

ADAM BERGER DEVELOPMENT, LLC
171 South Ivy Street
Denver, CO 80224

June 7th, 2017

Jonathan Woodward
Planning Department Case Manager
Planning & Development Services, City of Aurora
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: 1775 & 1795 Alton Street - Infill Duplex Development Project ("Alton Street Project")

Dear Jonathan,

As was described in our Pre-Application Meeting held with City on March 9th, 2017, the Alton Street Project is located at 1775 & 1795 Alton Street, Aurora, Colorado 80010, and consists of six 25' x 127' lots fronting Alton Street adjacent to the corner of East 19th Avenue, for a total land area of approximately 0.438 acres (19,060 square feet). The Alton Street Project proposes the development of three duplexes, for a total of six residential units, or a density of approximately 13 units per acre.

Each residential unit will be constructed on a 25' x 127' lot. Each unit will consist of two-stories above grade and include a 2-car detached garage adjacent to the alley. Each lot will be fee simple, and the residential units will be offered for sale upon completion.

The vertical components of each unit above the foundation, (i.e. exterior walls, roof, windows, interior walls, flooring, ceilings, finishes, fixtures, lighting, mechanical electrical and plumbing) will be built off-site using modular construction methods that meet Aurora's IRC, UPC, IMC and other applicable codes for single-family home construction. The purpose of using a modular construction method is that it provides a cost-effective means of delivering residential product that can be offered for sale at pricing that should be attainable for a larger segment of the market. In addition, the modular units are constructed indoors in a temperature controlled environment, which protects the building materials against degradation from rain, snow, and outside temperature variations.

The exterior materials include a combination of stucco and board & batten along the front and back of each unit, and stucco and lap siding along the side of each unit. Each unit's floorplate within each duplex will be offset from the other by two feet to create architectural relief along the front façade, and, to enhance the street presence of each duplex. The exterior of unit will also include thoughtfully designed architectural fenestration along the front façade to create a modern and contemporary architectural design aesthetic. In addition, the second floor will be cantilevered over the first floor along front façade providing protective cover from the weather over the front door, and will include recessed can lighting at the front door and over the patio area along the front of each unit. The front patio area will be large enough for outdoor seating. The front yard of each unit includes a well-designed landscaped area and an architecturally designed concrete knee wall, which functionally provides a modicum of privacy and architecturally contributes to each unit's overall contemporary design aesthetic.

Since the width of each unit allows for a 10 foot side yard, each unit will include a sliding glass door from the kitchen area to an outdoor patio area along the side yard, providing easy access for outdoor dining

and entertainment for every unit. In addition, a patio area is included in the back yard of every unit for additional outdoor seating and enjoyment.

Waiver Requests:

The project proposes two waivers; 1) A waiver to allow the reduction of the front yard setback to 12.5 feet; 2) A waiver to allow a side yard setback along a right of way to 5 feet

1) *Front Yard Setback Waiver Request:*

Because the units are transported on the highway from the manufacturing facility to the site, the units must comply with highway standards that regulate the width of the units, and each unit therefore can be no more than approximately 15 feet wide. The units can be up to 76 feet in length. The constraint on the width of modular units means that in order to accommodate Alton Street's layout of 3 bedrooms, 2.5 bathrooms and adequate kitchen, dining and interior living space, the units are longer than a typical duplex, specifically the units at Alton Street are 60 feet long. And, in order to accommodate an adequately sized two-car garage and backyard for each unit the front yard setback must be reduced below the 25 foot setback minimum. Therefore, a front yard setback waiver is required. To compensate for the reduction of the front yard setback, enhancements have been made to the architectural and landscape features and design along the front of every unit to create an attractive street presence. The enhanced features already mentioned include; offsetting the footprint of each unit by two feet to create architectural relief along the front façade and to enhance the street presence of each duplex, a covered front patio with recessed can lighting and room for outdoor seating, thoughtfully designed architectural fenestration along the front façade to create a modern and contemporary architectural design aesthetic, and, a well-designed landscaped area with an architecturally designed concrete knee wall that provides privacy and enhances the contemporary design aesthetic of the street presence of each unit. By allowing a reduced front yard setback the project can utilize modular construction to deliver an attractive, well designed home at an attractive price for homebuyers at this location.

2) *Side Yard Along a Right of Way Waiver Request:*

The zoning regulations associated with the Alton Street Project require that each unit provide space for two cars. Parking is provided on each lot by a detached 2-car garage that is alley served. In order to accommodate a two-car garage, each garage must be at least 20 feet wide. Since each lot is 25 feet wide this leaves a side yard setback within each lot along each garage of approximately 5 feet. This 5-foot side yard setback *does* comply with the side yard setback *not* along a right of way. However, the 5-foot side yard setback *does not* comply with the side yard setback along a right of way, in particular, along East 19th Avenue, which requires a 12.5 feet setback. In addition, while the unit width accommodates a side yard of 10 feet which complies with the side yard setback along a property line, it too *does not* comply with the side yard setback along a right of way. Therefore, a waiver is requested for the side yard setback along a right of way. To compensate for the reduction of the side yard setback along the right of way, the lot for the unit along East 19th Avenue will include a privacy fence with thoughtfully designed landscape material. In addition, the exterior side façade of every unit has a well-designed window configuration that will enhance the street presence of the unit that is visible from East 19th Avenue.

ADAM BERGER DEVELOPMENT, LLC

The site plan for the Alton Street Project conforms to the site plan criteria in [Section 146-405\(F\)](#) in the City of Aurora Code, as follows:

- 1) The site plan is consistent with the City's comprehensive plan and complies with the "as of right" R-2 zoning, subject to the two aforementioned waiver requests.
- 2) The Alton Street site plan does not result in undue or unnecessary impacts on City infrastructure, and in fact includes enhancements to the sidewalk adjacent to the property by widening it to 5' and adding two sidewalk ramps at the intersection of 19th Avenue and Alton Street.
- 3) The density of the Alton Street Project is consistent with the multi-family attached residences abutting property along Alton Street. 1753 Alton Street directly to the south of the site consists of four multi-family units, and 1731 Alton Street consists of three multi-family units.
- 4) The narrower layout of each unit offers a 10' side yard setback which provides a larger than typical pervious surface area within each lot, and therefore room for a larger plant based landscaped area within each lot.
- 5) The landscape plans for the site have been designed to conform with the City's Landscaping Standards and Guidelines.
- 6) The design of the site plan provides for safe and convenient pedestrian access throughout each lot to serve the units and to accommodate recreational activities within each lot.
- 7) Considerable effort has been made to design the site to control for nuisance impacts on its surroundings, including privacy fencing, appropriately located mechanical units to attenuate sound, thoughtfully located landscape material, and well-designed and placed dwelling and garage structures.
- 8) Considerable effort has also been made to include thoughtfully designed architectural features for every unit that enhance their street presence, ensure the units are visually pleasing, and, enable them to meet and exceed the City's design standards and guidelines.
- 9) The placement of the garages along the alley is consistent with the parking arrangements of the abutting properties and controls traffic flow along established routes in the neighborhood. Guest parking is easily accommodated along the more than 275 feet of curb surrounding the site.

I trust you agree that the Alton Street Project will be an excellent addition to the Alton Street neighborhood, and I look forward to your review and feedback on my proposed plan for the Project.

Please let me know if you have any questions or if I can provide any additional information.

Regards,



Adam Berger
Manager
Adam Berger Development LLC
(720) 568-0033
adam@adamberger.com