

February 17, 2025

Re: Technical Review #1
AHA Potomac Campus Housing – Site Plan
Application Number: DA-2322-02
Case Number: 2023-4013-00

Dear Ms. Karabashian,

Enclosed are the technical submittal drawings for the Aurora Housing Authority Site Plan.

A few minor changes to the drawings since planning & zoning commission approval are:

Site Adjustments

- Exterior stair added to walk leading to fire riser room at NE corner of building
- Concrete pad added on north side of building for transformer..
- Bike lockers removed and replaced with LF Ride Bike Racks (Same as AMHR)
- Garden planters changed from custom wood fabrication to metal planter systems
- Alignment of finish surfaces around planter boxes updated
- Fire table in courtyard replaced with recirculating fountain product.
- Planting layouts slightly adjusted, no change to species.

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www.davispartnership.com

Architecture Adjustments:

- Added brick and reduced metal panel on the stair towers and increased the overall brick percentage.
- We still have brick with two textures (grain face and smooth) to provide variety and visual interest but have removed the alternating offset brick course to align better with the brick work on the AMHR building
- Adjusted the proportions of metal panel and board and batten areas at some locations to better harmonize with the rhythms of the AMHR building.
- Changed the WS_FCP1b (blue painted fiber cement panel) to W_MET.W2 (prefinished Bristol blue metal panel) that matches the color and texture intent of materials on the AMHR building.
- Changed W_FCP.W1 from painted fiber cement panel to W_MET.W1 for improved long term durability and maintenance.

Formal responses to the 3rd review have been provided with this submittal. Please let me know if you have any questions as you review and process this technical submittal.

Sincerely,



Charley Meyer
Associate, Landscape Architect

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



RESPONSE: FEBRUARY 17, 2025

September 22, 2023

Dayna Ashley-Oehm
Aurora Housing Authority
2280 S Xanadu Way
Aurora, CO 80014

Re: Second Submission Review – Potomac Campus Housing Aurora Housing Authority – Site Plan
Application Number: **DA-2322-02**
Case Numbers: **2023-4013-00**

Dear Ms. Ashley-Oehm:

Thank you for your second submission, which we started to process on August 31, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission by October 11, 2023. ***The next submittal may not be made unless and until the easement dedication process with Land Development Services process has begun.***

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Julie M. Eck-Davis Partnership Architects 2901 Blake Street Ste 100 Denver CO 80205
Jacob Cox, ODA
Filed: K:\\$DA\2322-02rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Language-Cover Sheet (Planning)
- Flatten all Sheets (Planning and Public Works)
- Fire Lane Easements(Fire/Life Safety)
- FDC/Knox Box Locations (Fire/Life Safety)
- Accessible Route (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Easement Dedication Process (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Flatten all sheets by turning off the AutoCAD. (Second Request) **Response: Document has been flattened.**

1B. Please continue to work with adjacent development to secure and finalize the shared parking agreement. Staff continues to examine the need for this agreement pending additional information. **Response: Acknowledged.**

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. **Response: Digital .DWG file will be provided the week of 2/17**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / KHanagam@auroragov.org / Comments in green)

3A. General Comment: Please flatten this document. Turn off Auto CAD. **Response: Document has been flattened.**

3B. If the background has been updated, please remove old backgrounds, and revise accordingly on this site plan and the ISP, and master plan, typ. ALL **Response: Background has been revised, including any updates that were part of the approved Civil CDs**

3C. Advisory comment, curb ramps will need to comply with ADA standards. **Response: Noted, all curb ramps will comply with ADA Standards.**

4. Traffic Engineering (Dean Kaiser / 303-739-7584/ DJKaiser@auroragov.org/ Comments in amber)

4A. Sheet 3- REPEAT COMMENT, need to add pavement marking call-out, 4" White Marking (Typ.) **Response: 4" white marking call out has been added to the site plan.**

4B. Call-out required for Handicapped space parking markings. **Response: Callout has been added to the site plan.**

5. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

5A. Site Plan Comments

Sheet 3

Show all turning radii in fire lane easements. **Response: Turning Radii have been added to the fire lane easements.**

5B. Sheet 4

Provide spot elevations along accessible route. **Response: Spot elevations have been added along accessible route.**

5C. Sheet 5

Correct text issue on title block. **Response: Text issue on title block has been corrected.**

5D. Sheet 16

5E. Repeat comment to add details. **Response: Details have been added to the sheet.**



6. Aurora Water (Daniel Pershing / 303-739-7490 / ddpershi@auroragov.org / Comments in red)

6A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. **Response:** **Noted, full Civil CDs have now been approved.**

6B. **Sheet 5**-16 ft water easement callout has been removed since the last review. Please include easement dimension and label on this site plan. Clarify if the easement is dedicated as a part of this site plan or by others. **Response:** **Water easement callout has been called out.**

Z. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7. Approved