



DATE: April 3, 2024
TO: City of Aurora
FROM: Mike Beach, P.E.
PROJECT: Arapahoe Crossings – Ace Hardware (#1771961)

This letter of introduction is provided for the proposed Ace Hardware at Arapahoe Crossings in Aurora, CO. This project will be renovating the interior of the building to allow for two stores to occupy the space. These changes will require changes to the façade and sidewalk along the front of the building.

The sidewalk will be regraded to match the existing finished floor elevations at both proposed entrances. The front façade will be modified with an additional entrance and the removal of the existing vestibule.

This project also proposes to remove a portion of the existing landscaping along the southeast side of the building. This area will be replaced with a garden center. The fence for this area will be 6' tall and constructed with a combination of masonry and wrought iron. A new exit will be added along the southeast side as well that will connect to the sidewalk across the road.

As the garden center and exit will increase the imperviousness of the site, several stalls will be removed to match the existing site's imperviousness. This project will propose no changes to existing drainage structures or patterns. The lost stalls will not affect the parking of the site because, as stated in the pre app comments, the site is overparked already.

This project will also revise ADA ramps at Lewiston Way to comply with City of Aurora Standards. All other ramps onsite comply with ADA and COA standards and will not be revised/repared unless required.