



Planning Division
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March 23, 2018

Karlin Vaessen
Neo Architecture Inc.
3560 Walnut Street, Unit A
Denver, CO 80205

Re: Initial Submission Review – 1400 Dayton St Redevelopment Plan
Case Number: 2018-6010-00

Dear Ms. Vaessen:

Thank you for your initial submittal for the redevelopment plan which we started to process on 03/13/2018. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submittal.

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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7220.

Sincerely,

Jonathan Woodward
City of Aurora Planning Department

cc: Alfonso Castillo (owner)
John Ralston, Community Development
Meg Allen, Neighborhood Liaison
Filed: K:\SMA\2018-6010-00\1400 Dayton Street.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Cover Sheet corrections (Planning)
- Plant replacement (Landscaping)
- Show and label Knox box (Fire/Life Safety)

COMMENTS

1. Completeness and Clarity of the Application

1A. Cover Sheet:

- Include vicinity map
- Insert required site plan notes shown on plans (as applicable).
- Rework title block
- Include Data Block as shown on plans
- Sheet index should include only the related plan set.
- Please remove building abbreviations.

1B. Sheet 3:

- Dimension one (1) parking space.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / KBish@auroragov.org / Comments in bright teal)

2A. Please replace White Bud Mugo Pine with Miss Kim Lilac which will grow faster and provide better screening.

3. Fire / Life Safety (Ted Caviness / 303-739-7628 / Tcavines@auroragov.org / Comments in blue)

3A. Show & label location of existing Knox Box with an X inside a box. New & existing buildings require a Knox Box and if not currently provided, provide at main entrance closest to FACP or annunciator.