



Sunday - December 01, 2019

Sent Via: Email to: RICKHOFF, LAURA LRICKHOF@AURORAGOV.ORG

CITY OF AURORA

Attn: Ms. Laura Rickhoff
15151 E. Alameda Pkwy. Suite 2300
Aurora, CO 80012

RE: **Application for Site Plan Amendment**
18400 E. 22nd Avenue— City of Aurora, CO
Letter of Introduction

Greetings Ms. Rickhoff:

Our Client, SWSG Construction Management, is the project applicant for a 7.38-acre lot located in the Southwest corner of 22nd Avenue and Tower Road. The project includes the expansion of the existing 50,000 square-foot building an additional 8,000 square feet. Some of the existing building is currently office space, but the majority of that will be converted to storage and warehouse space. Only 5,600 square feet of office space will remain in the building. At 3 parking spaces per 1,000 square feet of office space, 17 parking spaces are required. 65 total parking spaces are provided; therefore, the proposed project has sufficient parking. All the parking will be behind a secured fence. No public parking will be provided for this facility.



A public parking area that is currently west of the existing building will be removed. This area will accommodate the building expansion and the remainder will be paved. The existing 6-foot tall fence will be relocated north of this paved



area. Several generators for backup power are also proposed west of the building. Two generators currently exist on the south side of the building. Six additional generators are included behind the fence west of the building in this Site Plan Amendment. The installation of these generators will be phased, so not all of them will be installed right away.

This property is zoned I-2 (Industrial District). This zoning is appropriate for the existing/proposed usage for this lot.

The pre-application notes state that a traffic signal easement is required at the corner of 22nd Ave. and Tower Road. Therefore, an easement is proposed at that corner. The accessible ramp at that corner also does not appear to comply with current city standards, so it will be replaced as part of this development.



This development is an improvement from the existing condition in several ways. Drainage chases are proposed from the building to the 22nd Avenue curb line. This will eliminate the swampy condition on the north side of the building after a rain event. There is also a drainage issue near a doorway on the east side of the building that is being improved by extending a valley pan to that location.

We trust the information provided above sufficiently demonstrates that approval of this site plan application is consistent with the criteria for approval.

Please feel free to call or email me if you have any questions or comments, or if I may be of assistance in any way.

Thank you.

Sincerely,

ENGINEERING SERVICE COMPANY

Chad M. Anderson, PE

Project Manager

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