



## THOMAS MOORE ARCHITECTS

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01 June 2017

### **CITY OF LONGMONT – DEVELOPMENT REVIEW COMMITTEE**

385 Kimbark Street,  
Longmont, Colorado 80501

Attn: Don Burchett, Senior Planner

Re: Longmont Association of Realtors – Site Plan, and RePlat - DRC Application

Members of the Development Review Committee:

On behalf of Amy Aschenbrenner of the Longmont Association of Realtors, we are submitting this development application to construct a new three-story, mixed use (Office & Retail) building at 420 Kimbark Street, here in Longmont. The proposed 15,664 GSF, 3-story building will provide ground floor retail and upper floor office spaces for use by the Longmont Association of Realtors and new lease-hold tenants.

This project requires a Minor Subdivision to add a parcel (422 Kimbark St.) at the north side of the existing LAR site. As an infill project per section 15.05.040.E.4.b, we will not be required to meet commercial landscape buffering requirements, but we will provide landscape enhancements to benefit the site and neighborhood.

The design of this new three-story building presents traditionally scaled brick masonry facades of linteled openings with projecting balconies and sun shades along Kimbark Street to add articulation and visual interest. The roof will provide an area of outdoor patios for use by the building tenants and guests. Lighting is subdued to protect the residential neighbors to the east. As the proposed landscaping matures, the canopy of the trees will further screen the building from neighbors.

As a direct result of the voluntary neighborhood meeting, the design being presented in this application has been modified to reduce the building height from 45' at the parapet, to 43' at the parapets, and reduced height of the elevator shaft from 60' down to 53'. Window sizes facing east have been reduced in number and size, and a mansard roof form added to reduce the height of the vertical east walls. While the neighbors expressed no desire for a three-story building in this zoning district, we have modified the design to reduce the visual impact that the allowed three-story structure brings.

We believe that this project enhances the business community of the CBD and provides an appropriate boundary between the commercial uses allowed on Kimbark Street and the residential zoning on Emery Street.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Thomas Moore' in a cursive, flowing script.

Thomas Moore, RA