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POWERS BROWN ARCHITECTURE



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January 17, 2017

Zoning and Plan Review

Jonathan Woodward

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Letter of Introduction, Nome Street Storefront Renovation (#1160385) (PBA job #164070)

Jonathan Woodward,

Nome Street Storefront Renovation is an existing retail and 2nd floor residential use building that was built in 1956 and 1959 with very little updates to exterior conditions. It impacts addresses 1982, 1984 and 1988 Nome Street with a total acreage of .21 and building square area of 5,160 SF. The project excludes the north building under address 11700 Montview Blvd due to different ownership. This property is zoned B-1.

Due to existing conditions of a fully paved property and building already in place, we are able to make some updates to conform to the city site plan criteria but have some restrictions. Per B-1 Zoning, residential use is not allowed, due to existing conditions, this will stay in place until more significant updates are required in the building. The existing building is also within the required 10' from centerline alley setback requirements. In addition the landscape plan has been prepared in accordance with the City of Aurora Landscape Ordinance Article 14 and Landscape Reference Manual. As reflected in the Landscape Data Tables, the proposed landscaping does meet all requirements. However, the proposed design meets the intent of as many design requirements as possible within the limiting constraints of a small site. The design does include new landscape islands that help to separate the 2 different lots/ownerships of the property. This allows the site to be viewed separately, with a shared access drive.

The proposed landscape design follows the 7 principles of xeriscape. All plant materials are grouped together by water needs. An automatic underground drip irrigation system will be installed to ensure efficient application of supplemental water needed for establishment and growth. Soil amendment and organic wood mulch are proposed in all landscape areas. Regular maintenance will be required to remove weeds, keep mulch layer depth, prune as needed, and repair irrigation system as required.

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Street and building frontage buffers are not provided due to the limited depth between the ROW and the front of the building and the necessary parking. Landscape islands are provided within the parking lot. Shade trees within the west most islands are located within the 10' street frontage landscape buffer area along Nome St. to provide street tree feel while also providing shade for the parking lot per the parking lot standards.

The 2 trees in the parking lot islands closest to the building are ornamental per the requirements of the Ordinance. A mix of deciduous and evergreen shrubs are provided in all landscape islands. Taller grasses and shrubs are located along the south parking lot buffer with the adjacent business to provide screening.

We hope that you find the site to be improved and acceptable per the limitations. Please contact the owner and design team regarding any questions and comments.

Owner – Lee Jai Chul, 303.974.0858

Owner Representative – City of Aurora Community Development, Larry Waldron, 303.739.7903

Architect – Powers Brown Architecture, Bryant Mazzetti, 720.500.3861

Landscape Architect – Sterling Design Associates, Jon Spencer, 303.794.4727

Best Regards

Bryant Mazzetti

Powers Brown Architecture

Managing Principal