



HERSCHMAN ARCHITECTS, INC.
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Introduction

Dan Osoba
Planning and Development Services Dept.
City of Aurora, Colorado
15151 E. Alameda Pkwy, 2nd Floor
Aurora, CO 80012

July 25, 2017
Re: Dick's Sporting Goods
The Southlands
Aurora, Colorado

Job #: HA# 15865
From: Aaron Blue

To whom it may concern,

We are proposing to amend the previously submitted and approved site plan for Building "A" located at 6305 Main Street, Aurora, CO 80016 on a lot size of 4.8202 acres within The Southlands shopping center. The existing land use of commercial retail will remain for the proposed Dick's Sporting Goods store.

Changes to the site include additions to an existing building formally occupied by The Sports Authority (TSA). The building additions are to the northwest façade (front) and the northeast façade (side) to give Dick's Sporting Goods a tenant space of approximately 50,000 sq. ft. The addition to the northwest will include site changes to the parking lot, drive aisle, landscape, and underground utilities. Existing utility easements will be vacated and new easements will be proposed to be dedicated to the relocated underground. The addition to the northeast will leave an 8ft. minimum wide pedestrian passageway with updated lighting to allow access from the north parking area to adjacent tenant spaces along S. Southlands Parkway.

We are not proposing any waivers at this time.

Project Contacts:

Owner:

Northwood Reality, LLC.
Mike Tussey
8080 Park Lane Suite 770
Dallas, TX 75231
469-828-3304

Architect:

Herschman Architects, Inc.
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MEP Engineers:

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We believe that the proposed amendments conform to the site plan criteria by:

- The proposed site plan revisions are consistent with the overall Southlands Final Development Plan established for the site.
- The proposed development includes relocations of utilities, islands, sidewalks and landscaping. All of the proposed impacts to the site will be constructed with the development of the proposed addition. No costs will be incurred by the City for the proposed changes.
- The proposed density of the site does not exceed that of adjacent properties and is within the character of the development and the Southlands Final Development Plan.
- The proposed development is within an area that is already developed and we are proposing an addition to the existing building. This proposed development does not impact any open space. The features of the building are consistent with the existing structure.
- The proposed landscaping for the site is in line with the city's guidelines and standards.
- The proposed design is efficient and safe for all users.



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- The proposed development has adequate accessibility and connectivity for circulation. The proposed development meets all City Standards for accessing the site. The proposed relocation of the drive lane has shifted the drive lane to the West and therefore grades have been adjusted for the accessible routes into the building.
- The proposed streets are in compliance with the City of Aurora Street Standards.

Should you have any questions or need any additional information, please do not hesitate to let me know.

Sincerely,

HERSCHMAN ARCHITECTS, INC.

L. Aaron Blue