

15940 S. Golden Rd.
Golden, Colorado 80401
303.284.1276

June 21, 2023

Re: 14001 E. Colorado Ave
Aurora, Colorado 80012
Case No.: 1685588, DA-2360-00
Response to Pre-Application Comments

Dear Mr. Bravenec,

The following is a response to pre-application review comments. Our responses have been written in bold lettering for clarity.

Architectural Correction Items:

1) Development & Building Design Standards:

- a. Provide building orientation spacing, breaking up the massing of the building with architectural features, and providing permitted materials with 30% minimum masonry cladding.

Studio 646 Architecture Response: We've provided a chart on our architectural elevations providing calculations of the minimum brick requirements and are showing four-sided architectural design and the 'base, middle, and cap' massing concepts outlined in the City's Zoning Code.

- b. Multifamily dwelling structures with outside staircases leading to units on floors above the ground floor are prohibited.

Studio 646 Architecture Response: We've enclosed our stair corridors and provided ample glazing in these areas to promote a pedestrian friendly environment around the building entries and to provide a visual 'monument' at the entries.

- c. Minimum required front lot line is 60' and the front setback is 20'.

Studio 646 Architecture Response: These dimensional standards have been included in our site plan and our proposed building footprint fits within them.

2) Fire Department Access:

- a. Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus.

Studio 646 Architecture Response: We've provided a new fire lane easement throughout the community with a 26' aerial access adjacent to the proposed 3-story building.

- b. Knox Hardware will be required for fire and safety access.

Studio 646 Architecture Response: We're currently indicating all the fire and life safety equipment and accessories on our fire and life safety plan. We've also provided a fire

truck turn study throughout the site as requested in a previous meeting by the Life Safety Plan Reviewer.

This concludes our pre-application response. If you have any questions, please don't hesitate to call.

Thank you,

Studio646 Architecture, LLC

A handwritten signature in blue ink, appearing to be 'EB', is positioned above the name Eric Blase.

Eric Blase
Principal