

DONALD E. CASPER - ARCHITECT, PC

June 15, 2022

Cesarina Dancy
Senior Development Project Manager
Office of Development Assistance | City of Aurora
(submitted via email)

Re: Eastridge Plaza - 3095 South Peoria Street
The following is a Detailed Letter of Introduction pursuant to the Pre-submittal Meeting Checklist. The pre-submittal on-line conference was held on April 19, 2022.

As stated in the Pre-submittal Meeting Checklist: The Minor Site Plan submittal is an adaptive reuse of the existing retail building and parking area. Improvements to the building facade primarily involve color changes to the existing building components. Modifications to the corners of the building are proposed within the Adaptive Reuse Standards to improve visibility of key tenant spaces and the overall appearance. The proposed site and landscape improvements address staff requests as is practical within the current site constraints.

The attached Pre-application Response Letter addresses each of the comments included in your letter of January 28, 2021, and the Pre-submittal conference noted above. We have acknowledged or addressed a majority of the items as noted. The remainder of the items have been addressed to the best of our ability within the current site constraints.

As discussed in our prior communications, it is our intention to focus on modifications to the site and building that will attract tenants to backfill currently vacant spaces, and tenants whose lease terms are soon to terminate. We have had recent interest from tenants new to Aurora that we continue to work with toward reaching a deal. Timing of approval to proceed with building department submittals will be paramount in our ability to reach terms acceptable to prospective tenants.

We appreciate your continued support and assistance.

Thank you,
Don Casper

CC: Stephen Rodriguez
Bryan Armstrong