

Steve Ferris, c/o Real Estate Garage
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February 9, 2018

Public Works Plan Review Services
201 W. Colfax Ave, Dept. 507
Denver, CO 80202

Sent via email to Denver.row@denvergov.org

RE: Sanitary Easement Relinquishment Request, Mid-block of World Trade Center Project, just SW of southerly dead-end portion of NE-SW Alley parallel to and between Blake & Walnut

Dear Sir/Madam:

I represent the owners and developers of the World Trade Center project, which in turn owns most of the southwestern half of the block bounded by 38th, 40th, Blake, and Walnut Streets. The ownership entities consist of Carbat, LLC, and 3853 Walnut, LLC, DBA as Formativ, both headed by Sean Campbell, with the following contact info:

3535 Larimer St.
Denver, CO 80209
ph: 303-539-6960
email: sean@formativco.com

This requested relinquishment is intended to facilitate development of the World Trade Center project (2016-PM- 0000745). The 50' by 16" sanitary easement abuts and extends the ROW area to the immediate northeast. The 50'X16" sanitary easement appears to have been put in place in lieu of a 1964 alley ROW vacation (record attached). The portion of the same alley ROW that was not vacated in 1964 is now requested for vacation in an application separate from this relinquishment request.

No other owner on the block will be affected by the relinquishment or the alley vacation, as the property is a dead-end portion of an alley T-intersection. The easement is surrounded by Formativ's holdings and the remaining "T" portion of the NE-SW alley.

This request to relinquish is being sought with the intent to relocate any utilities. The existing sanitary line in the easement will be removed or capped and sanitary service to the World Trade Center project will be provided via Blake St. There are no plans to explore options to use the easement area other than as a small portion of the World Trade Center project.

Also attached are a site plan and certified legal description. Initial Fees in the amount of \$1300 will be paid when invoiced.

Thank you for your consideration,



Steve Ferris

Cc: Sean Campbell, Formativ
Doug Smith, Fomativ
Jesse Dzierzanowski, OZ Architects
Megan Vogt, S.A. Miro

Attach: - certified alley easement legal and site plan
- Area map showing relationship of easement to alley ROW
- Ordinance 336, Series 1964, which vacated portion of alley and established easement to be relinquished

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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 - No Response

Reviewers Name:

Reviewers Email:

Status Date: 04/04/2018
 Status: Approved - No Response
 Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Eric Huetig
 Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 04/03/2018
 Status: Approved
 Comments: Reviewing Agency/Company: Parks and Rec - Forestry
 Reviewers Name: Nick Evers
 Reviewers Phone: (720) 913-1524
 Reviewers Email: nick.evers@denvergov.org
 Approval Status: Approved

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

Status Date: 04/04/2018
 Status: Approved - No Response
 Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 07/30/2020
 Status: Approved
 Comments: PWPRS Project Number: 2020-RELINQ-0000009 World Trade Center 38th and Blake
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 303-628-6219
 Reviewers Email: gina.begly@denverwater.org
 Approval Status: Approved

Comments:
 Denver Water has no objection to the vacation of an alley shown in red on attached map, Labeled "A" described in Ordinance No. 336 Series of 1964.

Status Date: 04/04/2018
 Status: Approved - No Response
 Comments:

2020-RELINQ-0000009

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Robert Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org
Status Date: 04/06/2020
Status: Approved
Comments: Revisions have been made and exhibit is acceptable. Word doc has been submitted.

Status Date: 04/06/2018
Status: Denied
Comments: Reviewers Name: Scott Castaneda`
Reviewers Phone: 720-913-4521
Reviewers Email: robert.castaneda@denvergov.org
Approval Status: Denied

Comments:
Please see submitted redlines.

Status Date: 04/04/2018
Status: Denied
Comments: Denied

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

Reviewers Name: Vanessa West
Reviewers Email: Vanessa.West@denvergov.org

Status Date: 04/25/2018
Status: Confirmation of Payment
Comments:

Status Date: 04/04/2018
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved - No Response

Reviewers Name: Roman Rede
Reviewers Email: Roman.Redde@denvergov.org

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name:
Reviewers Email:

Status Date: 04/04/2018

2020-RELINQ-0000009

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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

Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved - No Response

Reviewers Name:
Reviewers Email:

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Karl Brekke
Reviewers Email: Karl.Brekke@denvergov.org

Status Date: 03/19/2018
Status: Approved
Comments: The City and County of Denver has completed its Public Works Construction Engineering review of the submitted World Trade Center 38th and Blake Easement Relinquishment and has generated no comments.

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

Reviewers Name:
Reviewers Email:

Status Date: 04/04/2018
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: 04/04/2018
Status: Approved - No Response
Comments:

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 04/04/2018
Status: Approved
Comments: Reviewing Agency/Company: CenturyLink
Reviewers Name: Dustin Pulciani
Reviewers Phone: 720-520-3133
Reviewers Email: dustin.pulciani@centurylink.com
Approval Status: Approved

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 04/04/2018
Status: Approved
Comments: Reviewing Agency/Company: Public Service Company of Colorado
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:
Continue working with Katie Middleton on the design details of undergrounding and/or relocating the electric facilities within the alley.

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

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

Reviewers Name: Jeffrey Brasel
Reviewers Email: Jeff.Brasel@denvergov.org

Status Date: 03/13/2018
Status: Approved
Comments:

Status Date: 03/13/2018
Status: Approved
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Luke Korpi
Reviewers Email: Luke.Korpi@denvergov.org

Status Date: 02/20/2020
Status: Approved
Comments: No comment regarding sanitary easement

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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

Status Date: 04/04/2018
Status: Denied
Comments: Additional design coordination between the city and the applicant is required to confirm that the project's building footprint, and associated grading and design of the adjacent public sidewalk, will provide for sufficient space to maintain the adjacent Blake St. overpass and any supporting retaining walls, both under current conditions and for the future condition with the extension of the Blake St. overpass. This assurance must be established before the easement relinquishment can be approved, but the project's design has not progressed sufficiently to provide that assurance.

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

Reviewers Name: Danny Harris
Reviewers Email: Danny.Harris@denvergov.org

Status Date: 04/23/2020
Status: Approved
Comments:

Status Date: 04/02/2018
Status: Denied
Comments: The sanitary sewer will need to be relocated/removed and new terminal manhole constructed and accepted prior to relinquishment of the alley.

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

Reviewers Name: Marco Cabanillas
Reviewers Email: Marco.Cabanillas@denvergov.org

Status Date: 04/02/2018
Status: Approved
Comments:

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

Reviewers Name: Steven Forvilly
Reviewers Email: Steven.Forvilly@denvergov.org

Status Date: 04/23/2020
Status: Approved
Comments:

Status Date: 02/20/2020
Status: Denied
Comments: The sanitary easement can be relinquished upon relocation of the sanitary sewer and acceptance of the work.

Status Date: 04/02/2018
Status: Denied
Comments:
1. The retaining wall easement can be relinquished upon relocation of the wall and granting of new easement if required.
2. The sanitary sewer easement can be relinquished upon relocation of the sanitary sewer and acceptance of the work.

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Sanitary

07/30/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000009 **Review Phase:**
Location: **Review End Date:**

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

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

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

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

Status Date: 04/04/2018
Status: Approved - No Response
Comments:

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Reviewers Name: Vanessa West
Reviewers Email: Vanessa.West@denvergov.org

Status Date: 02/20/2020
Status: Approved
Comments: No comment regarding sanitary easement

Status Date: 04/04/2018
Status: Denied
Comments: Reviewing Agency/Company: PW CPM
Reviewers Name: Matt MacLachlan
Reviewers Phone: 720-865-3167
Reviewers Email: matthew.maclachlan@denvergov.org
Approval Status: Denied

Comments:

In general, CPM Bridge Group is likely agreeable to this, but has a few concerns with the request. The comments are focused on the "bridge easement relinquishment explanation" document.

- Letter states that the "...sidewalk is proposed to be replaced in its entirety...". The wall is necessary to support the sidewalk, which provides pedestrian connectivity to Walnut Street. Will this connection be maintained when the existing sidewalk is removed?
- The letter mentions the potential construction of a new "...retaining wall between the building and bridge approach." Who will own/maintain this wall? If the City has any responsibility for it, we will need to be involved in the plan review, material selection, etc.
- Based on conversations with Development Services staff, not sure that the letter's statement "Note that the FFE and grading of this building has been approved by Public Works" is true.