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Initial Submission Review **Response to Comments 2/24/2021**

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Coordinate with the Program Supervisor for Public Art – Roberta Bloom

Response: Davis has contacted Roberta Bloom. The art identified in the master plan for SU-4 has been revised and is no longer a component for this parcel. Art will be reviewed further at the city level for this master planned area.

- Revise the Data Block to include all required information (see Item 2)

Response: Date block has been revised per redlines and comments.

- Ensure compliance with the Fitzsimons Boundary Area Public Realm Design Standards (see Item 6)

Response: Noted. Per phone call with Steve Rodriguez on 2/10/21, this has been clarified as MU-FB, not FBAD, requirements.

- Provide a matrix showing architecture requirements and how the project complies (see Item 7)

Response: Please refer to the comprehensive response matrix appended to this letter, which documents compliance with relevant UDO and masterplan requirements.

- Clarify in comment response letter the Cap category requirement regarding Vertical Articulation (see Item 7)

Response: The design has been adjusted to better articulate the building cap. At brick locations, a pattern change occurs through the incorporation of multiple soldier courses at the building cap. These soldier courses are of varying height, with one band recessed. This banding contrasts with the running bond pattern used for the majority of the masonry on the project. At non-masonry portions of the facade, a reveal has been added that aligns with the change in brick pattern. Refer to the elevations for more detail.

- Revise the Landscape Plan (see Item 9)

Response: The landscape plans have been updated per the Landscape comments.

- See Public Works comments (see Item 10)

Response: The civil and site plans have been updated per the Public Works comments.

- Contact Traffic Engineering directly for redlines/comments (see Item 11)

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Response: Traffic Comments were received, and a revised analysis is included.

- See Fire/Life Safety comments (see Item 12)

Response: Comments noted and addressed below.

- See PROS comments (see Item 13)

Response: Comments noted and addressed below.

- Review Aurora Water comments (see Item 14)

Response: Comments noted and addressed below.

- See comments from Real Property (see Item 15)

Response: Comments noted and addressed below.

- See comments from Xcel Energy (see Item 16)

Response: Comments noted and addressed below.

- See comments from CDOT (see Item 17)

Response: Comments noted and addressed below.

- See comments from Arapahoe County (see Item 19)

Response: Comments noted and addressed below.

- See comments from Aurora Public Schools (see Item 20)

Response: Comments noted and addressed below.

- Respond to any and all other comments on the site plan and drawings

Response: Comments both on the plans and in this letter have been addressed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Registered neighborhood organizations and adjacent property owners were notified of the Site Plan application. The following comment was received:

Nadine Caldwell (NANO) - We are okay with this project. Like that it has adequate parking. Like the interior courtyard as a nice amenity and the private patios at ground level. **Response: Comment noted and appreciated.**

2. Completeness and Clarity of the Application

2A. Coordinate with Roberta Bloom, Program Supervisor, regarding the requirement for a Public Art Plan. (303.739.6747) **Response: Davis has contacted Roberta Bloom. The art identified in the master plan for SU-4 has been revised and is no longer a component for this parcel. Art will be reviewed further at the city level for this master planned area.**

2B. Amend the data block per redline comments. **Response: Comments regarding the date block have been updated.**

2C. Provide building renderings/perspectives for staff in your resubmittal. This is particularly important when proceeding to the public hearing. **Response: Perspectives have been incorporated and provided as part of this site plan submittal.**

2D. Please provide the width dimension for the parking stalls in the parking structure. **Response: Parking stalls are dimensioned in this submittal.**

2E. Show and label the accessible route with a heavy dashed line to each building entrance from a public way. **Response: The Accessible route is now shown along all the sidewalks and not just to the doors as was shown in the prior submittal.**

2F. Revise your LOI to include additional information regarding the proposal. Include any relevant information that will be beneficial to the Planning Commission to examine in their packets when this project goes to a public hearing.

Response: We have added additional details to the LOI and have pull out detailed exhibits that will be helpful for the planning commission. A comprehensive response matrix appended to this letter, which documents compliance with relevant UDO and masterplan requirements.

3. Zoning and Land Use Issues

3A. Street Furniture – Please ensure that the garbage bins and benches comply with the specific types provided in the Fitzsimons Village Master Plan. **Response: As our site is adjacent to the Legacy, we have used the site furnishings to match this project. This was confirmed as acceptable on a February 10th phone call with Cesarina Dancy and Stephen Rodriquez.**

3B. Please add the linear building length to the site plan. **Response: Building dimensions have been added to the site plan.**

3C. A referral has been sent to Scott Bauman, COA Parking Mobility Management. Comments will be forwarded when received by staff. **Response: Comment acknowledged and will be addressed as comments are received.**

4. Adjustments

4A. City code requires that the maximum building length for a mixed-use building in Subarea A is 150 feet. An adjustment to the requirement is required and will be heard before the Planning Commission. Please separate out the justification for this adjustment request from the LOI and include the request in your resubmittal. **Response: We have separated the adjustment request under its own heading within the LOI.**

4B. If the parking space width is not modified to meet city code requirements, an administrative adjustment will be required. **Response: Parking spaces have been adjusted to meet the city code.**

5. Parking

5A. The project meets the overall minimum parking space requirements for the ground floor retail uses and multi-family units with 444 parking spaces. The project does not exceed the maximum allowable parking count. Your accessible parking space count of 9 is acceptable and meets the minimum requirement. **Response: Parking numbers have been adjusted to conform to the city code space size. Required parking quantities are still being met with garage and on street parking. We have increased the ADA parking by 1 space.**

5B. The use of a standard inverted-U bike rack is required per the UDO or the bike rack style shown on sheet 23 of the Fitzsimons Village Master Plan can be used. Ensure that the bicycle parking facilities are in convenient, highly visible, well lighted areas that do not interfere with pedestrian movements. **Response: Per phone call with Steve Rodriguez on 2/10/21, this has been clarified that we are matching the site furnishings used on the Legacy project as our site is adjacent to theirs.**

6. Streets and Pedestrian Issues

6A. Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Label and show this on the site plan. **Response: Score pattern and location of pavers has been adjusted per these comments. Most walkways require a minimum of 6' and in these areas we are hoping a 6'x5' score is acceptable.**

6B. The pedestrian lighting, Louis Poulsen Kipp, needs to be labeled on the photometric sheet so they can be clearly identified along each side of the project. Please add this to the Photometric Plan. It is referenced on the cut sheet but not identified on the Photometric Plan. **Response: The lights are located on the site, landscape, and photometric plan.**

7. Architectural and Urban Design Issues

7A. In order to complete the analysis of architecture requirements, please provide a detailed matrix listing the Fitzsimons Boundary Area District architectural requirements and how the project meet those requirements. Include percentages for the masonry, glazing, and metal panel (wood pine finish), and how the architecture meets the zoning requirements in the UDO (Building Design Standards) and approved design standards in the Fitzsimons Village Master Plan. *EIFS or synthetic stucco is not a permitted building material.

Response: Please refer to the comprehensive response matrix appended to this letter, which documents compliance with relevant UDO and masterplan requirements.

7B. Building Design Requirements (Horizontal and Vertical Articulation):

Requirement – Horizontal Articulation Methods	Compliance – Two required every 50 linear feet
Change of material texture, patterning or color	Complies
Horizontal offset or projection	Does not meet
Change in fenestration pattern	Revise on north and south elevations or;
Change in roof height or form	Revise elevation as requested
Wall notch combination	Does not meet

Requirement – Vertical Articulation Methods	Compliance – Minimum One required per category
Base - Use of heavy material on ground floor	Does not meet
Horizontal reveal line at base	Does not meet
Arcade, gallery, or colonnade	Does not meet
Architectural detailing	Complies
Middle - Step back in massing	Does not appear to meet
Change in material	Complies
Variation in window size from ground floor to upper floors	Complies
Cap - Cornice	Does not meet
Reveal line at top of building	Clarify in response letter

Response: Please refer to the comprehensive response matrix appended to this letter, which documents compliance with relevant UDO and masterplan requirements.

7C. Garage Elevation and Design - Sheet 12 of the Fitzsimons Village Master Plan lists design standards and guidelines for above-ground parking structures. The intent is to promote a walkable, pedestrian friendly site with minimal visual impact on the pedestrian experience and streetscape environment from parking, and to create facades that are compatible with adjoining buildings; and that are complimentary with retail or other pedestrian-oriented uses on the ground level; and that provide human scale and architectural interest adjacent to any street. Parking garage facades shall be designed to avoid large areas of undifferentiated or blank walls along public streets, reduce the visual impact of car headlights and

lighting emanating from parking structures, and prevent angled ramps from being seen from any public right of way. See below for some of the key requirements.

- Parking garages seen from the street or adjacent property, shall be designed to reflect or complement the design character of the buildings(s) the garage serves.
- Parking garage facades adjoining the street or adjacent property, shall include architectural elements that provide variety and human scale, such as: changes in material pattern or color; differing patterns or sizes of openings; expression of building structure; joint patterns and attachment details; signs, art or ornament integral with the building; and quality, durable materials with smaller scale modules, patterns or textures; and changes in wall plane or cladding system modules.
- A minimum of three (3) techniques listed in the master plan shall be applied.

In your resubmittal, please provide more detailed parking garage elevations for the east elevation which meet the intent and requirements listed above. Be sure to list the materials, patterns, and any colors or textures on the elevation sheets. See sheet 12 of the Fitzsimons Village Master Plan for additional details.

Response: Please refer to the elevations in the site plan submittal as well as the comprehensive response matrix appended to this letter, which documents compliance with relevant UDO and masterplan requirements.

7D. Please provide a letter of approval to staff from the Design Review Board prior to the Planning Commission hearing.

Response: This was submitted separately by email in the first review. It has been resubmitted officially and attached with this submittal.

8. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

Response: Noted, this has been included with this submittal.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
9A. Sheet 8 of 26

- Enlarge the font of the City of Aurora Landscape notes. It is too small. **Response: Text has been adjusted.**
- Remove all the current notes except the highlighted one and add the remaining required landscape notes. They can be found in the Landscape Reference Manual available online. Also add a note concerning the type(s) of mulch being proposed and edger. **Response: Notes have been corrected.**
- Update the required landscape tables per the comments provided. **Response: Tables have been updated.**
- Provide a table with a breakdown of the percentage of water conserving versus non-water conserving areas. **Response: Table providing water conservation has been added.**
- Add the building perimeter landscape table. Given the retail component and the fact that there is a garage along the southern end, follow the standard of one tree or tree equivalent per 40 linear feet. Break the building perimeter landscape requirement down by each side of the building i.e. north, south etc. Building perimeter landscaping is technically not required along the Uvalda street side of the building since it is considered in urban. **Response: Uvalda streetscape has been adjusted to be urban for the entire length. Per phone clarification with Kelly Bish, we have adjusted 14th Ave and 14th Place accordingly as well. Both are identified as Urban Streets in the master plan and 14th Place has been adjusted to meet the cross section for this street and 14th Avenue meets/ties into the existing streetscape at the Legacy project.**
- Specify a specific Gingko Tree. **Response: Tree specified was changed to Catalpa.**
- Update the specified ornamental tree size. They should be 2". **Response: Ornamental trees are shown as 2".**
- Specify a sod variety. **Response: Sod variety noted as fescue hybrid.**

Sheet 9 of 26

- Dimension and label the street frontage buffers i.e. 14th Avenue and E. 14th Place. **Response: Dimensions are provided on the sheets.**
- Turn off the interior of the building. Only show the building outline and the interior courtyard outline. **Response: Interior was turned off for the landscape plan.**
- Include more of the surrounding streets/development for context. Darken the surrounding streets and development. Look at the grading and utility sheets as an example. **Response: Surrounding streetscape (outside of project limits) is shown on the plans.**

- The street frontage buffer is not being met along E. 14th Place. It does not meet the urban street standards and therefore a buffer is required as measured from the back of walk. Request an adjustment. The adjustment should be listed on the landscape plan and cover sheet. In addition, update the letter of introduction to include the adjustment and what mitigating measures are being taken to offset the adjustment request. For suggestions regarding mitigating measures, contact the landscape plans reviewer. **Response: Per conversations from the city and street section provided in the Fitzsimons village master plan both 14th Place and 14th Avenue have been adjusted.**
- Why are the planting beds extending outside of the driveway entrance along E. 14th Place? **Response: Linework has been adjusted.**
- Add another Amelanchier to the garage entrance to balance the aesthetic and make the entrance to the garage more pleasing. **Response: Tree has been added and streetscape adjusted.**
- Why isn't the identified area being used for planting? This is where two street trees should be installed. **Response: Landscape plan is updated.**
- Add the identified hatch to the legend. **Response: Legend has been updated.**
- Fix the mislabeled and unlabeled plant material where noted. **Response: Landscape notations have been added.**

Sheet 10 of 26

- Because the certificate of occupancy is dependent upon the installation of the landscaping, the number of plants needs to be specified and shown on the plan. The specific groups of plants should be identified and called out such as 50 Karl Forester etc. Update the plant schedule accordingly. **Response: Plant labels have been adjusted.**

Sheet 11 of 26

- There doesn't appear to be any sod or evergreens on this sheet. **Response: legends have been created that are specific to the page and no longer universal.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

10A. Cover sheet – The site plan will not be approved by public works until the preliminary drainage report/letter is approved. **Response: This is understood. A revised Preliminary Drainage Study has been uploaded to the engineering portal concurrently with Site Plan resubmittal.**

10B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce selectability of the items. **Response: This has been done.**

10C. Add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

Response: Note has been added to the plans on Sheet 6.

10D. Sheet 2 and 3 - Label streets as private. **Response: Streets have been labeled as private.**

10E. Sheet 3 - Private streets so pavers and enhanced paving will be maintained by the owner. **Response: This is understood. Pavers have been relocated only within the furniture zone.**

10F. Pavers should not be used in sidewalk areas or in any accessible routes. **Response: Pavers have been removed from the sidewalk and door openings but per the requirements of the design standards they remain in the furnishing zones of the urban street cross section.**

10G. Sheet 7 - Provide the storm labels as was done for the utility sheet. Specifically call out inlets, roof drains, etc. 10H. Minimum 2% slope for non-paved. **Response: This has been done.**

10I. Sheet 10 - Show the proposed storm sewer. **Response: This has been done.**

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

11A. TIS - This is suitable to also be included for CDOT review and to document the coordination, but it does not fully satisfy the needs/request of the City for the identified Traffic Letter. The missing element below is a Site Circulation Plan.

- Is parking structure access both entry/exit or is one entry and the other exit? Signage appears missing if so. **Response: Both access points to the parking structure are two way.**

A full Traffic Impact Study will not be required, but a Traffic Letter of Conformance. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:

- Trip Generation from the site and comparison/conformance to the Master Traffic Impact Study.
- Site Circulation Plan

Response: This has been done. A revised Traffic Study has been resubmitted with this Site Plan revision.

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.
11B. Site Plan - Label existing stop sign to remain (or add if not present). **Response: This has been done.**

11C. Add stop sign at pedestrian eastern edge and right turn only sign. May be suitable to include some buffer between sidewalk and garage entry (similar to what was done on south).

-Or if entry only, please label & do not provide the COA STD TE-13.1 as it is not applicable for entrance-only condition. **Response: This has been done.**

11D. Add sight triangle per COA STD TE-13.1. 11E. Add/Label stop sign. **Response: This has been done.**

11F. Label full movement access. If this is exit only, then identify and include Do Not Enter signage. **Response: This has been done.**

11G. Sheet 8 - Add the following note landscape plans: `All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'. **Response: This has been done.**

11H. Sheet 9 - SJF & SJG are not suitable in sight triangles (can grow to 3-4'). **Response: This has been done.**

12. Fire / Life Safety (Ted Caviness / 303-739-7268 / tcavines@auroragov.org)

12A. Please see Marked-Up (In Blue) Site Plan for Specific Comments. **Response: These plan comments are noted.**

SHEET SDP1.0 1 OF 12 COVER SHEET & NOTES:

1. The above calculations are estimates based on assumptions as to existing and proposed Small Urban Parks (SUPs) receiving land dedication credit throughout Fitzsimons Village. As the proposed Master Plan amendment and this Site Plan evolve, the calculations will be updated, if applicable. Such changes may affect the ultimate amount of fees and other payments imposed to satisfy park-related obligations. **Response: Comments noted and understood.**

2. Add this note:

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT

FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

Response: This has been done.

3. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

Response: We will be constructing the project in one phase and providing 8 Type A Units.

4. Remove 2009 IBC note. **Response: This has been done.**

5. Show accessible loading to include a scalable detail. Sheet 3 **Response: Street loading has been detailed and accessible path identified. Parking garage loading has been identified.**

6. Show the location of the FDC, Knox Boxes & Riser Room where applicable: Show symbol and label for the FDC. Show symbol and label for the Knox Box. Show location of Riser Room and exterior door. Typical for Site, Utility, Landscaping, Elevations, and Photometric Plans. **Response: FDC, Knox box & riser rooms are identified on the plans.**

Sheet 14

7. Elevation Plans shall show a symbol and legend of each:

- FDC (using a Y)
- Knox Boxes (A box with an X)

Response: Revised elevations show this information.

13. PROS (Curtis Bish 303-739-7131 / cbish@auroragov.org)

13A. The unit count for the project as a Transit Station Area (TSA) development results in the following PROS-related requirements:

- Land Dedication – Required land dedication for neighborhood park and community park purposes is 0.03 acres and 0.37 acres, respectively. Therefore, a total land dedication requirement of 0.40 acres shall be satisfied by a cash-in-lieu payment. Since your project is TSA development, a less-than-market rate value of \$60,200/acre applies, resulting in a payment of \$24,080 due prior to plat recordation.

Response: Comment noted, and owner informed.

- Park Development Fees – A \$193.36 per-unit fee will be collected at time of building permit issuance if building permits are pulled this year, resulting in a total payment of \$71,543.20. If permits for your project are pulled next year, the per-unit fee will be slightly higher to account for 2022 adjustments to park construction costs.

Response: Comments noted, and owner informed.

Please add notes somewhere on the Site Plan to acknowledge these requirements and how they are proposed to be satisfied. **Response: Notes added to Sheet 3 of 27.**

The above calculations are estimates based on assumptions as to existing and proposed Small Urban Parks (SUPs) receiving land dedication credit throughout Fitzsimons Village. As the proposed Master Plan amendment and this Site Plan evolve, the calculations will be updated, if applicable. Such changes may affect the ultimate amount of fees and other payments imposed to satisfy park-related obligations.

Response: Comment noted and final calculation will be confirmed.

14. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

14A. Sheet 6 - How will bay separator connect to SD and discharge? Confirm this is to scale- may conflict with existing utilities. Stormwater flows only related to this project (minus road sheet flow) should be allocated to proposed SD. **Response: Bay separator exists on north end and is already connected to the system. It was planned and designed for both the private street flows and the site flows. The Metro district is preparing a drainage report and construction plans to bring all BMP's that this project relies upon up to current City Code, including any installations and I&M reports as necessary.**

14B. Per section 5.04 of Aurora Water standards, for CP please provide information on invert elevations in areas where proposed utilities cross existing. Please pothole and include information prior to submission of CPs. **Response: These will be detailed as required on the CP's.**

14C. 8" per Aurora Water. Pothole to confirm sizing of all utility crossings (typ.) **Response: These will be detailed as required on the CP's.**

14D. Please reference COA checklist (for Civil Plan submittal) to include all necessary items on overall utility plans. This includes a utility phasing plan, horizontal control dimensions, all easements for water meters and fire hydrants, etc. **The City CP checklists will be followed for the CD submittal.**

14E. This inlet is collecting ROW flows. Relocate bay separator on upside of this inlet and outside of ROW.
14F. 8" per Aurora Water. Pothole to confirm sizing of all utility crossings (typ.)

Response: Bay separator exists on north end and is already connected to the system. It was planned and designed for both the private street flows and the site flows. The Metro district is preparing a drainage report and construction plans to bring all BMP's that this project relies upon up to current City Code, including any installations and I&M reports as necessary.

14G. Note that in CPs will require standard notes listed in section 5.05.1 in Aurora Water standards.

Response: This is understood.

14H. Please note that meter pit is to be within a pocket utility easement (18 Ft wide and 5' behind meter pit per AW standard 5.04). Please show this (all easements) on landscape plan as well.

Response: The Meter is located mostly within an existing utility easement. A pocket easement will be added as necessary to satisfy the AW standards.

14I. Please indicate water meter pit and the pocket utility easement. No shrubs or trees are allowed within the pocket utility easement, or within 5 ft of the meter pit. **Response: This has been done**

15. Real Property (Maurice Brooks/ 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) 15A. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray

(ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: We understand and will be submitting for a license agreement for the stoops and patio on the south side that extend into the utility easement and the patio on the north side that extends into the utility easement. The utility easement on the north side will be proposed to be relocated approx. 9' north to remove the elevated stoops from encroachment.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) 16A.
Organization: Xcel Energy/PSCo

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for Fitzsimons Village Multi-Family (East). Please be aware PSCo owns and operates existing underground electric distribution facilities along the northerly property line and the western portion of the southerly property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. **Response: This is understood.**

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Call Donna George with any questions that you may have. **Response: This is understood.**

17. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us / 303.757.9891 17A. Traffic comments:

Scherner - 1/12/2021

After review of previous TIS documents I have concluded that the Study recommendations are consistent with 2014, 2018, and the Fitzsimmons Master Plan Study documents and I am in agreement with the mitigation strategies presented. No further comments. **Response: Comment noted.**

Resident Engineer Comments:

1/8/2021, PDF - The development plans show no construction within CDOT ROW, so I have no comments. **Response: Comment noted.**

18. Regional Transportation District (RTD)

No comments on this project. **Response: noted.**

19. Arapahoe County Planning (Terry Maulik / 720.874.6650)

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and or divisions may submit comments. **Response: Comment acknowledged and appreciated.**

20. Aurora Public Schools (Josh Hensley-Planning Coordinator / 303.365.7812)

20. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed 370 apartments is 1.2108 acres. The proposed development will replace a portion of a mobile home community that was previously located on the site. We estimate that the apartments will replace 55 mobile home units formerly located on the parcel. The difference between the school land obligation for the current development and what would be required based on the 55 units the project is replacing is .3116 acres.

Aurora Public Schools will accept cash-in-lieu of land for the .3116 acres obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at plat approval. Please let me know if you have any questions. **Response: The Owner will work with APS to meet this requirement.**



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December 23, 2020
Updated February 24, 2021

Stephen Rodriguez
Zoning and Planning Review
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Letter of Introduction – Fitzsimons Village

Dear Stephen:

As a follow-up to the first round of Site Plan comments we received, along with our phone call on 2/10/21 to clarify some of those comments with you, please accept this 2nd submittal for the mixed-use proposed development within the Fitzsimons Village Master Plan. The site is approximately 2.59 acres. The project will consist of small retail space and primary residential units and will be approximately 390,960 SF plus a 149,180 SF parking structure.

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Architecture:

The project consists of 370 residential units in a 7-story development that wraps a 6-story parking structure with approximately 417 parking spaces. There will be approximately 9,175 SF of retail at grade along with 12,840 sf of at grade residential amenity space. There is an interior courtyard of approximately 16,400 SF which includes resident amenities. There is also a Level 6 roof top deck of approximately 9,230 SF which includes a pool, barbeque's and lounge areas. The building will be designed to reinforce the strength of the central boulevard that connects the Fitzsimons Medical Campus to the existing hotel. High quality materials include brick masonry, glass, metal panel, fiber cement, and stucco. The design includes a multitude of scaling elements in accordance with the design standards and guidelines in the UDO and Masterplan. Specific conformance to architectural design requirements have been detailed in a matrix exhibit that accompanies this letter.

Adjustments:

(1) UDO Section 146-4.8.5.D Maximum Building Length:

1. *The maximum building length of any multifamily or mixed-use building shall be:*
 - a. *150 feet (or 200 feet for an Affordable Housing Structure) in Subarea A*

To produce an economically viable project it was essential to design a building that maximized the available site area. We feel this is in alignment with the stated intent of the Master Plan Guidelines, to create a unified environment and protect the economic investment of the project. Although not in compliance with the ordinance as written, as the overall building measures approximately 462' x 226', the design does implement several strategies to comply with the intent of the design guidelines. Large vertical breaks in the lengths of the facades, as well as material changes in texture and color are incorporated to give the appearance of

multiple masses, each with lengths less than 150'. The vertical breaks utilize the interplay of light and shadow, and the use of alternating materials work in tandem to break down the overall building mass and reinforces the pedestrian scale intent of the master plan. The horizontal offsets breaking up the overall building mass are particularly deep along the west and north elevations, which have been identified as the Pedestrian Oriented Use Area in the masterplan. These massing changes also serve to meet project's build-to and mass reduction requirements outlined in the masterplan. Please refer to the building elevations and perspectives that illustrate the design intent.

(2) UDO Section 146-4.8.6.D Masonry Standards for Single-Family Attached, and Multifamily Residential Dwelling

The minimum amounts of brick, stone, and stucco on exterior elevations shall meet the standards in Sections 146-4.8.6 (Building Materials--Applicability) and 146-4.8.6.D (Masonry Standards for Single-Family Attached, and Multifamily Residential Dwellings).

Either:

- *60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or*
- *80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or*
- *80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.*

With all facades combined, the net material ratios are approximately as follows (excluding windows and openings):

33% brick

40% stucco

20% fiber cement

2% metal panel

6% precast

The design incorporates fiber cement in lieu of stucco on the prominent building facades. The look and feel of the fiber cement is superior to stucco. Its wood-look appearance and texture further enhance the building quality and human scale. The project team requests that this material be included in the overall masonry ratio to meet the 80% threshold.

Parking:

Parking for residents, guests, and retail will be provided per zoning standards in garages as well as on-street. We will be incorporating the on-street parking reduction option allowed per the code section 146-4.6.4. We have an excess of bicycle parking and could also combine parking alternatives to further reduce, but with the sufficient on-street parking adjacent to our site, we have determined that this alternative more than covers the deficit. The parking structure that has 2 full ingress/egress locations, will be screened from view for pedestrians in the primary boulevard and plaza. The garage has been located at the southern end of the property to align with the parking garage for the Legacy Fitzsimons project to the east. As a result, neither garage will impact units on each property. Additionally, the garage design has been enhanced through patterning and texture in the precast skin, to better complement the overall building design.

Parking Alternative Justification:

The current project has the need for 467 parking spaces. There are 444 required for the 370 units and 23 spaces required for the 9,175 SF of retail. The parking garage currently has 417 spaces leaving the project short of 50 spaces. We are requesting a parking alternative reduction by use of credit for on-street parking. Parking is available on Uvalda Place and 14th Avenue. Our calculation shows there are 50 on-street parking spaces available adjacent to the site. This request is less than a 11% adjustment, well below the maximum of 25%.

Landscape:

The project intends to provide the required landscaping per the Aurora code and the Fitzsimons Village Master Plan. Exterior edge plantings will be completed at the time of occupancy and conform to the streetscape standards outlined in the code. Minimal width planting areas are met and exceeded along the streetscapes while providing the required pedestrian widths, furniture zones and building zones. All streetscapes are considered Urban as stated in the master plan. A multi-use interior landscaped area (courtyard) is planned to serve a variety of recreational, communal, and individual needs with a variety of uses and experiences. At grade landscaping allows for a series of rooms with landscaping serving as enclosures and providing privacy for the adjacent unit decks. Landscape amenities are also provided at the community deck and provides additional planting areas in raised planters. Pools, trellis, lounging areas are also provided for active uses.

Access:

Vehicular access is through two curb cuts along Uvalda St and E. 14th Place into the parking structure. The project plans to support the parking counts based on anticipated needs and code requirements. Many future apartment dwellers are anticipated to take public transportation as well. The project intends to pursue Aurora's allowed parking reductions by use of on-street parking for the commercial/retail and visitor uses.

Signage:

Signage is planned for the site in addition to standard code signage. The signage is tentatively planned at the main pedestrian access, commercial entries and garage entries and will fall within the size and type requirements at this time. A separate signage package will be provided.

Utilities:

Existing utility mainline infrastructure will be used, and the project currently sees no need for any upgrades.

The project will connect to the water mainline on the south of the building by tapping the 12-inch mainline in E. 14th Pl to provide fire sprinkler service and domestic water supply.

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Sanitary sewer services will be connected to 1) the existing mainline in northbound Uvalda St. at approximately midblock along the project and, 2) to the existing mainline in E. 14th Ave. on the north side of the building at approximately mid building. A grease trap will be provided for the retail space and is proposed to be placed in the trash room within the building.

Power will be extended to the south east corner of the site. The project will be served with two transformers and ancillary electrical cabinets. The emergency generator will be located here as well.

Gas is located in 13th Avenue and will be extended to the south face of the building adjacent to the southern garage access.

Drainage:

Drainage of the site will be split for approximately 50 percent of the storm runoff to drain to the existing system to the north and 50 percent to the south. Runoff to the south will be piped to the existing curb inlet in E. 14th Pl. at the southeast corner of the project. A water quality device (in the form of a hydrodynamic separator) will be installed downstream of the inlet within the roadway to provide permanent water quality for the runoff from the site. Runoff to the north will be piped to the existing curb inlet in E. 14th Ave at the northeast corner of the project. A water quality device (in the form of a hydrodynamic separator) exists downstream of the inlet within the roadway to provide permanent water quality for the runoff from the site. The metro district is preparing final drainage reports and construction plans concurrent with this Site Plan to detail the improvements necessary to satisfy the City for the projects water quality requirements.

Based upon prior studies, including the Master Drainage report for the subdivision, it is proposed that this site will not require detention.

In the attached documents, you will also find an application and supporting materials as requested as part of the site plan submittal. Again, please refer to the matrix exhibit that details compliance with architectural standards listed in the UDO and Masterplan. We look forward to discussing this project in more detail if required.

Sincerely,

Davis Partnership Architects



Julie M. Meenan Eck, ASLA
Senior Associate

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Cc: File, R CAP Fitzsimons, LLC.

FITZSIMONS VILLAGE MASTER ASSOCIATION

Design Review Committee

December 3, 2020

Wynne Yasmer Real Estate Inc
Attention: Brian Wynne & K.C. Yasmer
951 20th St Suite 1619
Denver, Co 80201

RMS Corporation
Attention: Josh Hoffman
3401 Tuttle Road, Suite 350
Shaker Heights, Oh 44122
Jhoffman@Rmscorporations.Com

Gentlemen:

In accordance with the Master Declaration for Fitzsimons Village, the initial construction of a building or any other Improvements on a Unit must first be submitted to and approved in writing by the Design Review Committee, which Committee must insure that each submittal meets, at a minimum, any and all requirements of the Development Plan and Design Guidelines.

All proposed development within Fitzsimons Village shall adhere to the Design Guideline standards as well as the requirements of the City of Aurora Codes. In case of a conflict between these standards and the City of Aurora requirements, the City of Aurora requirements will govern.

Per the Master Declaration Design Guidelines, the subject development meets all requirements of F.A.R, Height, # of stories, # of units and retail. The following is the program:

- F.A.R.: 4.76
- # of Stories: 7
- # of Units: 370
- SF Retail: 9,039

Build-to Requirements

The subject development complies with build-to requirements. It adheres to setback requirements and building frontages follow the street with allowances for manufactured elements, building components and glazing. It complements pedestrian activities at the Promenade Park with entries and uses.

Architectural Scaling Elements

The subject development complies with establishing an urban character along the streets and provides visual interest for pedestrians and motorists with architectural variety.

The subject development provides human scaled elements by breaking up the building mass through the use of banding, a variety of materials including light and dark brick, storefront glazing, retail uses, and

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Design Review Committee

parapet caps. Balconies and windows are incorporated into vertical and horizontal shifts in the building massing.

Building Materials

The subject development complies with the selection of building materials that are appropriate to an urban context and the prevailing climate conditions. The selected materials include:

- Light and Dark Brick Wall Systems
- Fiber Cement Systems
- Aluminum Composite Systems
- Storefront Systems
- Vinyl Window Systems

The ground floor systems which are adjacent to the street frontage respond to the character of the pedestrian environment through scale, texture, color, and detail.

Building Entries

The subject development complies with the Building Entries requirements of the Design Guidelines by enhancing scale, activity, and function of the public streets.

The subject development provides at least one primary building entry oriented to a public right of way. The entries are emphasized by differentiation in material and color. Service areas are out of sight. The ground floor is organized to maximize pedestrian use while minimizing impacts on residential uses.

Fenestration

The subject development complies with the design guideline's intent to create a high degree of transparency of building facades at the street level and creates patterns and rhythm for detailing.

Roofs and Parapets

The subject development complies with the design guidelines by making a positive contribution to the city skyline by incorporating parapet cap systems, breaking up the mass with a level 6 amenity deck and the use of material and color.

Parking

The subject development complies with structured parking standards and promotes a walkable pedestrian-friendly site with no visual impact on the pedestrian experience, and streetscape environment. There are no large areas of undifferentiated or blank walls along public streets or open spaces. The parking garage has been incorporated into the façade of the residential building and wrapped on all sides so that it is not viewable from the public realm.

Heights

The subject development is in compliance with the height requirements of the design guidelines. The

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Design Review Committee

cornice line of buildings varies and provides variety. The retail is well-defined with taller architectural elements which provide visual interest. The development is 7 stories with a level 6 amenities area.

Building Mass and Form

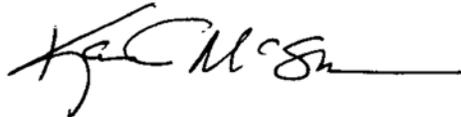
The subject development is in compliance with the design guidelines intent and standards by creating form that provides an appropriate relationship between structures, streets and plazas.

The subject development uses architectural scale and varying heights in a compatible relationship. The subject development uses pleasing architectural expressions such as fenestrations, changes in materials, colors and modules. The project creates a harmonious relationship with the surrounding context.

Design Review Committee Endorsement

With confirmation of the above questions, the Fitzsimons Master Association Design Review Committee unanimously endorses the development concept as presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'K.C. McShea', with a horizontal line extending to the right.

Karen C. McShea
Fitzsimons Master Association
Vice President, Design Review Committee

cc: Thomas Banta, Fitzsimons Master Association, President, Design Review Committee
cc: Nicholas Heekin, Treasurer, Design Review Committee

Table 4.8-8

Façade Character Elements for Four-Sided Building Design

Mixed-Use and Multifamily Residential District				
BUILDING FACE	PRIMARY FAÇADE (WEST)	SECONDARY FACADE (NORTH)	SECONDARY FACADE (SOUTH)	MINOR FACADE (EAST)
Massing				
General	3	2	2	1
Wall off-set (min. 3 ft.)	X	X	X	X
Wall/parapet height change (min. 3 ft.)	X	X	X	X
Roof form change				
Upper floor setback	X	X		
Wall notch (min. 12 in.)				
Materials				
General	2	2	2	1
Change in material	X	X	X	X
Change in color	X	X	X	X
Change in texture	X	X	X	X
Use of masonry (min. 40% of façade)	X	X		
Use of panelized materials (min. 40% of façade)				
Variety of window sizes	X	X	X	X
Transparency and glazing (min 70% transparent glass)				
Human Scale				
General	3	2	2	1
Architectural detailing	X	X	X	
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures				
Awnings or shutters				
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	X			
Building corner enhancements				
Wall art				
Balconies	X	X	X	X
Landscape wall/decorative screen for vines				

Setback and Street Standards					
(A) Standard	(B) Location	(C) Reference Standard	(D) Requirement	(E) Response	
1	Streetscape	All Uses	Fitzsimons Village Masterplan	Design Standards: 1. Illustrative sections have been provided at the end of this section to graphically depict the required street section. 2. A clear Throughway Zone, which is intended for pedestrian travel shall be a minimum of six (6') wide. The Throughway Zone shall be organized to create a continuous pedestrian walkway for ease of travel and maintenance. 3. The Furnishing Zone shall be seven feet (7') wide and is the key buffer component between the active pedestrian walking area and the vehicle traveled area. Street trees, planting strips, street furniture, bollards, signal poles, signals, electrical telephone and traffic signal cabinets, signs, fire hydrants and bicycle racks should be consolidated in this zone. 4. All trees in the streetscape of the Pedestrian Oriented Use Area shall be deciduous and be located in tree grates, raised planters, or a tree lawn; they shall be at least two and one half inches (2 1/2") caliper at time of installation and spaced a maximum of 35 feet on center (O.C.) 5. Paving patterns in the Pedestrian Oriented Use Area shall be consistent, utilizing a cast-in-place concrete paving and/or special paving (unit pavers, such as precast concrete or stone). 6. Seating shall be located at intervals along the Pedestrian Oriented Use Area. 7. Artificial plant material shall not be used. 8. Pedestrian and street lighting fixtures shall be selected or designed to create an ambiance by utilizing moderate to low level lighting fixtures and shall be screened to prevent glare and light trespass. 9. On Colfax Avenue and in the Pedestrian Oriented Use Area, pedestrian lighting fixtures shall be selected or designed to create a continuous lighting pattern that reinforces the tree planting on the street. 10. All service equipment shall be screened from the public right-of-way. 11. Street trees shall be required in all road side zones and shall be placed in the furnishings zone within tree grates, raised planters, or tree lawns as provided in the applicable Site Plan. Evergreen trees and artificial trees are prohibited. All street tree species shall be approved by the city forester. Street trees permitted in Fitzsimons Village: a. Tilia Species, Lindens*; b. Fraxinus species, Ash; c. Gleditsia Species, Honeylocust; d. Celtis Species, Hackberry; e. Pyrus Species, Pear; f. Acer Species, Maple; g. Ulmus Species, Valley Forge Elm; h. Quercus Species, Oak tree species; i. Koelreuteria Species, Golden Rain Tree; j. Ostrya Species, Hop Horn beam; k. Carpinus Species, European Hornbeam*; l. Corylus Species, Turkish Filbert* (*Quantities will be controlled due to water conservation restrictions. Section 146-1426 (B))	The streetscape design for this project follows the street sections found in the Master Plan. Those sections require the 16' streetscape found in the UDO and are designed in concurrence to those requirements.
2	Public Realm Standards		UDO Section 146-2.4.5.O	Public right-of-way sidewalk designs, sidewalk lighting, sidewalk materials, and wall treatments adjacent to sidewalks shall comply with those standards and examples maintained by the Planning Department or listed on the City's website.	The streetscape design follows the UDO requirements.

General Development Standards					
(A) Standard	(B) Location	(C) Reference Standard	(D) Requirement	(E) Response	
1	Setbacks and Build-To		Fitzsimons Village Masterplan	Design Standards: 1. Build-to zones are mandatory in the area designated as Pedestrian-Oriented Use Area (See Sheet 13) 2. In areas in which build-to zones are required, the front building must be set a minimum of 1'-6" and a maximum of 10' from the Throughway Zone, and a minimum of 75 percent (75%) of the building shall be built to the setback line (see Sheet 13).	1. Build-To zones are identified in the Masterplan as areas designated as Pedestrian-Oriented Use Areas, which are the west and north facades of this project. 2. Build-to dimensions have been called out on the site plan in this submittal. The build-to zone is identified as 0'-10', including the frontage zone. Note that the frontage zone dimension of 1'-6" that was originally identified in the Masterplan has been superseded by the 3'-6" dimension identified in the latest urban street cross section. For the west elevation, 77% of the building is within the build-to zone. On the north elevation, 91% of the building is within the build-to zone.
2	Maximum Building Heights	All areas where residential uses are allowed	UDO Section 146-4.2.2	38' if within 75' of R1 or R2 district	Not applicable
3	Minimum Building Heights	All areas along arterials	UDO Section 146-4.2.2	19' minimum on arterials	Not applicable
4	Minimum Residential Density	All areas where residential uses are allowed.	UDO Section 146-4.2.2	25 units/acre minimum (MU-FB district)	370 units/3.65 acres = 101 units/acre

5	Parking Lots and Structures	All locations	UDO Section 146-2.4.5.E	2. A maximum of 25 percent of the lot may be devoted to automobile parking lots or garages.	19% of the lot is devoted to the parking garage.
6	Special requirements for amenities in new multi-family residential development	All Locations	UDO Section 146-2.4.5.J	1. All new multifamily residential developments shall incorporate an outdoor gathering area, which shall count towards total outdoor common area requirements. 2.. All development and redevelopment that includes residential uses shall dedicate land on-site for neighborhood park purposes in accordance with the standards of Section 146-4.3.18.B (Park and Open Space Lands and Cash-in-Lieu) and the dedication and design criteria set forth in the Parks, Recreation and Open Space Dedication and Development Criteria Manual. A cash-in-lieu payment may not be used to satisfy the neighborhood park land dedication requirement in its entirety.	1. The project has incorporated a large central courtyard area for recreation, respite, and gathering. 2. The project team has worked with the city to understand and implement a plan to offset the project's obligations in relation to the overall masterplan.
7	Building Orientation and Spacing	Mixed Use Zone Districts	UDO Section 146-4.8.4.B.1.a	Each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following. a. A public or private street;	The building has been arranged so that primary facades and entries orient onto and provide direct access to the street.
8	Maximum Building Length	Mixed Use Zone Districts	UDO Section 146-4.8.5.D	Maximum Building Length: 1. The maximum building length of any multifamily or mixed-use building shall be: a. 150 feet (or 200 feet for an Affordable Housing Structure) in Subarea A	Given the nature of the project, with 370 multifamily apartments, retail spaces, and an associated parking structure, the 150' building length is not feasible. However, the project has been designed to meet the intent of the rule by breaking up the overall massing into component parts. Each mass is less than 150' feet long, with recesses between the masses along the prominent elevations. Refer to the conceptual renderings attached with this response.

General Architectural Standards					
(A) Standard	(B) Location	(C) Reference Standard	(D) Description	(E) Response	
1	Approved building materials, and colors	All uses	UDO Section 146-2.4.5.K.1	The director of planning shall maintain samples of approved "primary" building surface materials and colors that may be used on all structures constructed within the zoning district. Such sample materials shall consist of brick, traditional or artificial stucco, and integrally colored decorative concrete or clay masonry units. In addition, the director of planning shall maintain samples of approved "accent" materials. Such materials shall consist of tone, panelized materials, ceramic tile, and awning fabric.	Samples will be provided prior to Site Plan approval.
2	Approved "hardscape" paving materials	All uses		The director of planning shall maintain samples of approved "hardscape" paving materials. Such samples shall consist of unit pavers and textured concrete patterns.	Samples will be provided prior to Site Plan approval.
3	Building Materials	All development	Fitzsimons Village Masterplan	Design Standards: 1. Building materials shall be selected with the objectives of quality and durability appropriate to an urban context and the prevailing climate conditions. 2. A minimum of sixty percent (60%) of the facades at street level facing a public right-of-way or open space shall be constructed of material that is durable and appropriate to pedestrian contact such as: brick, stone, architectural precast concrete, architecturally cast concrete, cast stone, specially treated concrete, masonry units, terra-cotta, stucco, glass and glass block, metal panels, metal sheets with expressed seams or metal framing systems.	1. Materials have been selected for durability, contextual relationships with nearby projects, and overall design aesthetic. The west and north building faces, those identified in the Pedestrian-Oriented Use area, have elevated materiality with predominant use of glass, brick, and fiber cement panel. 2. While the building does not front any public rights-of-way, the project has been designed to meet the intent of the masterplan, particularly on those street frontages identified as the Pedestrian-Oriented use area. Along the west facade, the "base zone" of the building (up to level 3) has the following material ratios: 61% glass, 21% brick, 13% fiber cement panel, 5% metal panel. Along the north facade, the base zone has the following material ratios: 60% glass, 32% brick, 4% fiber cement panel, 3% metal panel.
4	Masonry Standards for Single-Family Attached, and Multifamily Residential Dwelling	Multifamily	UDO Section 146-4.8.6.D	The minimum amounts of brick, stone, and stucco on exterior elevations shall meet the standards in Sections 146-4.8.6 (Building Materials--Applicability) and 146-4.8.6.D (Masonry Standards for Single-Family Attached, and Multifamily Residential Dwellings). Either: • 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.	With all facades combined, the net material ratios are approximately as follows (excluding windows and openings): 33% brick 40% stucco 20% fiber cement 2% metal panel 6% precast The design incorporates fiber cement in lieu of stucco on the prominent building facades as it results in a superior product and aesthetic compared to stucco. The project team requests that this material be included in the overall masonry ratio.

5	Placement and minimum amounts of approved primary materials on buildings	All development	UDO Section 146-2.4.5.K.2.b	<p>i. At a minimum, 50 percent of each primary building façade facing a public street shall be surfaced in brick, real stucco, or architectural metal. The balance of each façade facing a public street may be surfaced with cementitious stucco, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.</p> <p>iii. For freestanding structures with a gross floor area in excess of 20,000 square feet, the following requirements shall apply:</p> <p>a. At least 40 percent of each façade area facing a public street shall be surfaced with integrally colored decorative concrete or clay masonry units, or</p> <p>b. At least 20 percent of each façade area facing a public street shall be surfaced in brick.</p> <p>iv. Regardless of the building size, the balance of façade areas may be surfaced in traditional stucco, brick, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.</p>	<p>The building does not front on public streets. However, the project has been designed to meet the intent of the rule by including a high percentage of high-quality materials on the north and west elevations, identified in the masterplan as the Pedestrian Oriented Use Area. Material percentages on these elevations are as follows:</p> <p>i. North elevation: 75% brick, 24% fiber cement, 1% metal panel</p> <p>ii. West elevation: 74% brick, 24% fiber cement, 2% metal panel</p> <p>The south elevation, a less prominent facade for the project, has less brick, but is combined with other high quality materials.</p> <p>iii. South elevation: 17% brick, 34% fiber cement, 4% metal panel, 46% stucco</p>
6	Accent Materials	All development	UDO Section 146-2.4.5.K.3	All structures shall incorporate "accent" materials into all façades visible from a public right-of-way. Such accent materials shall be used for between five and 10 percent of a building's total façade area facing a public street. "Primary" materials may also be used as accents when placed in such a way as to provide a strong contrast in color or texture against the surrounding wall.	The building does not front on public streets. However, the project has been designed to meet the intent of the rule through use of accent materials; specifically, accent panels adjacent to residential windows. These wood-look fiber cement panels stand out from the brick fields in which they reside, providing more texture and richness to the overall facade.
7	Primary Building Materials	All development	UDO Section 146-4.8.6	<p>1. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than 10 percent of the area of each elevation of a building.</p> <p>2. Highly reflective glass is prohibited on all façades. Such prohibition shall apply regardless of whether the glass is used in window or spandrels areas.</p> <p>3. Table 4.8-5 indicates permitted primary exterior building materials for each general building type/zone district. Alternative equivalent material to those listed in Table 4.8-5 may be approved by the Planning Director if the applicant submits the material warranty, durability specifications, sample material, and photographs of the material on structures similar to the proposed structure or development and the Director determines that the materials provide similar durability and visual quality.</p>	<p>1.No intense, bright, or fluorescent colors are used on the project.</p> <p>2. No highly reflective glass (0.25 or higher) is used on the project. The residential glass is anticipated to have a reflectance value of 12%.</p> <p>3. Primary building materials include glass, brick, wood-look fiber cement, and stucco.</p>
8	Allowable roofing materials	Residential Uses	UDO Section 146-2.4.5.L.1.a	Allowable roofing materials include high profile composition shingles, architectural standing seam metal, concrete, and clay tile.	The project has a flat membrane roof, commonly used in project's of this type, which aligns with with the intent of the Fitzsimons Village Masterplan: <i>Building roof forms should respect the context in terms of height, proportions, views of the building from other buildings and the skyline.</i>
9	Balconies	Residential Uses	UDO Section 146-2.4.5.L.1.b	Thirty percent of all units shall include a porch, deck, patio, or balcony	Approximately 43% of total units have been provided with a porch, deck, patio, or balcony.
10	Ground Floor Units	Residential Uses	UDO Section 146-2.4.5.L.1.e	All ground floor residential units shall have direct access from the individual dwelling unit to the street. This standard shall not apply to Affordable Housing Structures	Ground level, street facing, units have direct connections to the sidewalk via paths and stoops as required. Units along the east elevation do not front the street.
11	Building Entries, con't.	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <p>1. All buildings shall provide at least one primary building entry oriented to a public right-of-way.</p> <p>2. All street-oriented building entries shall be directly connected to the public sidewalk via paved walk, stair or ramp</p> <p>3. Primary building entries shall be emphasized by recessing the door a minimum of four inches (4"), by changes in wall plane or building massing, by differentiation in material or by color and greater level of detail.</p> <p>4. Service access of buildings shall be located out of sight from the primary building entry (e.g. in an alley or at the back of the building)</p>	<p>1. While not fronting any public rights-of-way, the project provides and orients residential and retail entries to the street.</p> <p>2. All street oriented building entries are directly connected to the sidewalk via paved walks, stairs, and/or ramps.</p> <p>3. The main residential lobby door is recessed from the brick form in which it resides, well in excess of the minimum 4" requirement. The primary retail entries are recessed from the building face at the northwest and southwest corners of the project, well in excess of the minimum 4" requirement.</p> <p>4. The building has been planned such that service spaces do not front the primary west street frontage along the Boulevard. The building does not have the benefit of an alley, but services have been pushed to the south and east of the site plan as much as possible.</p>
12	Building Entries, con't.	All development	UDO Section 146-2.4.5.N	All primary buildings shall include at least one primary entrance for each ground floor use to at least one street frontage.	Both residential and retail uses have primary entries along the western elevation, fronting the Boulevard.

13	Building Entries, con't.	All development	UDO Section 146-4.8.7.E	<p>Entry Design</p> <p>Each building shown in Table 4.8-9 shall incorporate primary entries to either primary and/or secondary building faces. Each entry shall be accentuated by using one of the methods shown in Table 4.8-9.</p> <p>Entry Options for Residential Buildings with Individual Unit Access from Ground Floor:</p> <p>a. Front Porch: Front porches are common on single-family attached (townhouse) and other residential building types where individual units may be accessed from the ground floor. A front porch shall be raised a minimum of 24 in. off the ground and be at least partially open on three sides and include a roof overhead. It shall be large enough to accommodate seating for two people.</p> <p>b. Patio: Patios are common on single-family attached (townhouse) and other residential building types where individual units may be accessed from the ground floor. They are also common for units that have to be accessible from the ground floor. A patio is less than 24 in. off the ground and shall be at least partially covered. A patio shall be large enough to accommodate seating for two people.</p> <p>c. Stoop: Stoops are most common on single-family attached (townhouse) or stacked apartment building types. A stoop shall be raised a minimum of 36 in. off the ground. The landing of the stoop shall be a minimum of 30 square feet and be covered.</p> <p>Entry Options for Mixed-Use, Commercial and Industrial Buildings:</p> <p>d. Projected Mass: A projected mass entry includes a featured building form element where the main entry to a building is located. This is most common for building types that share a common entry, especially to service upper floors. The projected mass shall be a minimum of 2 ft. deep. The entrance shall be covered, either by an attached element or by recessing the doors into the building mass.</p> <p>e. Recessed Mass: A recessed mass entry includes a featured building form element where the main entry to a building is located. This is most common for building types that share a common entry, especially to service upper floors. The recessed mass shall be inset a minimum of 2 ft. and shall be covered.</p> <p>f. Corner Entry: A corner entry is naturally featured by being located in the most visible portion of a building. A corner entry could serve the ground floor and/or act as a common entry for an entire building. The building is usually chamfered or rounded (at least on the ground floor) to accommodate doors and/or storefront windows.</p> <p>g. Roof Form Variation: Varying the roof form above the mass on which the entry is located enhances visibility to the main</p>	<p>The project has been designed to provide direct entries from any residential units along the north and south elevations to the sidewalk, with covered stoops and stairs provided where necessary to accommodate any grade differences. The main residential entry, located mid-block on the west elevation, is integrated within a projecting mass that comes to the ground. This is a unique treatment of the masonry forms on the elevation, used to highlight the main entry location.</p>
14	Architectural Scaling Elements	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <p>1. Architectural scaling elements (such as banding, belt coursing, sills, lintels, mullions,, and changes in texture, material module and pattern) shall be used to break down the appearance of large building facades into architectural patterns and component building forms. Horizontal and/or vertical variation shall be used.</p> <p>2. Architectural scaling elements shall continue around the corner of the building from any facade facing a public right-of-way a distance appropriate to the scale of the building.</p> <p>3. Building facades shall provide variation of building detail corresponding to architectural or structural bay dimensions, individual dwelling units or room dimensions.</p>	<p>1. The building scale has been broken down through a combination of massing changes and material variation to meet the intent of the 150' maximum building length for new construction in the zone district. The building scale has been further reduced through use of a strong horizontal datum separating the building's base and middle sections along the prominent Boulevard frontage. The base of the west elevation, comprised of retail and common residential spaces, is articulated through mullion spacing and prominent accent fins. In the middle zone, the fenestration strategy includes a combination of large and small punched openings, with adjacent window accents that provide additional richness in the facade through color and material change. This window pattern continues to the building's upper zone, which is further defined by material changes or setbacks in the overall massing. Typical windows have a unique, alternating depth, brick detail. In addition, changes in brick coursing, i.e. stacked soldier courses, enhance the character of the brick facades.</p> <p>2. Massing, material, and fenestration patterns continue around building corners to create a sense of several interlocking masses coming together to form the whole project.</p> <p>3. The aforementioned series of smaller masses are articulated with the punched opening fenestration pattern, with individual windows reflecting the locations of rooms within the units inside, thus creating a timeless and familiar aesthetic for a multifamily project.</p>
15	Architectural Scaling Elements, con't.	Multifamily	UDO Section 146-4.8.5.B.4	<p>Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade:</p> <p>a. Change in material texture, patterning or color - A change in material texture, patterning or color that extends the full height of the primary façade, excluding the ground level</p> <p>b. Horizontal offset or projection - A horizontal wall plane offset of at least 3 ft. extending for at least 50% of the average height of the primary façade</p> <p>c. Change in fenestration pattern - A change in window size, style, or placement</p> <p>d. Change in roof height or form - A variation in parapet height of at least 3 ft. or a change in roof form</p> <p>e. Wall notch combination - A combination using at least one option from above, plus a wall notch. Wall notches shall be a minimum of 3 ft. deep and 8 ft. wide</p>	<p>The project has been designed to include a minimum of two of the listed horizontal articulation methods every 50 linear feet on each street facing building façade (north, west, and south elevations). Refer to the building elevations for more detail.</p>

16	Architectural Scaling Elements, con't.	Multifamily	UDO Section 146-4.8.5.C.3	<p>At least one of the following vertical articulation options shall be used for each of the three vertical element categories:</p> <p>Vertical Articulation Methods for "Base":</p> <p>a. Use of "heavy" material on ground floor: Use masonry such as brick or stone, or other durable material to delineate the ground floor.</p> <p>b. Horizontal reveal line at base: A horizontal reveal line a minimum of 24 in. from the ground.</p> <p>c. Arcade, gallery, or colonnade: Use an arcade, gallery, or colonnade to accentuate the ground floor.</p> <p>d. Architectural detailing: Use enhanced architectural detailing or fenestration on the ground floor.</p> <p>Vertical Articulation Methods for "Middle":</p> <p>e. Stepback in massing: A stepback in massing a minimum of 5 ft. from the ground floor façade</p> <p>f. Change in material: A change in material occurring between the first and second floors.</p> <p>g. Variation in window size: Visible variation in window size from ground floor to upper floor(s) (typically smaller).</p> <p>Vertical Articulation Methods for "Cap":</p> <p>h. Cornice: Use of cornice (on flat-roof buildings) or projecting roof line (for sloping roofs).</p> <p>i. Reveal line at top of building: A "reveal" line or change in material, texture, patterning or color (min. 24 in. from top)</p>	<p>The project has been designed to include a minimum of one vertical scaling options for each of the base, middle, and cap categories listed in the UDO. Refer to the building elevations for more detail.</p> <p>Base Method = (d) The building has been designed to elevate the detailing and materiality near the street level. Examples include predominant use of glass, enhanced articulation with accent fins, and canopies marking primary residential and retail entries. Where residential units meet the ground on the north and south elevations, enhanced materials and accents combine first and second floor windows to provide design continuity with the double height program lining the majority of the street level.</p> <p>Middle Method = (f)(g) Significant material changes provide a clear distinction between the building base and the levels above, as the facade transitions from a predominantly glass treatment to masonry forms above. Windows transition from full storefront to punched openings, signifying the difference in program within the building.</p> <p>Cap Method = (i) The design has been adjusted to better articulate the building cap. At brick locations, a pattern change occurs through the incorporation of multiple soldier courses at the building cap. These soldier courses are of varying height, with one band recessed. This banding contrasts with the running bond pattern used for the majority of the masonry on the project. At non-masonry portions of the facade, a reveal has been added that aligns with the aforementioned change in brick pattern. Refer to the elevations for more detail.</p>
17	Façade Character Elements for Four-Sided Building Design	All development	UDO Section 146-4.8.7.D	<p>D. Façade Character Elements</p> <p>1. In addition to any applicable Massing and Articulation standards, new buildings are subject to the following façade character requirements for four-sided design.</p> <p>2. Façade materials shall wrap around a building corner a minimum of two feet when there is a change of façade material or color on two adjacent sides of the building.</p> <p>3. Table 4.8-8 includes three categories for façade character elements. Each category includes a minimum number of required elements for each building face. This table may be used as a checklist for the Planning Director.</p>	To assist with compliance verification, we have included a completed four-sided design matrix with this response.
18	Fenestration	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <p>1. All glazing shall have a minimum of sixty percent (60%) light transmittance factor.</p> <p>2. No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first-surface reflective coatings shall be permitted.</p> <p>3. Provide a minimum glass to wall ratio of sixty percent (60%) of the building facade at street level in the Pedestrian-Oriented Use Area.</p> <p>4. Provide a minimum of forty percent (40%) glass-to wall ratio of the building facade at the second floor of the Pedestrian-Oriented Use area, unless the use is for parking.</p>	<p>1. Retail glazing has a 70% light transmittance factor. Glazing into residential units is anticipated to have a VLT of 65%.</p> <p>2. No highly reflective glazing have been specified on the project. Residential glazing is anticipated to have a reflectance value of 12%. No first-surface reflective coatings are used.</p> <p>3. The west and north elevations front the Pedestrian-Oriented Use Area. At the "base zone" of the building, measured from the floor of Level 1 up to Level 3, the west elevation has a 61% GWR, while the north elevation has a 60% GWR.</p> <p>4. The level above the base zone (the first full residential floor) has a GWR of 41% on the west elevation and 42% on the north elevation.</p>
19	Roofs and Parapets	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <p>1. All rooftop-building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.</p> <p>2. All mechanical and electrical systems shall be screened from view of surrounding public rights-of-way.</p> <p>3. Building elements shall be consistent so as to establish architectural integrity.</p>	<p>1. Rooftop mechanical equipment has been set back from the parapet edge to minimize its visibility and impact on the design.</p> <p>2. While not adjacent to public rights-of-way, rooftop mechanical and electrical systems have been screened from view according to the method outlined in the UDO.</p> <p>3. The building forms have been designed rationally and simply, with roof parapets appearing integral with the facade below them.</p>
20	Roofs and Parapets, con't.	Multifamily	UDO Section 146-4.8.8	b. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade.	The design intent is to produce a simple and elegant massing with rich detailing. The project has been designed to comply with the vertical and horizontal articulation requirements outlined in the UDO along with the intent of the Fitzsimons Village Masterplan. The design breaks the overall massing down into component parts, with horizontal offsets, material changes, and variation in parapet heights. These component building forms are further scaled through use of accent materials, brick detailing, and residential-scale windows.

21	Parking	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <ol style="list-style-type: none"> Above-ground parking structures shall conform to the general building standards and guidelines pertaining to architectural scaling elements and building materials set forth in these Standards and Guidelines. Parking garages seen from the street, open space, or adjacent property, shall be designed to reflect or complement the design character of the building(s) the garage serves. Parking garage facades adjoining the street, open space, or adjacent property, shall include architectural elements that provide variety and human scale, such as: expression of structure; differing patterns or sizes of openings; changes in plane of walls or cladding systems (at least 3 inches); changes in material, pattern, or color; expression of material or cladding system modules; joint patterns and attachment details; signs, art or ornament integral with the building; quality, durable materials with smaller scaled modules, patterns, or textures. <p>At least three (3) of these or similar techniques shall be applied.</p> <ol style="list-style-type: none"> Materials used on facades that front a right of way, or adjacent property, shall be of high quality, comparable to the building(s) which the garage serves. Facade openings that face any public right-of-way, plaza, or open space shall be vertically and horizontally aligned, no sloped ramps shall be visible from the right of way. Spandrel panels or walls shall be at least 3 foot 6 inches high in order to conceal the headlights of parked cars from pedestrians on the opposite side of the street. Rooftop parking deck lighting shall be limited to 20 feet in height, and shall be low cut-off type fixtures. No more than one third of any street facade shall be exposed to structured parking. Openings shall be screened such that openings in the facade that are not for passage are less than 85% open. At grade surface parking shall be screened from public right-of-way and shall have strong landscape amenities. 	<ol style="list-style-type: none"> The exposed parking garage along the east side of the project has been designed using architectural pre-cast panels and complies with the standards outlined in the masterplan. The garage has been located to the south of the property in order to align with the parking garage of the Legacy Fitzsimons project to the east, thus benefiting the occupants of both projects. No Legacy units directly face into the exposed garage facade on this project. The garage design has been enhanced through reveals and patterning in the precast skin panels. Refer to the elevations in the site plan submittal for more information. <p>The project exceeds the minimum of 3 design techniques listed in the masterplan, including:</p> <ol style="list-style-type: none"> The east garage facade is constructed of durable and high quality architectural pre-cast in a color complementary to the balance of the building. There are no garage facade openings facing a right-of-way, plaza, or open space, but openings in the garage facade are horizontally and vertically aligned. Spandrel panels in the east garage facade are a minimum 42" tall to block headlights and provide fall protection. The garage is not exposed on any street frontage. There is no at grade surface parking on the project.
22	Building Mass and Form	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <ol style="list-style-type: none"> Mass reduction standards shall be required in the areas designated as the Pedestrian Oriented Use-Area. The buildings in these areas shall conform to the following three step back zones: Base Zone - the lowest portion of the building at sidewalk level, extending up to 19 to 24 feet above the sidewalk; Middle Zone - that portion of the building above the Base Zone that establishes the primary massing around the middle of the building. At least fifty percent (50%) of the Middle Zone massing between the second and fourth stories shall align along the property setback or build-to line; Upper Zone - The portion of the building above the Middle Zone. The Upper Zone can have varied heights that range from four stories and up. At least fifty percent (50%) of the Upper Zone shall be set back a minimum of ten feet (10') from the Middle Zone along the building frontage. Building elements shall be consistent so as to establish architectural integrity. 	<ol style="list-style-type: none"> Mass reduction has been applied according to the rules outlined here for the north and west elevation, identified in the Masterplan as the Pedestrian-Oriented Use Area The base zone comprises the first two levels of the building, which have been designed as and are considered to be a single, tall floor for this purpose. This is because double height ground floor spaces comprise the majority of the project in the Pedestrian-Oriented Use Area). The base zone meets the required build-to per the Masterplan. -On the west elevation, 57% of the Middle Zone massing (the three levels above the Base Zone) is aligned with the Base Zone, and therefore meets the build-to and setback requirement. -On the north elevation, 86% of the Middle Zone massing (the three levels above the Base Zone) is aligned with the Base Zone, and therefore meets the build-to and setback requirement. -On the west elevation, 59% of the Upper Zone is set back a minimum of ten feet (10') from the Middle Zone along the building frontage. -On the north elevation, 62% of the Upper Zone is set back a minimum of ten feet (10') from the Middle Zone along the building frontage. Noted.
23	Signage	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <ol style="list-style-type: none"> Mixed-Use buildings shall provide locations on the commercial areas of the building facade that are specifically designed to accommodate changeable tenant signage including wall signs, projecting signs and window signs. Structure, materials, detailing and power sources shall be designed with consideration of signage installation requirements and shall be readily adaptable and repairable as tenant sign needs change. Locations for illuminated signage shall be oriented to the public right-of-way and shall avoid facing residential uses wherever possible. Orientation of any illuminated sign or light source shall be directed or shielded to reduce light trespass and glare. Small-scale signs projecting from the building face, perpendicular to the public right-of-way, shall be considered appropriate in the Pedestrian-Oriented Use Area. 	<ol style="list-style-type: none"> Signage opportunities for retail tenants will be provided on the project. Prominent signage locations are along the west elevation, at the northern, central, and southern areas. Additional retail signage opportunities occur at the north and south elevations, where the retail spaces turn the corner. Noted. Noted. Noted.
24	Screening	All development	Fitzsimons Village Masterplan	The screening of service areas and trash enclosures shall comply with requirements found in Section 146-1433 and 146-1479, or a waiver will be requested at the time of site plan. Trash enclosures and service areas shall be located to the rear or between buildings whenever feasible. Trash dumpsters shall be located within walled and gated enclosures and placed on a concrete slab. Service areas visible from adjacent areas shall be screened behind walls or decorative fences in combination with dense landscaping as found in Section 146-1478 (F)(G)	Trash enclosures are located within the building. Mechanical equipment areas that are outside the building footprint are screened from public view.
25	Screening, con't.	Multifamily	UDO Section 146-4.7.8.B.1.a	Roof-mounted mechanical equipment shall be screened from public view from the street centerline by a parapet or mechanical screen that is integrated into part of the building's architectural design.	Roof mounted mechanical equipment has been screened from view from the sidewalk opposite the street, per UDO Section 146-4.8.11. By virtue of compliance with that stricter requirement, this standard is also being met. Refer to the diagrams in the submittal.
26	Screening, con't.	Multifamily	UDO Section 146-4.7.8.B.1.c	Ground mounted mechanical equipment shall be screened from public view by landscaping or by a decorative wall, or fence that is similar in appearance to the primary building.	Ground mounted mechanical equipment near the southeast corner of the lot has been screened from public view.

27	Screening, con't.	All development	UDO Section 146-4.8.11	<p>A. Rooftop Equipment</p> <p>1. All rooftop mechanical equipment shall be screened from view from a point four feet above grade level on each property line with an abutting property, and from a point four feet above grade from each sidewalk on the far side of each adjacent street, or if there is no sidewalk then from a point five feet above grade at the curb line on the far side of each adjacent street. Appropriate methods for rooftop screening include:</p> <ol style="list-style-type: none"> Freestanding screen wall Extended parapet wall Other similar technique <p>B. Ground or Wall-Mounted Equipment</p> <ol style="list-style-type: none"> Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure. <p>C. Garbage and Recycling Storage Areas</p> <p>Garbage dumpsters and recycling bins for multifamily dwellings and for mixed-use, commercial, and industrial buildings shall be accommodated within the primary structure or an accessory structure to the maximum extent practicable. If located outside the structure, garbage storage shall be screened from public view from any adjacent public street or residential use or district within 100 feet of the trash dumpster or recycling areas through the use of techniques that comply with Sections 146-4.7.8 (Screening of Service Areas and Equipment) or 146-4.8.11 (Screening of Mechanical Equipment).</p>	<p>A. Roof mounted mechanical equipment has been screened from view from the street centerline along the north, west, and south sides of the project, re: section diagrams in the site plan submittal.</p> <p>B. Ground mounted mechanical equipment is located toward the southeast corner of the site, out of view from prominent streets, and is screened.</p> <p>C. Garbage/recycling holding rooms are accomodated within the structure.</p>
28	Lighting	All development	Fitzsimons Village Masterplan	<p>Design Standards:</p> <ol style="list-style-type: none"> Parking Lot Design: Parking lot lighting is to be of a zero cutoff type and be no taller than 25 feet in height. Fixture is to be the style, type, and color to compliment the architecture and character of the project. Street lighting: Street lighting is to be zero or partial cutoff type and be no taller than 15 feet in height. Building Lighting: Building mounted lighting is encouraged to enhance the adjacent sidewalks as well as the architecture itself. Lighting may be used to enhance important architectural features of the building it serves. Landscape Lighting: Landscape lighting is to enhance the landscape feature it serves, as well as to further enhance the safety of the pedestrian area. Signage Lighting: Signage lighting is to be governed by the signage standards of the City of Aurora, unless a specific waiver is requested and granted. 	The lighting design will follow the Master Plan requirements.
29	Lighting, con't.	All development	UDO Section 146-4.9.2	<p>A. Except in the R-R and R-1 districts, private sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one footcandle on the walking surface. All public sidewalks, pedestrian paths, and bicycle paths shall meet the requirements of the Aurora Roadway Design and Construction Specifications Manual.</p> <p>B. In all zone districts except portions of the I-2 zone district located more than 750 feet away from a Residential zone district, on-site streets and parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. In the I-2 district, the maximum permitted height of lighting fixtures located at least 750 feet from Residential districts and residential uses shall be 40 feet.</p> <p>C. Incandescent light sources of 100 watts or less or other light sources of 60 watts or less (gaseous discharge) that are located at least 150 feet from the property line of a residential district, are exempt from the full cutoff shielding requirement.</p> <p>D. Lighting along public street and landscaped areas shall comply with the Aurora Roadway Design and Construction Specifications Manual and be of a unified design.</p> <p>E. Lighting sources shall be color-correct types such as Halogen, metal halide, or light emitting diode (LED). Light types of limited spectral emission, such as low pressure sodium or mercury vapor lights, are prohibited.</p> <p>F. Lighting fixtures shall have a minimum light intensity of one lumen per square foot and a maximum intensity of two lumens per square foot unless otherwise provided by this Section 146-4.9.</p> <p>G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.</p> <p>H. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturer's specifications for the fixture</p>	The lighting design will follow the UDO requirements.

30	Lighting, con't.	All development	UDO Section 146-4.9.4	<p>BUILDING LIGHTING</p> <p>A. Location and Direction</p> <ol style="list-style-type: none"> 1. Building-mounted lights shall be installed so that all light is directed downward except for decorative lighting less than 100 watts fluorescent or the equivalent. 2. No wall packs or similar lights shall be permitted unless the cutoff angle effectively eliminates glare from beyond the property lines. 3. Lights shall not be mounted above the parapet or above the eave on a pitched roof except for motion-activated security lighting, and decorative lighting. 4. Lights shall not exceed 400 watts of incandescent illuminance or the equivalent. <p>B. Decorative Lighting</p> <ol style="list-style-type: none"> 1. Decorative lighting is permitted to enhance the appearance of a building and/or landscaping provided that all light is cast against the building surface or downward onto a tree or other landscape feature. 2. Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent. 3. All decorative lighting shall be directed away from residential uses located within 300 feet of the façade on which the decorative lighting is mounted, and shall be shielded at all times to reduce light trespass upon adjacent residential uses. As an exception, patio string lighting may be mounted on a façade of a building facing and located within 300 feet of a residential use, provided that the lighting is turned off between 11:00 pm and 6:00 am. 4. Lighting for special events, emergencies, construction, or holidays shall be exempt from these decorative lighting standards provided that the lighting is discontinued within seven calendar days upon completion of the project or the holiday for which the lighting was provided. 	The lighting design will follow the UDO requirements.
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