

VWC3 Second Submittal Response

DATE: December 16, 2016 **PAGES:** 7
ATTN: Libby Tart-Schoenfelder **FROM:** Gabriel Cullen
Planning and Development
Services Department
15151 E. Alameda parkway, Ste. 2300
Aurora, CO 80012

PROJECT: Village at Westerly Creek III (DA-1639-01, Case # 2009-4001-02)

WE ARE SENDING:

- | | | |
|--|---|---|
| <input type="checkbox"/> ASI RESPONSE | <input type="checkbox"/> DRAWINGS | <input type="checkbox"/> REPORT |
| <input type="checkbox"/> CHANGE ORDER | <input type="checkbox"/> PRODUCT LITERATURE | <input type="checkbox"/> SAMPLES |
| <input type="checkbox"/> CUT SHEET | <input type="checkbox"/> RFI RESPONSE | <input type="checkbox"/> SPECIFICATIONS |
| <input type="checkbox"/> OTHER: (DESCRIBE) | <input checked="" type="checkbox"/> REVIEW RESPONSE | |

MESSAGE:

Libby,
Below are my responses to the Development Review comments.

Key Issues:

1. The Elevations have been revised to show the required exterior material percentages.
2. AHA will be contacting and organizing a neighborhood meeting with the Village East Neighborhood Association.
3. The property line shown on the recorded Aurora Plat is now shown on all plans. Per my discussion with Jacob Cox and Maurice Brooks the 'Parcel 1 and 2' outlines have been revised to read 'Scope of Work 1 and 2'. The scope of work boundaries define the site areas to be reviewed for this application.

PLANNING DEPARTMENT

1. Community Question Comments and Concerns:
 - A. AHA will be contacting and organizing a neighborhood meeting with the Village East Neighborhood Association.
 - B. Elevations have been developed. Renderings submitted will help to better understand the design intent. The building are designed with attention to façade variations and material details that reduce scale and repetition.

- C. The parking waiver being requested would reduce the required parking by 35%
 - D. Bike racks are shown on the Site Plan and Landscape Plan.
 - E. This application is requesting a reduced parking waiver and a removal of the required landscape buffer at exterior of site wall.
 - F. The real estate value of the area is unknown.
2. Completeness and Clarity of the Application
 - A. The Letter of Introduction has been revised to reflect the Site Plan Criteria.
 - B. All required standard notes have been added to the Cover and Site Plan.
 3. Waivers Requested or Required
 - A. The waiver request has been noted in the Introduction Letter and on the Cover sheet.
 4. Parking
 - A. The senior portion of the project will have 9 covered parking stalls.
 - B. Main entries into the townhome units with carports are located on the south elevation.
 - C. The carport entries are not the main entries.
 5. Open Space and Recreational Amenities
 - A. All fencing has been noted on the Site Plan
 6. Landscape Design Issues
 - A. Refer to landscape response letter
 7. Architectural and Urban Design Issues
 - A. Roof top equipment not to be screened. Effective screening is achieved from the predominant public views of the building by means of placement. The design of equipment provides screening that is equally effective to the screening achieved by a screening wall. The screen itself would be more visually obtrusive than the equipment it is intended to screen.
 - B. (5) trash enclosures are provided.
 - C. GDP Standards
 - i. Brick is shown at 60%.
 - ii. Non-reflective metal panel is shown at 10-15%
 - iii. Cementitious lap siding is shown at 25-30%.
 - iv. This project does not have any balconies.
 - v. Heavy timber will be shown at site trellises only.
 - vi. Predominantly warm and earth-toned colors are shown. Refer to colored renderings.
 - vii. Asphalt shingles are not used on this project.
 - viii. Articulation in the building design is shown with elements such as awnings, brackets, eave projections, cornices, brick detailing, trellises and overhangs.
 - ix. The first floor of all buildings responds to the street and human scale by providing entry canopies. Entry landings with railing system, brick detailing and façade variation.
 - x. All senior units have modest ground level entry landings.
 - xi. Entries are shown with canopies and glazed doors.
 - D. All elevations have been revised to show the required material percentages.
 - E. This project will not have garages. The townhomes will have open carports.
 - F. The trash enclosures are designed with split face CMU block to match the color of the

- adjacent brick buildings.
- G. The property lines are all shown with a bold dashed line.
8. Signage Issues
- A. Monuments signs have all been noted on the Site Plan and Landscape Plan.
9. Other Site Planning and Technical Issues
- A. Addressing note has been added to the Cover sheet.
10. Civil Engineering
- A. Refer to attached Civil response plans.
11. Arapahoe County
- A. No comments
12. Xcel Energy
- A. Xcel to be contacted to get start application process
- B. Easement vacation and release process to begin next week.
13. Life Safety
- A. All 'Blue' comments on the Site Plan have been addressed.
14. Parks Department
- A. No comments
- B. All purple comments have been addressed.
15. Tri-County health
- A. Demolition has been completed
- B. Site Plan is designed to encourage physical activity with interconnected sidewalks, grass areas, community garden, bike racks, playground and Green Court.
16. Real Property
- A. The property line is now shown as a thick dashed line.
- B. The bollards located in the Fire Easement Lane will require a license agreement with the city. This process to start next week.
17. School District
- A. No comment
18. Traffic Engineering
- A. All redlines have been addressed
19. Aurora Water
- A. All comments in red have been addressed

Project Manager

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MEMORANDUM

Date: December 9, 2016
To: Gabriel Cullen
From: Ryan Holdorf, ASLA

Re: Village at Westerly Creek Phase 3 – Site Plan Submittal Landscape Response

Gabe,

Per our review of the Site Plan Review comments issued by the City of Aurora Planning Department, please see our responses below:

PLANNING DEPARTMENT COMMENTS:

5. Open Space and Recreation Amenities

5A. Please label/legend all of the fencing locations on all sheets or provide a separate sheet breaking out the location of all fencing on it.

Response: Comment noted. All fencing locations are shown on both architecture and landscape sheets.

6. Landscape Design Issues

Comments by Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

6A. Update the landscape notes where indicated.

Response: Comment noted. Landscape notes have been updated. Refer to sheet L-01.

6B. Add not for construction to all landscape sheets.

Response: Comment noted. "NOT FOR CONSTRUCTION" has been added to all landscape sheets.

6C. Update the site data table accordingly.

Response: Comment noted. The site data table has been updated.

6D. Label all plants. A complete review was not possible.

Response: Comment noted. All plants have been labeled.

6E. All buffer plant material should be located on the exterior side of the wall to benefit views from the adjoining development to mitigate the adverse effects of the 6' wall.

Response: Comment noted. Owner is requesting a waiver to keep planting on the property side of the wall.

6F. Dimension and label all proposed landscape buffers.

Response: Comment noted. All landscape buffers have been dimensioned and labeled.

8. Signage Issues

8A. Please label/legend where the monument sign(s) are located on all sheets in the sheet set.

Response: Comment noted. All sheets clearly identify site monument signage.

SIGHT TRIANGLE:

All Sight triangle comments have been addressed. Please refer to sheets L-06 and L-07 for updates.

GENERAL PLAN COMMENTS

All comments in the landscape drawings have been reviewed and addressed.

Please feel free to contact us with any questions.

Thank you,
Ryan Holdorf, ASLA

