



MINTURN NORTH

CONSTRUCTION UPDATE

MAY 8, 2024

COMCAST SERVICE DISRUPTION

Comcast has not started work on the Minturn North project. If you have experienced service disruption, please contact Comcast.

TRASH ON SITE

The residents of the mobile homes owned by an unaffiliated third-party vacated the property at the end of last week. In doing so, they left trash strewn about which was further compounded by a bear. This incident occurred without our knowledge, however, we have ordered a dumpster to be placed on the site and all trash will be collected and removed. Please keep in mind daily supervision has not been directed to the site since we just received our grading permit this week, Monday, May 6th. Pursuant to Section 2.12 of the approved PUD, "Trash shall be contained within bear proof containers. Trash and debris must be cleaned from the site daily and placed in a trash receptacle to assure cleanliness. Trash receptacles shall be replaced when full within 24 hours."

TRAILHEAD PARKING

Per the approved PUD, we are adding space for 54 dedicated trailhead parking spaces.

SNOW REMOVAL

Minturn North donated 0.9 acres of land to the Town of Minturn at the South end of the property for snow removal and other uses as deemed appropriate by the Town.

CONSTRUCTION FENCING

Construction Fencing has been placed within the property boundary for the safety of the public and contractors working on site. Fencing avoided the property boundary at the trailhead parking so that the public parking could continue and in areas where Taylor Avenue encroaches onto the Minturn North property. Safety is our highest priority; therefore, the Minturn North property is being fenced to allow for heavy equipment work to occur safely and freely throughout the site. Unauthorized access to the site is not permitted under any circumstance.

FOURTH STREET CLOSURE

Fourth Street is currently open; however, it will be closed upon commencement of infrastructure work. Fourth Street is being rebuilt to meet the traffic safety requirements of the Town of Minturn Code and Minturn North PUD approvals.

Additionally, the following improvements benefitting the Town and Taylor Avenue residents will occur in the area of Fourth Street:

- Deep and shallow utility work will be crossing North to South which creates a "looped infrastructure system."
- Installation of a new sidewalk connection from Fourth Street to the ECO Trail
- New ECO Trail connection and S-Curve Improvements

All improvements are paid for by Minturn North. Fourth Street is expected to re-open upon the completion of the on-site infrastructure improvements this Fall.

We understand that there will be disruption to the Taylor Avenue Residents and will do our best to communicate utility disruptions as well as infrastructure progress to the Town and Taylor Avenue residents. Infrastructure work is expected to begin May 20 and continue for approximately 6-months except for Minturn Road paving which is to occur summer of 2025.

FUTURE NOTIFICATIONS

A QR Code will be placed on the construction fencing perimeter so that Taylor Avenue residents can easily obtain construction updates. Upon infrastructure commencement, an electronic sign will be placed at the intersection of Taylor Avenue and Minturn Road which will convey upcoming work and utility service disruptions. Proper notice will be provided by the utility companies. Additionally, the Town of Minturn website will also be available for updates.

MINTURN ROAD AND HWY 24 TURN LANE

The paving of Minturn Road is scheduled to occur summer of 2025; however, the Hwy 24 turn lane will be installed later this summer.

MOBILE HOME REMOVAL

Four of the five mobile homes are owned by a third party who originally leased the property from UPRR. The third-party owner of the mobile homes is responsible for the home removal and remediation. One of the mobile homes is owned by Minturn North. All homes are expected to be removed by June 1, 2024. Removal of the homes requires appropriate permitting which is in progress.

2024 ESTIMATED CONSTRUCTION SCHEDULE

Mobilization	May 20 – May 31
Earthwork	May 27 – August 5
Water Main	June 3 – August 19
Sewer Main	June 1 – August 2
Shallow Utilities	July 15 – September 15
Curb/Gutter/Paving	August 15 – September 23
Final Grade	September 23 – November 15

NOTE: All dates are subject to revision and refinement as work progresses.

- **Construction Days/Hours are 7:00 AM to 6:00 PM Monday through Saturday.**
- **48 Hours Written Notice to be provided to affected users in advance of any waterline shutdown.**
- **Maximum waterline shutdown length to be 6 hours.**
- **An electronic message board located at the Taylor St and Minturn Rd intersection will provide notices of utility outage dates/times.**
- **A project construction sign with safety and emergency contact information will be located at the Taylor Avenue and Minturn Road intersection.**



**For additional
construction
updates, scan here.**