylord Street right-of-way runs along the eastern property line. The first phase is comprised of a four story mixed use building located in the southeast quarter of the Site. Included in this building will be 150 units of affordable housing, 25,742 square feet of medical offices and 6,294 square feet of retail space. Parking will also be included in this phase. The details of future phases are still to be determined but will involve multi-family residential units, corresponding parking, water quality and detention, and a pedestrian friendly paseo area. Phase I is scheduled to begin Q1 of 2020, while Phase II would be Q2 of 2121.

Currently, the easement in question contains a sanitary sewer main that services the residential blocks to the south of the Site. The sanitary main and easement bisect the eastern block of the Site, running south to north. The eastern block is defined as the area bounded by 48th Avenue, vacated Gaylord Street, 48th Avenue, and vacated Vine Street. It is currently a commercial storage area.

In order to efficiently develop this eastern block, the sanitary main will be rerouted and its easement subsequently relinquished. The reroute will intercept the sanitary line in 48th Avenue and direct flows west. At the intersection of private Vine Street and 48th Avenue, the main will turn north and flow through private Vine Street until it intersects with the existing main in 49th Avenue. See SSPR-2019-0000112 for construction drawings.

January 14, 2019
Denver Developmental Services – Transportation
Page 2 of 2

For the reasons discussed above, we are requesting the easement in question be relinquished. Please let me know if you have any questions, or require additional information. We appreciate your consideration in this matter.

Sincerely,

HARRIS KOCHER SMITH

John R Stafford, PE
Associate Principal

cc: Diana Stoian, Columbia Ventures LLC
1718 Peachtree Street, NW, #684, Atlanta, GA 30309
Te: 404-874-5000
E: dstoian@columbiaven.com

Property Owner:
48Race LLC
4800 Race Street, Denver, CO 80216
Te: 303-377-4477
E: eclark@urbanlandc.org

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000006 **Review Phase:**
Location: **Review End Date:** 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 02/29/2020
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 03/03/2020
Status: Approved
Comments: Approved. No PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 03/02/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Robert Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org

Status Date: 05/12/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street

Comment Report

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000006 **Review Phase:**
Location: **Review End Date:** 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: DOTI ROWS Survey
Reviewers Name: Scott Castaneda
Reviewers Phone: 7209134521
Reviewers Email: robert.castaneda@denvergov.org
Approval Status: Approved

Comments:
Revisions are acceptable and Word doc submitted.

Status Date: 03/02/2020
Status: Denied
Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street
Reviewing Agency/Company: DOTI ROWS Survey
Reviewers Name: Scott Castaneda
Reviewers Phone: 720-913-4521
Reviewers Email: robert.castaneda@denvergov.org
Approval Status: Denied

Comments:
Project Name: 2020-RELINQ-0000006
Project Description: 4800 Race St
Reviewed By: Scott Castaneda Robert.castaneda@denvergov.org
Date: 2.28.20
1. Status is denied.
2. I appreciate the effort and intent in the legal description, but it would be preferred to remove the metes and bounds portion of the description. It is preferred to simply refer to and recite the language in the original document, the ordinance that originally vacated the alley.
3. Please remove the reference to the relinquishment in the title block of the illustration.

Reviewing Agency: Case Manager Review/Finalize Review Status: Confirmation of Payment

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org

Status Date: 03/09/2020
Status: Confirmation of Payment
Comments:

Status Date: 03/04/2020
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 02/13/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street

Comment Report

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086

Project Type: ROW Relinquishment

Review ID: 2020-RELINQ-0000006

Review Phase:

Location:

Review End Date: 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: Denver Fire
Reviewers Name: Jeremiah Willmott
Reviewers Phone: 720-865-2966
Reviewers Email: jeremiah.willmott@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Emily McKee
Reviewers Email: Emily.McKee@denvergov.org

Status Date: 02/13/2020
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Matthew Schwindt
Reviewers Email: Matthew.Schwindt@denvergov.org

Status Date: 05/06/2020
Status: Approved

Comment Report

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000006 **Review Phase:**
Location: **Review End Date:** 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street
Reviewing Agency/Company: Construction Engineering
Reviewers Name: Matthew Schwindt
Reviewers Phone: 303.446.3673
Reviewers Email: Matthew.Schwindt@denvergov.org
Approval Status: Approved

Comments:

Status Date: 03/03/2020

Status: Denied

Comments: 1. In the relinquishment letter, at the end of the second paragraph it states "Phase II would be Q2 of 2121" I'm assuming it is meant to be 2021.
2. Show relocation of sewer currently in easement.

Reviewing Agency: Policy and Planning Review **Review Status:** Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 03/04/2020
Status: Approved - No Response

Comments:

Reviewing Agency: TES Sign and Stripe Review **Review Status:** Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 03/04/2020
Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral **Review Status:** Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response

Comments:

Reviewing Agency: Xcel Referral **Review Status:** Approved

Status Date: 03/02/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000006 4800 Race Street
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Comment Report

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000006 **Review Phase:**
Location: **Review End Date:** 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Leah Dawson
Reviewers Email: Leah.Dawson@denvergov.org
Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved - No Response

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org
Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: James Turner
Reviewers Email: Jim.Turner@denvergov.org
Status Date: 11/29/2020
Status: Approved
Comments: Sewer rerouted, and as-builts approved. Relinquishment approved to go to Council.

Status Date: 02/28/2020
Status: Denied
Comments: Correction to previous comment in order to revise the referenced SSPR number:

There are no revisions required to the relinquishment application documents. The relinquishment may proceed to City Council once the sewer is rerouted per 2020-SSPR-0000112, and the old sewer abandoned, to the satisfaction of Construction Engineering. (Please note that this allowance to proceed to Council once the existing sewer is abandoned is contrary to DOTI standard, which would also typically require formal approval of the as-builts for the sewer reroute as well as Acceptance of the reroute by Construction Engineering prior to advancing the relinquishment to Council.)

Reviewing Agency: ERA Transportation Review Review Status: Approved

Comment Report

4800 Race St

11/19/2020

Master ID: 2020-ZLMASTER-0002086 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000006 **Review Phase:**
Location: **Review End Date:** 03/03/2020

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Christina Baca
Reviewers Email: Christina.Baca@denvergov.org
Status Date: 11/30/2020
Status: Approved
Comments: Arif Patel confirmed video inspection and asbuilts were accepted, only grading remained, and held no objections to releasing easement relinquishment.

Reviewers Name: Christina Baca
Reviewers Email: Christina.Baca@denvergov.org
Status Date: 03/03/2020
Status: Denied
Comments: The existing sewer must be relocated, abandoned and Accepted in accordance with City requirements. Please provide documentation (Letter of Acceptance) showing the work was completed and there are no outstanding administrative items for approval of proposed relinquishment.

Reviewing Agency: ERA Wastewater Review **Review Status:** Approved

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org
Status Date: 03/03/2020
Status: Approved
Comments:

Reviewing Agency: RTD Referral **Review Status:** Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved - No Response

Status Date: 03/04/2020
Status: Approved - No Response
Comments: