

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



April 5, 2024

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Second Submission Review – Foundry Community Center and Park – Site Plan
Application Number: **DA-2315-02**
Case Number: **2024-4003-00**

Dear Mr. Richmond:

Thank you for your second submission, which we received on March 15th, 2024. 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 issues remain, you will need to make a technical submission following your administrative decision date. Please revise your previous work and send us a new submission after April 24th, 2024.

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.

Your estimated Administrative Decision date is set for April 24th, 2024. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner II
City of Aurora Planning Department

cc: Eva Mather, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\2315-02rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The fire truck autoturn template will not work as presented. [Fire/Life Safety]
- This Site Plan will not be approved until the Preliminary Drainage Report has been approved. [Aurora Water]
- Ramps cannot exceed 8.3% slope and must have a handrail. [PROS]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1B. There were no questions, comments, or concerns received from abutting property owners or registered neighborhood groups that were notified of this application.

2. Completeness and Clarity of the Application

- 2A. There were no more completeness or clarity comments on this review.

3. Zoning and Subdivision Comments

- 3A. There were no zoning or subdivision comments on this review.

4. Access and Connectivity Comments

- 4A. There were no access or connectivity comments on this review.

5. Parking Comments

- 5A. There were no more parking comments on this review.

6. Urban Design Comments

[Site Plan Pages 28 & 29]

- 6A. Include a measurement of facade lengths as well as the building height.

7. Signage & Lighting Comments

- 7A. There were no more signage comments on this review.

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

- 8A. There were no more Landscaping comments on this review.

9. Addressing (Phillip Turner / 303-739-7271 / pturner@auroragov.org)

- 9A. There were no more addressing comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 4]

- 10A. New comment based on new information: Please add a reference to the retaining wall detail on sheet LP-300.

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

[Site Plan Page 5]

- 11A. All street name signs to be standard COA style (w/Upper/Lower case font).

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

[Site Plan Page 1]



12A. Is the bathhouse to be sprinklered?

[Site Plan Page 2]

12B. Show FDC, riser room, and Knox box

12C. Repeat request to identify fire riser room on this sheet. Will there be exterior doors to the fire riser room?

12D. Show FDC, riser room, and Knox box

12E. Please extend accessible route from bathhouse doors to public way.

12F. Extend accessible route to the furthest point in the accessible aisle(s).

12G. See notes on sheet 5 regarding loading space and signage.

[Site Plan Page 3]

12H. Please remove the word Box from this label.

12I. Show and label Knox Box for fire riser room. See notes provided.

[Site Plan Page 4]

12J. Cross slope in an accessible route cannot exceed 2%.

[Site Plan Page 5]

12K. This space is labeled as loading and would not require an accessible parking space sign.

12L. Identify this access aisle. Is it for the accessible space or the loading space?

[Site Plan Page 12]

12M. See notes on sheet 5 regarding loading space and signage.

[Site Plan Page 23]

12N. Please use the provided symbol on the sheet for Knox box. typical.

[Site Plan Page 28]

12O. Will there be exterior doors to the fire riser room?

[Site Plan Page 29]

12P. Provide a Knox box at this entrance.

12Q. Will this building be sprinklered?

[Site Plan Page 30]

12R. See note on sheet 2 regarding accessible route from bathhouse doors. Accessible route must meet criteria provided.

[Fire Movement Exhibit]

12S. The fire apparatus has to travel into the opposing traffic lane.

12T. The fire apparatus has to travel outside of the fire lane easement.

12U. The two notes provided show that the autoturn template will not work as presented.

12V. Show turning radii on this sheet. Make sure they are consistent with fire lane easement document. See notes on this sheet for reference.

13. Aurora Water (Alicia Caton / acaton@auroragov.org / Comments in red)

[Site Plan Page 1]

13A. This Site Plan will not be approved until the Preliminary Drainage Report has been approved.

[Site Plan Page 3]

13B. Was this 2" irrigation meter relocated?

13C. Label as sanitary service from takeoff in the road to denote it as "Private."

13D. Provide RSN/EDN number if received before signature set.

13E. Add the following notes:

- All storm infrastructure shall be Private and maintained by the District, unless otherwise noted.
- All sanitary services shall be Private.
- All water services downstream of the meter shall be Private.

[Site Plan Page 12]

13F. Repeat Comment: 16' water easement. Site plan precedes the civil plan set. Ensure this is changed on the civil plan set.

13G. Repeat Comment: Per Section 5.04 of Aurora Water Standards, no trees are allowed in public utility easement or within eight feet (8') of a public utility.



14. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

[Site Plan Page 4]

14A. Ramps cannot exceed 8.3% slope and must have hand rail.

[Site Plan Page 24]

14B. Ensure that ADA swings are selected

[Site Plan Page 32]

14C. Please show the creditable acreage by lot. and exclude and parking, building, and drainage infrastructure area.

14D. Highlight on map which sections are excluded from open space credit.

15. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

15A. No more comments were received from Public Art on this review.

16. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Page 1]

16A. Correct a spelling error in the vicinity map and add “subdivision”.