



August 17, 2020

Department of Transportation & Infrastructure  
Right of Way Services  
City and County of Denver  
201 West Colfax Avenue, Department 507  
Denver, Colorado 80202

**RE: *Evans and Broadway***  
***2020-PM-0000170***  
***Easement Relinquishment Request Letter***

To Whom It May Concern,

Thank you for accepting this easement relinquishment request for the above-noted Project. We are working with Trammell Crow Residential on exciting development located at the southwest corner of E. Evans Avenue and S. Broadway in the Overland Neighborhood. The Project is planned to provide retail, leasing, amenity spaces, and live/work units at the ground floor, an above grade parking garage, and four levels of market-rate residential apartments above. All existing structures on the site will be demolished as a part of the Project.

The Project provides a community designed to support an urban lifestyle. Renters will enjoy a range of amenities including a fitness facility, private outdoor courtyard space and retail services within their direct building. The market-rate apartments provide a mixture of unit types. Approximately 390 parking spaces will be provided for the renters and their guests in structured parking above grade. While our final site plan is still to be determined, the Project will be accessed from S. Acoma Street from the west. No vehicular access is planned from S. Broadway, E. Evans Avenue, and W. Warren Avenue.

On behalf of Trammell Crow Residential, the developer, and the property owner, Jon and Eric Helmstaedter, we would like to formally request an easement relinquishment for the reserved easement that remains following the vacation of the alley within the property as highlighted in the attached Site Plan, identified more specifically as Ordinance 370 Series 1991 (Rec. No. R-91-0060774).

With the relinquishment of the reserved easement associated with Ordinance 370 Series 1991 (Rec. No. R-91-0060774), any existing utilities including sanitary sewer and overhead electric that extend to the north within the existing easement will be removed. The proposed sanitary sewer modifications are depicted on the attached Utility Plan Exhibit showing a reroute of the sanitary sewer infrastructure around the Project perimeter in W. Warren Avenue, S. Acoma Street, and E. Evans Avenue. Additionally, the overhead dry utilities noted on the survey will be removed with the demolition of the existing structures and rerouted around the project in the abutting right-of-way. With the aforementioned relocations, there would be no need for easements to extend through the subject property for the purpose of conveying public utilities. Vacating this easement will allow the owner to redevelop and improve the area as planned. It is understood that any utilities that would require relocation will be done at the Owner's expense.

Complete owner information is as follows:

- Company: Jon C. Helmstaedter and Eric A. Helmstaedter  
Contact: JC Helmstaedter  
Address: 7842 S. Vine Street, Centennial, CO 80122  
Phone: 720-971-7971  
Email: [ejhmanagementllc@gmail.com](mailto:ejhmanagementllc@gmail.com)

Complete developer information is as follows:

- Company: Trammell Crow Residential  
Contact: Jarvie Worcester  
Address: 2420 17<sup>th</sup> Street, Suite 250, Denver, CO 80202  
Phone: 720-456-4286  
Email: [jworcester@tcr.com](mailto:jworcester@tcr.com)

Complete requestor information is as follows:

- Company: Kimley-Horn and Associates, Inc.  
Contact: Meaghan Turner, PE, LEED AP  
Address: 1125 17<sup>th</sup> Street, Suite 1400, Denver, CO 80202  
Phone: 303-228-2322  
Email: [meaghan.turner@kimley-horn.com](mailto:meaghan.turner@kimley-horn.com)

Thank you for your consideration of this request. Relinquishing this easement will allow the Owner to redevelop and improve the area. We appreciate all your help and look forward to working with you and the City and County of Denver to develop this property to serve and enhance the local community.

Should you have any questions or need further information, please do not hesitate to call me directly at (303) 228-2322 or [meaghan.turner@kimley-horn.com](mailto:meaghan.turner@kimley-horn.com)

Sincerely,

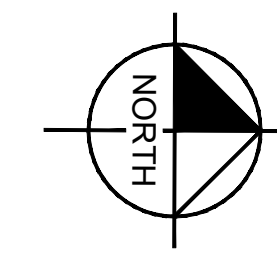
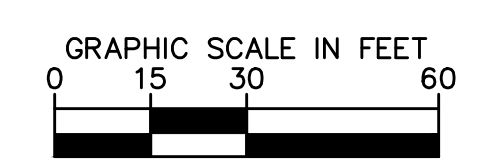
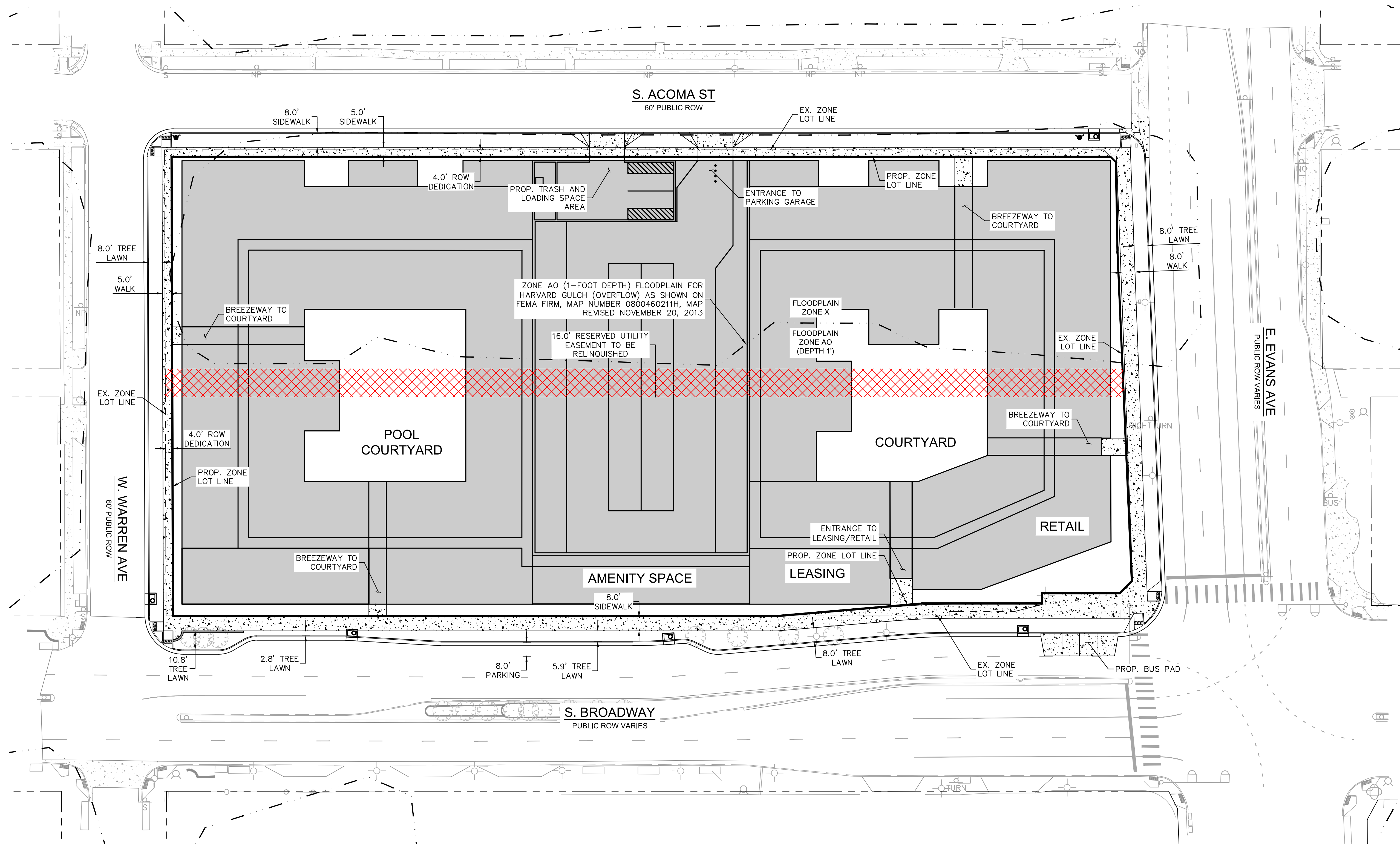
KIMLEY-HORN AND ASSOCIATES, INC.



Meaghan M. Turner, PE, LEED AP  
Senior Project Manager

Enclosed:

- Easement Relinquishment Site Plan Exhibit
- Easement Relinquishment Utility Plan Exhibit
- Survey
- Legal Description and Exhibit
- Alley Vacation and Easement Reservation Ordinance (Rec. No. R-91-0060774)
- Review Fees - \$1,600 - Payment to be provided upon assignment of reviewer



EVANS AND BROADWAY  
EASEMENT RELINQUISHMENT  
SITE PLAN EXHIBIT  
7/23/2020

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1125 17TH STREET, SUITE 1400, DENVER, 80202  
PHONE: 303-228-2300

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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: David Edwards  
 Reviewers Email: davidj.edwards@denvergov.org

Status Date: 09/01/2020  
 Status: Approved  
 Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
 Reviewing Agency/Company: Asset Management DOF  
 Reviewers Name: David J Edwards  
 Reviewers Phone: 7209130889  
 Reviewers Email: davidj.edwards@denvergov.org  
 Approval Status: Approved

Comments:  
 Approved

Status Date: 08/17/2020  
 Status: Approved  
 Comments:

Reviewing Agency: City Forester Review      Review Status: Approved

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

Status Date: 08/31/2020  
 Status: Approved  
 Comments: Approved. No PRW tree conflict.

Reviewing Agency: Comcast Referral      Review Status: Approved

Status Date: 12/07/2020  
 Status: Approved  
 Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
 Reviewing Agency/Company: Comcast  
 Reviewers Name: Aaron Rudd  
 Reviewers Phone: 720-708-8902  
 Reviewers Email: aaron\_rudd@cable.comcast.com  
 Approval Status: Approved

Comments:  
 Agreement has been executed to relocate our lines out of the area in question.

Status Date: 09/01/2020  
 Status: Denied

2020-RELINQ-0000022

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Comcast  
Reviewers Name: Aaron Rudd  
Reviewers Phone: 720-708-8902  
Reviewers Email: aaron\_rudd@cable.comcast.com  
Approval Status: Denied

Comments:  
This will require Comcast to relocate Fiber and all coax line that currently provide service to the areas surrounding this alley.

Attachment: Evans and Broadway.pdf

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 09/01/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 303-628-6219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Alan Lemke  
Reviewers Email: Alan.Lemke@denvergov.org

Status Date: 09/16/2020  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: DOTI/ROWS/Survey  
Reviewers Name: Alan Lemke  
Reviewers Phone: 720-865-3127  
Reviewers Email: alan.lemke@denvergov.org  
Approval Status: Approved

Comments:

Status Date: 08/25/2020  
Status: Denied  
Comments: Survey redlines placed here:

\\nas01p\shared\_dirs\public\_works\PWDES\PROJECT\2020s\2020\RELINQUISHMENT\2020-RELINQ-0000022 -  
Evans and Broadway\REDLINES

**REDLINES uploaded to E-review webpage**

Reviewing Agency: Case Manager Review/Finalize

Review Status: Confirmation of Payment

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

**Reviewers Name:** Brianne White  
**Reviewers Email:** Brianne.White@denvergov.org

**Status Date:** 08/24/2020  
**Status:** Confirmation of Payment  
**Comments:**

**Reviewing Agency:** Denver Fire Department Review      **Review Status:** Approved

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

**Status Date:** 08/27/2020  
**Status:** Approved  
**Comments:** Denver Fire Dept. Approved - RT

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

**Reviewers Name:** Rebecca Dierschow  
**Reviewers Email:** becca.dierschow@denvergov.org

**Status Date:** 09/01/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/01/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/01/2020  
**Status:** Approved - No Response  
**Comments:**

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

**Status Date:** 09/01/2020  
**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:** 08/11/2020  
**Status:** Approved  
**Comments:**

2020-RELINQ-0000022

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Michael Holm  
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 08/21/2020  
Status: Approved

Comments:

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

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

Status Date: 09/01/2020  
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: 09/01/2020  
Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 01/20/2021  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Stephanie Canary  
Reviewers Phone: 3524258763  
Reviewers Email: stephanie.canary@centurylink.com  
Approval Status: Approved

Comments:  
CenturyLink Relocation fees have been paid, so per CenturyLink Engineer JElkins, is changed to "Approved-No Conditions".

Status Date: 12/07/2020  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Stephanie Canary  
Reviewers Phone: 3524258763  
Reviewers Email: stephanie.canary@centurylink.com  
Approval Status: Approved with conditions

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

Comments:  
CenturyLink Engineer James Elkins no longer has any objections to the Easement Vacates.

Attachment: LNO P831148 Vacate No Reservation After LOO.pdf

Status Date: 12/07/2020  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Stephanie Canary  
Reviewers Phone: 3524258763  
Reviewers Email: stephanie.canary@centurylink.com  
Approval Status: Approved with conditions

Comments:  
CenturyLink Engineer James Elkins no longer has any objections to the Easement Vacates.

Attachment: LNO P831148 Vacate No Reservation After LOO.pdf

Status Date: 09/01/2020  
Status: Denied  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Stephanie Canary  
Reviewers Phone: 3524258763  
Reviewers Email: stephanie.canary@centurylink.com  
Approval Status: Denied

Comments:  
Per CenturyLink Engineer J. Elkins, in order to protect its facilities CenturyLink must deny the request at this time.

Attachment: P831148 Letter of Objection Vacate-Relinquish.pdf

Status Date: 09/01/2020  
Status: Denied  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: CenturyLink  
Reviewers Name: Gladly Zeilstra  
Reviewers Phone: 480-560-0404  
Reviewers Email: gladly.zeilstra@centurylink.com  
Approval Status: Denied

Comments:  
Please contact Gladly Zeilstra regarding this request. The project number associated with this request is P831148.

Reviewing Agency: Xcel Referral      Review Status: Approved

Status Date: 04/05/2021  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway



# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

.  
Per Xcel Design, all facilities have been removed. TCR Development/Jordan Orr is taking possession of the remaining poles that still house telecom facilities.  
.

Status Date: 02/12/2021  
Status: Denied  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
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: Denied

Comments:

.  
Please be aware there are existing overhead electric distribution facilities within this easement relinquishment area. Therefore, we must deny this request until such time these facilities are removed.  
.

Status Date: 01/25/2021  
Status: Approved  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved

Comments:

.  
Approved. However, this is based on that all existing overhead electric distribution will be removed from the alley prior to the ordinance being finalized and recorded.  
.

Status Date: 12/21/2020  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved with conditions

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

**Comments:**

I have spoken with my manager and I can conditionally approve this alley easement relinquishment PROVIDED THAT the Ordinance does not get approved/recorded prior to our existing facilities being deactivated and relocated/removed from the alley.

**Status Date:** 09/01/2020

**Status:** Denied

**Comments:** PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 303-571-3306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Denied

**Comments:**

Please be aware PSCo/Xcel Energy owns and operates existing overhead electric distribution facilities within this easement relinquishment area. Therefore, we must deny this request at this time. The easement needs to be retained over all existing facilities until such time the facilities are either abandoned and removed or relocated to a replacement easement.

The property owner/developer/contractor must complete the application process to remove/relocate the existing electric facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

**Status Date:** 09/01/2020

**Status:** Approved - No Response

**Comments:**

**Reviewing Agency:** DS Project Coordinator Review      **Review Status:** Approved w/Conditions

**Reviewers Name:** Tiffany Holcomb

**Reviewers Email:** Tiffany.Holcomb@denvergov.org

**Status Date:** 09/01/2020

**Status:** Approved w/Conditions

**Comments:** PWPRS Project Number: 2020-RELINQ-0000022 - Evans and Broadway  
Reviewing Agency/Company: Development Services  
Reviewers Name: Tiffany Holcomb  
Reviewers Phone: 720-865-3018  
Reviewers Email: Tiffany.Holcomb@denvergov.org  
Approval Status: Approved with conditions

**Comments:**

Easement relinquishment is needed to approve the SDP currently under review (2020-PROJMSTR-0000170). If SDP is not approved or fails to be constructed prior to expiration dates, the relinquishment is not needed.

# Comment Report

## Evans and Broadway

04/05/2021

**Master ID:** 2020-PROJMSTR-0000170      **Project Type:** ROW Relinquishment  
**Review ID:** 2020-RELINQ-0000022      **Review Phase:**  
**Location:** Evans and Broadway.      **Review End Date:** 08/31/2020

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

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

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

Status Date: 09/01/2020  
Status: Approved - No Response  
Comments:

Reviewing Agency: DES Wastewater Review      Review Status: Approved

Reviewers Name: Zhixu Yuan  
Reviewers Email: Zhixu.Yuan@denvergov.org

Status Date: 03/04/2021  
Status: Approved  
Comments:

Status Date: 08/27/2020  
Status: Denied  
Comments: Relocation of the existing public sanitary sewer needs to be done with as-built prior to the relinquishment.

Reviewing Agency: ERA Transportation Review      Review Status: Approved

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

Status Date: 08/31/2020  
Status: Approved  
Comments:

Reviewing Agency: ERA Wastewater Review      Review Status: Approved

Reviewers Name: Mike Sasarak  
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 08/19/2020  
Status: Approved  
Comments:

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

Status Date: 09/01/2020  
Status: Approved - No Response  
Comments:

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

Status Date: 09/01/2020  
Status: Approved - No Response  
Comments: