



October 12, 2021

Town of Erie – Planning & Development  
645 Holbrook St.  
Erie, CO 80516

RE: **King Soopers KS138 – Erie, CO – Alternate Equivalent Compliance**  
CR 521339

To Whom it May Concern,

The following letter is to request an Alternate Equivalent Compliance for the exterior elevation design on the new King Soopers store KS138 at the corner of Arapahoe Road and 107<sup>th</sup> Street. The specific standard we are seeking alternate compliance for is section E.2.b Wall Articulation, for the Nine Mile Corner PD Commercial Design Standards.

Section E.2.b states that Large Retail Uses shall incorporate three or more of the listed features every 60 feet on walls that exceed 60 feet in length. Those features include: changes in color, pattern, texture or material; plan changes of a minimum of 18 inches; windows or other fenestration; awnings; gables; or other tower elements. We are seeking to reduce the number of required features from three to two for portions of the north and east elevations where internal and external programmatic functions prohibit projections or interruption of the primary structure. These areas serve the more utilitarian functions of the building such as truck delivery and loading, drive thru car queueing, waste/recycling storage, and building utility placement. Distant views to these facades are also blocked by the adjacent Lowe's to the north and multi-family residential to the east.

To offset this reduction in features, the south and west elevations are enhanced to have four to five design features every 60'. These facades face Arapahoe Road and 107<sup>th</sup> Street, the main pedestrian circulation paths, and parking lot and will have the majority of public visibility where the rear and side do not. A similar approach has taken with the design of the adjacent Lowe's where articulation was focused to the west and north and not to the rear and King Sooper's facing elevation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Frey', written in a cursive style.

Anthony Frey AIA, LEED AP  
Client Leader