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Re: Metro Center PA-B3, B4 & B6 - Wood Partners (#1702063)

Metro Center Design Standards and Guidelines – Architectural
Section 4.0

ARCHITECTURE

4.1 Building Orientation and Transparency

Building Orientation

- ▶ The long-side of buildings should be generally parallel with the primary street.
- ▶ Building entry plazas are encouraged but should not disrupt the public realm design.

Response:

- ▶ *The long-side of buildings are generally parallel with the primary street.*
- ▶ *Building entry plazas are connected to and integrated with the Small Urban Parks on PA-B3 and PA-B4, and building entries for PA-B6 do not disrupt the public realm design.*

Transparency Alternative Requirements

- ▶ Wall design elements shall be combined into a unified wall design that provides visual interest, pedestrian scale, and integrates into the architecture of the building.
 - A horizontal scaling element, such as a belt course, string course, or cornice, occurring at an interval no greater than 10 feet vertically.
 - An offset or other horizontal change in wall plane not less than 3 inches in depth.
 - A vertical scaling element, such as a pilaster, not less than 4 feet in height
 - A variation in material, pattern, and/or color

Response:

- ▶ *A horizontal scaling element of soldier course brick is provided and occurs at 10 Ft high.*
- ▶ *A horizontal change in wall plane of 3 inches occurs at the transition from brick to cementitious siding at the primary facades.*
- ▶ *A vertical scaling element 12" wide by 1" deep by the full height of the wall is provided every 50ft or less.*
- ▶ *A variation in material, pattern, and/or color is provided. Brick (material/pattern/color), Cementitious siding #1 (material, color), Cementitious siding #2 (material, color), and Cementitious siding #3 (pattern, color).*

4.2 Massing and Scale

- ▶ The building forms are encouraged to reflect the location of entrances.
- ▶ The building forms are encouraged to reflect significant differences in building occupancy or use.
- ▶ The building forms are encouraged to respond to the adjacency of lower or taller buildings and the articulation of adjacent buildings.

Response:

- ▶ *The building forms reflect the location of entrances through transparency of glazing and canopies over the doors.*
- ▶ *The building forms reflect significant differences in building occupancy and use through the use of storefront and transparency where it occurs.*
- ▶ *The building forms respond to the adjacency of lower or taller buildings and the articulation of adjacent buildings by having been designed in a similar fashion between the parcels, using similar architecture, form and massing, and materials, in addition to scale and height.*

4.3 Active Edges and Building Frontage

Active edges:

- ▶ Provide extensive ground floor glazing and frequent entrances.
- ▶ Be composed of articulated, human-scaled facades.
- ▶ Include canopies and trellises to emphasize entrances.
- ▶ Awnings should be sized and located so as to minimize right-of-way tree impact.
- ▶ Awnings should be self-supported without columns projecting into the sidewalk.
- ▶ Include stoops, raised porches, terraces and small quasi-public open spaces.

Response:

- ▶ *The design of the buildings provides additional ground floor glazing and frequent entrances for residential units at the ground floor on primary facades, where the topography allows.*
- ▶ *The design of the buildings is composed of articulated, human-scaled facades through the use of glazing, materials, canopies, stoops, and entrances.*
- ▶ *The design of the buildings includes canopies to emphasize entrances.*
- ▶ *The awnings are sized and located minimizing right-of-way tree impact.*
- ▶ *The awnings are self-supported without columns projecting into the sidewalk.*
- ▶ *The design of the buildings include stoops and raised porches as topography allows along the primary facades.*

Building Frontage

- ▶ Include building edges brought to the sidewalk with minimal setbacks, per zoning.
- ▶ Include scaling elements to break up the mass of buildings.
- ▶ Be articulated and humanly scaled at the ground floor.

Response:

- ▶ *Building edges are brought to the sidewalk with minimal setbacks at the primary facades.*
- ▶ *Scaling elements, such as patios, balconies, canopies, windows, and different roof forms all serve to break up the the mass of the buildings.*
- ▶ *The buildings are articulated and humanly scaled at the ground floor by use of elements such as patios, balconies, canopies, windows.*

4.4 Exterior Materials

- ▶ The building shall be clad in, but not limited to, the following materials: Brick, stone, clay tile or terra cotta; Architectural precast or cast-in-place concrete; Hard-coat stucco above the first floor; Architectural metal, corrugated metal, corten, and cladding systems; Glass or glass block; Concrete masonry with an architectural finish; Durable synthetic materials such as cement board or composite cladding above the first floor as approved by the Metro Center Design Review Committee.

Response:

- ▶ *The buildings all use a combination of brick, cementitious siding, and glass.*
- ▶ *None of the buildings use vinyl siding, painted wood siding, or EIFS (all prohibited).*
- ▶ *The buildings all use highly durable materials on the first floor facades; Brick at the primary facades and cementitious siding at the secondary facades.*

4.5 Fenestration

- ▶ The minimum non-residential window/wall area above the first floor shall be 40%.
- ▶ The minimum residential window/wall area above the first floor shall be 25%.
- ▶ The use of operable windows in both residential and commercial applications is encouraged.

Response:

- ▶ *The minimum non-residential window/wall area above the first floor is 0%*
- ▶ *The minimum residential window/wall area above the first floor is refer to colored elevations.*
- ▶ *The use of operable windows in both residential and commercial applications is incorporated. Operable windows for living units are being used, as well as an operable window in the amenity space for Building A on PA-B3.*

4.6 Building Composition

- ▶ Wall surface planes larger than 15,000 square feet shall be provided with facets, recesses or projections that break the flat façade, and shall be of sufficient dimension to create depth and variation of light and shadow.
- ▶ Buildings should be designed using varied upper story step back heights and tower locations.

Response:

- ▶ *No wall surface planes are larger than 15,000 sf.*
- ▶ *Buildings incorporate tower locations with gable roof forms and material changes.*

4.7 Scaling Elements

- ▶ Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. Per UDO Code 146-4.8.5.C
- ▶ Building facades facing the street, shall include at least three elements, such as: change in material; change in color; system of horizontal and vertical scaling elements; significant changes in plane; repeating pattern or ornament or graphic art; an expression of the building structure.
- ▶ Scaling elements should support the emphasis of entries and corners.
- ▶ Building horizontal and vertical structural elements should be reflected in the façade design.
- ▶ The use of sills, lintels, mullions, column covers, and plane changes may be used to scale the building façade.

Response:

- ▶ *Section 4.8.5.C Vertical articulation of this four-story building is broken up into base, middle and cap. The base contains pedestrian-friendly elements described previously, more transparency at entries, and high-quality durable brick masonry material. The base is made of durable "heavy" masonry brick material (Table 4.8-4, a.) at 10'-0" above the first floor. Additionally, the middle and base are separated with a horizontal soldier course reveal. The base transitions with a change in*

material between the first and second floor to the middle (Table 4.8-4, f), as well as a vertical window size variation from ground floor to upper floors (Table 4.8-4, g). The cap has a projecting roof line for sloping roofs (Table 4.8-4, h).

- ▶ *Building facades facing the street, include the following three elements: change in material, change in color, and system of horizontal and vertical scaling elements.*
- ▶ *Scaling elements support the emphasis of entries and corners through use of glazing and canopies.*
- ▶ *Building horizontal and vertical structural elements should be reflected in the façade design.*

4.8 Fenestration Building Entries and Access

- ▶ Primary entries should be incorporated into the building form.
- ▶ Primary entries may be emphasized with canopies, façade treatments, signage, and massing to provide clear way-finding for users and visitors.
- ▶ Service entries shall be visually differentiated from primary and secondary entries.

Response:

- ▶ *Each primary building entry is incorporated into the building form through use of glazing and canopies.*
- ▶ *Each primary building entry is emphasized through use of canopies and glazing.*
- ▶ *Service entries to MEP rooms of buildings use different door types (hollow metal) than primary or secondary entries.*

4.8.1 Tenant Pedestrian Entries

- ▶ Direct tenant and private residential entries should be integrated into the façade design.
- ▶ Service entries should be de-emphasized.

Response:

- ▶ *Both direct tenant and private residential entries are integrated in the primary façade designs where topography allows.*
- ▶ *Service entries are de-emphasized through lack of glazing, lack of canopies, and use of solid doors.*

4.9 Vehicular Entries

- ▶ Non-service pedestrian entries should be separated.
- ▶ Driveways that support single tenants or individual residences should be avoided.
- ▶ Driveways and vehicle access points should be limited to avoid vehicle-pedestrian conflicts.
- ▶ Recessed vehicle entries are encouraged.

Response:

- ▶ *Non-service pedestrian entries are separated.*
- ▶ *No driveways that support single tenants or individual residences are provided.*
- ▶ *Driveways and vehicle access points are limited to avoid vehicle-pedestrian conflicts.*
- ▶ *No recessed vehicle entries are provided, as there are no vehicle entries within the buildings. Surface parking is provided throughout, with limited covered and enclosed parking by providing garages and carports.*

4.10 Accessibility and Universal Design

- ▶ Incorporate accessible features seamlessly into all aspects of the building design.

Response:

- ▶ *Accessibility to all buildings will be provided per ADA and code requirements.*

4.11 Porches, Patios, and Stoops

- ▶ Integrate residential uses with the active public realm while maintaining a sense of privacy.
- ▶ Ensure that patios, porches, and stoops are usable spaces.
- ▶ Steps shall not extend into the public right of way.
- ▶ Porches and patios shall be a minimum of 7-ft in width and 5-ft in depth.
- ▶ Porches and patios should create a sense of defensible space while being visibly open to the streetscape.
- ▶ Rooftop amenities, such as decks, pools, gardens, etc. should be designed and oriented in a direction that does not create noise disturbance to adjacent neighborhoods in excess of noise ordinance limits.

Response:

- ▶ *All buildings integrate residential uses with the active public realm while maintaining a sense of privacy, through connections to the small urban parks and rights of way from main entrances and private residential unit entrances on the ground level, where topography allows.*
- ▶ *Patios, porches, and stoops are usable spaces that are directly connected to units at the ground level, where topography allows, with direct connections to the public rights of way by use of pavers and gravel walkways.*
- ▶ *Steps do not extend into the public right of way.*
- ▶ *Porches and patios exceed the minimum of 7-ft in width and 5-ft in depth.*
- ▶ *Porches and patios create a sense of defensible space while being visibly open to the streetscape through use of pavers, walkways, and landscaping vegetation, in addition to a physical separation at times by small urban parks and topography changes.*
- ▶ *The pool at PA-B3 building A is designed and oriented in a direction that does not create noise disturbance to adjacent neighborhoods in excess of noise ordinance limits.*

4.12 Canopies, Shading, and Trellises

- ▶ Canopies/Canopies/shading devices shall be permitted to be fabricated from the following materials: Metal or metal panel systems; Glass; Fabric.
- ▶ Canopies and trellises should be used as shading devices to reduce glare and shade pedestrians.
- ▶ Canopies may be used to define entries and a hierarchy of building access.
- ▶ Shading devices should be integrated with building's façade design.
- ▶ Canopies should be used to supplement tenant identity, not as primary signage.

Response:

- ▶ *Canopies/Canopies/shading devices are fabricated from metal.*
- ▶ *Canopies are located and used as shading devices to reduce glare and shade pedestrians. Canopies are located at all level 4 balconies over the window and door, as well as at all primary entries to the buildings.*
- ▶ *Canopies are used to define entries and a hierarchy of building access by being located at primary building entries.*
- ▶ *Shading devices are integrated with building's façade design at level 4 of all balcony doors and windows.*
- ▶ *Canopies are used to supplement tenant identity and not as primary signage.*

4.13 Balconies and Railings

- ▶ Balconies shall have a minimum depth of 5-ft and a minimum width of 5-ft.
- ▶ Balconies may be recessed, projecting, or rooftop.
- ▶ Balcony railing materials above ground floor shall be permitted to be metal shapes or fabrications, or glass
- ▶ Balconies should be a functional size to encourage regular use.

Response:

- ▶ *Balconies meet the minimum depth of 5-ft and exceed the minimum width of 5-ft.*
- ▶ *Balconies are projecting*
- ▶ *Balcony railing materials above ground floor are metal*
- ▶ *Balconies are a functional size to encourage regular use, and are sized to fit at least two people.*

4.14 Solar, Wind, and Power Equipment

- ▶ Rooftop solar panels should be screened from view from the street.

Response:

- ▶ *Solar panels are provided on top of freestanding carport structures in the surface parking lot, and are screened from view from the street by both the main residential buildings as well as the detached covered garage structures.*

4.15 Satellite Dishes and Antennas

- ▶ Antennas and satellite dishes should be located on roofs and not visible from the public street.
- ▶ Antennas and satellite dishes should be screened from view or located within penthouses on the roof.

Response:

- ▶ *Antennas and satellite dishes will be located on roofs and not visible from the public street.*
- ▶ *Antennas and satellite dishes will be screened from view on the roof.*

4.16 Service Areas

- ▶ Exterior service areas shall not face streets or public open spaces unless screened.
- ▶ Outdoor service areas shall be screened by masonry or metal solid enclosures no less than 6-ft tall.
- ▶ Outdoor service area screens shall be masonry or an approved alternate.
- ▶ Wood gates or enclosures are not permitted
- ▶ Service areas should be screened from adjacent residential buildings
- ▶ Screening for outdoor trash enclosures should be integrated into the building design.
- ▶ Trash receptacles, loading docks and service areas should be combined and shared between tenants when possible.

Response:

- ▶ *Exterior service areas do not face streets or public open spaces and are also screened.*
- ▶ *Outdoor service areas are screened by masonry enclosures no less than 6-ft tall.*
- ▶ *Outdoor service area screens shall be masonry.*
- ▶ *Wood gates or enclosures are not used.*
- ▶ *Service areas are screened from adjacent residential buildings.*
- ▶ *Screening for outdoor trash enclosures are integrated into the building design through use of same materials.*
- ▶ *Trash receptacles, loading docks and service areas are combined and shared between tenants.*

4.17 Utility Spaces and Mechanical Equipment

- ▶ Exterior meters and electrical equipment shall be architecturally screened or located out of view of public streets or plazas.
- ▶ Rooftop mechanical equipment shall be screened from view from the street
- ▶ Mechanical equipment screens shall incorporate the same materials and design as the building façade.
- ▶ Locate utility equipment to facilitate access to multiple properties where possible.
- ▶ Utility equipment should not be visible from the street.
- ▶ Mechanical louvers and vents shall be of consistent materials and design with fenestration.

Response:

- ▶ *Exterior meters and electrical equipment are located out of view of public streets or plazas, and located indoors.*
- ▶ *Rooftop mechanical equipment is screened from view from the street by parapet walls.*
- ▶ *Mechanical equipment screens are the same materials and design as the building façade, constructed as a parapet.*
- ▶ *Utility equipment located in each building to facilitate access to multiple units.*
- ▶ *Utility equipment is not visible from the street.*
- ▶ *Mechanical louvers and vents will be of consistent materials and design with fenestration.*

4.17 Utility Spaces and Mechanical Equipment

- ▶ Parking structure street façade elements shall be vertical and horizontal in composition and not express ramps.
- ▶ Façade visible from the public right of way, shall be opaque for a minimum of 36" above the garage deck to restrict the passage of light from vehicle headlamps.
- ▶ Façade screening shall limit light trespass from the garage interior lighting source.
- ▶ Façades visible from signature and primary streets shall comply with the standards for building character fenestration, composition, and scaling elements.
- ▶ Scaling elements on the parking structure should be compatible with the primary building.
- ▶ Exterior facades should be compatible with the window pattern and architectural elements of adjacent buildings.
- ▶ Decorative screening of the view to interior on the garage façade is encouraged if facing a signature or primary street.
- ▶ Mechanical garage ventilation grills should not be located at the street façade.
- ▶ Screening or cutoff fixtures should be used with internal garage lighting along the perimeter to limit glare on the public spaces.
- ▶ The facade should be treated with the same care as other architecture.

Response:

- ▶ *No structured parking in the form of a multilevel structure exists on any of the 3 parcels.*
- ▶ *Structured parking in the form of enclosed multicar garages with overhead doors serve to screen surface parking on each site.*
- ▶ *Each enclosed garage structure will use the same materials as the primary residential buildings, and be compatible with the architecture of those residential buildings.*