

Citadel on Colfax Design Review Committee
South East Corner of Colfax and Sable, Aurora, CO 80017

January 22, 2021

Alan Westfall
Colfax and Sable – Self Storage
Strategic Storage Partners
awestfall@strategicstoragepartners.com

RE: The Citadel – Colfax and Sable Self-Storage - Design Review; 1st Submittal

Dear Alan,

Thank you for your submission to the Citadel on Colfax, Design Review Committee (**DRC**) on behalf of Colfax and Sable Self-Storage. The DRC has reviewed your 1st submittal package and have the following comments. Please you address the comments below and resubmit to Jazzmine@strategicstoragepartners.com.

SITE PLAN COMMENTS:

- **DRC – Approval**

The overall site layout is acceptable to the Design Review Committee.

LANDSCAPE COMMENTS:

- **DRC – Approval**

Landscaping plan is adequate to the Design Review Guidelines. Please show landscaping as provided on the Storage project with it not greyed out but shown according to the Master Plan. The pad developer will be responsible for installing the landscaping per the Master Plan.

ARCHITECTURE COMMENTS:

- **DRC – Address Comment**

•Per the Design Standards:

Building facades shall incorporate appropriate breaks in the facade and conform to the following:

- *No building facade shall be greater than 75' without a break in horizontal plane.*
- *No building façade shall be longer than 75' without a break in vertical plane at a minimum of 2'*
- *Facades longer than 75' shall incorporate at a minimum (2) two changes in materials either through actual material change, color, pattern, or texture.*
- *When changes in plane and material occur materials shall return to the inside corner of the projecting element.*
- *Provide visual interest to the parapet line through the use of cornice profiles, projecting architectural elements or other architectural features.*
- *Building parapet heights shall be varied and provide vertical relief to the parapet line. Parapet changes should be proportionate to the building element that it reflects and at a minimum there must be at least of (2) foot in height in difference from the adjacent parapet.*
- *Maximum length of blank wall along pedestrian zone is 30 horizontal feet.*
- *Utilize accent lighting on buildings and at building entries.*

If you have any comments or require additional information, please feel free to contact Jazzmine at (720) 519-6577.

Citadel on Colfax Design Review Committee,



Donald J. Marcotte
Managing Member- Colfax and Sable, LLC

cc:

Jazzmine Clifton –Colfax and Sable LLC DRC Member
Kristoffer Kenton – Galloway
Ryan Loomis – City of Aurora

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