



September 10, 2020

****NOTICE OF PRE-CONSTRUCTION WORK ON OR NEAR 48TH AND RACE****

Dear Globeville and Elyria-Swansea Neighbors;

As you’ve hopefully heard, Columbia Ventures, in partnership with Urban Land Conservancy, will be developing a mixed-use complex at the northeast corner of 48th Avenue and Race Street. With an anticipated opening date of mid-2022, the first phase of development will offer 150 permanently affordable apartments as well as a health clinic owned and operated by Clínica Tepeyac. Our goal is to provide a development that keeps the community’s needs at the forefront—from construction to completion. As such, Columbia Ventures will be working with several vendors, led by I-Kota as the general contractor, over the next few weeks to prepare the site for construction. The first step is the relocation of a sanitary sewer line from the eastern half of the property into Vine Street. There will be no service interruptions to surrounding neighbors as a result of this work.

Below is a pre-construction schedule, as well as a map for your reference. Please visit www.48thrace.com for updates to this schedule. If you have any questions, contact Michael Miera, Manager of Neighborhood Relations for Urban Land Conservancy, at mmiera@urbanlandc.org or 720-244-4903.

Scheduled Work	Scheduled Timeframe	Traffic Considerations
Concrete demo haul off	9/10 – 9/24	Truck traffic to exit south gate heading West on 48 th
Dirt moisture conditioning <i>(will have dust mitigation plan in place and will use water truck to keep dust down if becomes an issue)</i>	9/28 - 10/16	All dirt work to remain on-site during this phase
49 th Ave sanitary relocation (sewer line)	9/15 – 9/21	A portion of 49 th Ave closed down between Vine St. and Gaylord St.
Vine St. sanitary sewer line relocation	9/22 – 9/29	Work will remain on site
48 th Ave sanitary sewer line relocation	9/29 –10/6	One traffic lane will be closed on 48 th Ave between Vine St. and Gaylord St.

Job Site Hours (when workers are allowed to work): M-F: 7am-9pm and Sat & Sun: 8am-6pm

