

Steve Ferris, c/o Real Estate Garage
700 W. Colfax Ave, Suite #1
Denver, CO 80204
steve@realestategarage.net
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: Easement Relinquishment Request, World Trade Center, SE corner of Blake and 38th St.

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 request is to relinquish a 5' wide by 46' long easement is intended to facilitate development of the World Trade Center project. The land subject to the easement in question is owned by Carbat, LLC.

The 5' wide easement abutting Blake Street on the northwest corner of the site was intended to serve as clear maintenance access to the eastern face of the retaining wall that supports the piece of sidewalk that connects between Blake St. and 38th St. With the construction of the WTC, that sidewalk is proposed to be replaced in its entirety as part of a blending with the first-floor elevation of the proposed office building with the existing bridge. The new design is intended to provide pedestrian access and include a retaining wall between the building and bridge approach. New pedestrian approaches from the proposed building and Blake Street will be coordinated with the construction of the new office building. If any new sidewalk requires structural support, say for a retaining wall associated with any future bridge work, existing adjacent ROW contains more than adequate space to accommodate it. Note that the FFE and grading of this building has been approved by Public Works.

The ALTA survey attached indicates the location of the easement. There are no known existing utilities in the easement, and if needed they will be relocated at the owner's expense. The confirmation of this is being coordinated with Denver Water and Xcel. This work has also been discussed extensively with Luke Korpi of Denver Public Works, as well as other PW staff, and additional analysis and discussion is anticipated.

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

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Steve Ferris", is written over a light gray rectangular background.

Steve Ferris

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

Attach: - certified easement legal and site plan
- Record of existing easement
- Location map of the easement

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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: 06/18/2020
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000003 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: 06/04/2020
Status: Denied
Comments: PWPRS Project Number: 2018-RELINQ-0000003 World Trade Center 38th and Blake

2018-RELINQ-0000003

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Denied

Comments:
Denver Water objects to the full relinquishment of the easement reservation for water lines in Ordinance 336-1964, Section 1 G.
We have an existing waterline here which runs through Denver's St. Charles Park. Because this is vacated right-of-way, we need be within an easement.

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

Reviewing Agency: Survey Review Review Status: Approved

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

Status Date: 04/14/2020
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000003 World Trade Center 38th and Blake
Reviewing Agency/Company: DOTI ROWS Survey
Reviewers Name: Scott Castaneda
Reviewers Phone: 720-913-4521
Reviewers Email: robert.castaneda@denvergov.org
Approval Status: Approved

Comments:
Revisions have been made and 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

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

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.Red@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
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

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

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:

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

2018-RELINQ-0000003

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

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:

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: 10/07/2020
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000003 World Trade Center 38th and Blake
Reviewing Agency/Company: DOTI/Development Engineering Services-Transportation
Reviewers Name: Mindy Decker
Reviewers Phone: 720-865-3216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

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: 02/20/2020
Status: Approved
Comments: No comment regarding retaining wall

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

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: 09/02/2020
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000003 World Trade Center 38th and Blake
Reviewing Agency/Company: DOTI ER-WW
Reviewers Name: Steven Forvilly
Reviewers Phone: 720-913-4533
Reviewers Email: steven.forvilly@denvergov.org
Approval Status: Approved

Comments:

Status Date: 02/20/2020
Status: Denied
Comments: The retaining wall easement can be relinquished upon relocation of the wall and granting of new easement if required.

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.

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

Comment Report

World Trade Center Relinquishment 3860 & 3900 Blake Bridge

10/22/2020

Master ID: 2019-PROJMSTR-0000375 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000003 **Review Phase:**
Location: **Review End Date:** 04/03/2018

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

Comments:

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

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

Status Date: 10/22/2020
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000003 World Trade Center 38th and Blake
Reviewing Agency/Company: DOTI - PDA
Reviewers Name: Matt MacLachlan
Reviewers Phone: 720-865-3167
Reviewers Email: matthew.maclachlan@denvergov.org
Approval Status: Approved

Comments:
Based on subsequent discussions, previous "denial" is removed.

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.