

LETTER OF INTRODUCTION

Dear Claire Dalby,

I am pleased to introduce to you the 570 Potomac Street Retail project. It will be a commercial retail center for "Grab and Go" restaurants. It is .53 acres of Storefront, parking, landscape and sidewalks. The total square feet of the building is 6000 sf and the FAR is 25.86%. We are asking for four proposed adjustments:

1. Section 146-4.7.5.E, Non-street Perimeter Buffer. There is an existing 20' access easement along the North side of the property - directly abutting the property line. It is proposed that a 23' Fire Lane easement will replace it. We propose to leave the Fire Lane easement where the existing 20' easement is without introducing a 5'-0" landscape buffer along the North side. We can mitigate by planting additional shrubs or trees in the neighbor's Southern landscape buffer.
2. Section 146-4.7.5.E, Non-Street Perimeter Buffer. Provide reduced buffer width along south side and mitigate with a 3'-0" high hedge planted in a triangular pattern in a double row with shrubs 3'-0" oc. A base of darker stucco has been added to the south elevation, and the color has been changed on two of the bays giving horizontal articulation to the facade. An 8'-0" tall masonry wall will be built along the South edge reducing the buffer to 18'-0". An adjustment to 14'-0" is being requested. This tight infill site does not allow for full buffer widths. The fire lane along the north boundary, the building depth and parking lot do not allow for required buffer depths along south boundary.
3. Section 146-5.4.4 F. Maximum Number of Signs. The maximum allowed number of signs is 6. We are requesting one additional sign so that we can have a monument sign.
4. Table 4.04.5.03 of the *City of Aurora Roadway Design and Construction Specifications Manual* requires a 20' curb return flowline radius for Collector/Driveway (<20 spaces) intersections. Due to existing fire hydrant and storm sewer curb inlet locations, a 10' curb return flowline radius is requested on the northerly side of the driveway (see Site Layout Plan).

The owner and consultants are:

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MEP ENGINEER:

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The project conforms to the site plan criteria established in Section 146-5.4.3.B.2.c.i in the City Code:

- Section 146-2.4.3 the Site is zoned MU-C and the Project conforms because it provides retail goods and services to satisfy the needs of residents of nearby residential neighborhoods - it is a medium scale mixed-use center.
- Section 146-2.4.3.D.2.a We provide one public plaza that is 475 sf,
- Section 146-2.4.3.D.2.b there is at least one pedestrian and auto connection to the local street system,
- Section 146-2.4.3.D.2.c there is at least one walkable internal street/drive lane.
- Section 4.4.3 The height of our building does not exceed 30'-0", Table 4.5-4 our walkways are a minimum of 6'-0" wide.
- Section 4.5.4.e.2.a Our accessible route between accessible parking and accessible building is the most practical direct route.
- Table 4.6-1 Required off-street parking: 2.5 spaces per 1000 sf gfa = 15 space, we provide 15 spaces.
- Table 4.6-2 Accessible parking spaces required for 1-25 spaces = 1, we have made it van accessible.
- 4.6.4.F Bicycle parking: Bicycle parking = 10% of required automobile parking spaces. 10% of 15 = 1.5 Bicycle spaces, we are providing 2. Each inverted U counts as 2.
- 4.6.4.F.2.a Bicycle parking facilities are located in a convenient, highly visible, well-lighted area, within 100 ft of the primary structure. Our parking facility is 7' from the building and very convenient, well lit.
- Table 4.6-4 Off -street parking layout dimensions are 19 ft deep, 9 ft wide with an access aisle of 23'-0". Our parking stalls are 19 ft deep, 9 ft wide and there is a 23' access aisle between stalls.
- 4.6.6. An off-street loading area is not required because we are less than 15,000 gfa.
- We have maintained a high standard of landscape quality, buffer transportation corridors, view corridors, private common space and we plan to preserve existing trees that aren't even on our site.
- 146-4.7.5.D Street Frontage Landscape Buffers. We meet the buffer width and are planting at least the minimum amount of trees and shrubs to meet the requirements. Plants will be spaced to distribute the necessary screening.
- 146.4.7.5.C Curbside Landscape. We will maintain the existing curbside landscape buffers.
- 146.4.7.5.E Non-Street Perimeter Buffers. One tree + 5 shrubs per 25 lineal foot are required. Despite an encumbrance, we will be providing one extra tree and 15 extra upsized shrubs in the South landscape buffer. Furthermore, we will be replacing the neighbor's fence to reduce the width of required buffer to 18'-0". From there we are asking for an adjustment to 14'-0" because our lot is so narrow it doesn't allow for much building or buffer. We will also be enhancing the façade with vertical and horizontal articulation.

- 146.4.7.5.E Non-Street Perimeter Buffers. We are asking for an elimination of the landscape buffer on the north side of the property to make room for the 23' fire lane that is required through the length of our property. This eats up valuable real estate and doesn't leave room for the buffer.
- 146.4.7.5.J Building Perimeter landscaping. One tree or the equivalent per 40 linear feet required no more than 20' from primary structure. We are providing for trees along the front of our building in planting beds 6' from our building.
- 146.4.7.5.K Parking Lot Landscaping. Trees are required at the ends of parking rows with one tree per 9'-0" island. We are providing just that.
- The building meets the design standards by providing a pedestrian friendly street edge at a human scale. We have used high quality materials to enhance the architectural character and promote building longevity.
- Table 4.8-1 Building Orientation and Spacing. We have provided visual interest to pedestrians - our building is oriented to the pedestrian walk by being double fronted.
- Table 4.8-1 Horizontal articulation. We have provided horizontal articulation by changing color and texture on the building bays.
- Table 4.8-1. Vertical articulation. We have provided a base, middle and top to our building.
- Table 4.8-1. Max building length is 150' - our building is 146' long.
- Table 4.8-1. Primary building materials are durable - stone and 3-coat stucco.
- Table 4.8-1. Masonry Standards. Masonry is 15% of façade area.
- Section 4.8.7 Four Sided Building Design. Hierarchy of Building Faces. We have a primary building face, a secondary building face, and a minor building face - all providing visual architectural interest.
- 4.8.7.D.2 Façade material wraps around building corner min 2'-0" - our wraps around 5'-0"
- Table 4.8-8 Roof form changes, changes in color and texture, use of masonry, variety of window sizes, building mounted light fixtures, and awnings are all techniques we have employed to make our building more interesting.
- 4.8.11.A - We are providing free standing metal screen walls around mechanical equipment
- 4.8.11.C - Our garbage collection is surrounded by CMU walls.
- 4.9.1 Exterior Lighting. Vehicle circulation areas, pedestrian circulation areas, parking areas and approaches to buildings all have adequate outdoor illumination.
- 4.10.5.C Our monument sign will be max 100 sf, no greater than 12' high. 4' back from the sidewalk.
- We will have six signs and are asking for a seventh through administrative adjustment.

Please accept our application.

Best Regards,



Lucy Van Dusen, Project Applicant