

WARE MALCOMB

ARCHITECTURE
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BUILDING MEASUREMENT

October 9, 2020

Debbie Bickmire, Senior Planner
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Tower Business Center, Minor Amendment Application

Dear Debbie,

Sprouts will be moving into Building 2 at Tower Business Center at 18901 E. 38th Avenue. We would like to make the following changes to the site to accommodate their operation inside and outside the building.

1. Sprouts is planning for their trucks to enter the site at the east entry drive, proceed north, circle around the north end of the building and then drive south to enter the truck court. They requested we remove the parking islands and auto striping to provide additional room for the trucks to maneuver and they were concerned that the landscape in the islands would be damaged so we'd rather move the landscaping to other locations where they won't be at risk of getting hit.
2. Add a welded wire fence and (2) sliding gates (one at the north end and one at the south end) to enclose the truck court. There will be (2) 24"x24" masonry posts, to match the installed posts at the Building 1 site, at the southern-most portion of the fence facing 38th Avenue.
3. Revise striping at trailer storage in truck court to coordinate with the Sprouts' operational requirements.
4. Install +/-7'-9"W x 28'-9"L x 8'-4"H compressor for the Ripening Rooms in the interior of the building, in auto parking stalls at the northeast corner of the site. To provide security for the compressor, a chain link fence with integral slats and manual gates for access will be installed.
5. (1) dock door will be installed in a location designated for a future dock door and 15 dock levelers will be installed on the west elevation of the building.

Please let us know if you have any questions or need additional information.

Thank you,



Jan Davis, Ware Malcomb
Director, Architecture