



June 22, 2021

City of Aurora
Planning & Development Services
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: Detailed Letter of Introduction
Carpet Exchange Exterior Renovation
Aurora, Colorado

To whom it may concern,

I am writing this letter to introduce the Carpet Exchange Exterior Renovation located at 2121 S. Havana Street in Aurora, Colorado.

Existing Building

The existing building was constructed in the mid-1970's and has provided retail and shopping at this location for almost fifty years. This existing painted brick building has been used by Carpet Exchange as one of their two locations serving the City of Aurora for over 25 years. The building is very typical of the architectural style of that era and has served well during its life time.

Project Scope

The project scope includes the renovation of the existing Havana Street façade and adjacent site. This renovation will provide enhancements for safety and accessibility for pedestrians as well as providing an updated contemporary character of the building.

The architectural design elements include:

- Enhanced pedestrian safety with additional walkway surface along the east face of the building
- Upgrading of the accessible parking to be conforming to ICC 117.1 accessibility requirements.
- Improved access from the RTD bus stop with two accessible ramps on either side of the entry.
- A 35' tall entry tower addition centered on the Havana Street elevation of building.
- Updated existing storefront along the entire Havana Street frontage to a contemporary character.
- The tower and storefront updates will provide occupant comfort benefits by reducing sun glare and windy day drafts

Signage Scope

- Additional identity signage is proposed for three sides of entry tower (north, east and south)
- A new two-sided monument sign will be placed on Havana Street

Please let me know if you have any questions, my contact information is below.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel J. Horvat', with a stylized flourish extending to the right.

Daniel J. Horvat
Horvat Architects