



March 15, 2024

City of Aurora  
Mr. Erik  
15151 E. Alameda Pkwy  
Aurora, CO 80012

Re: FOUNDRY Recreation Center and Neighborhood Park (Application DA-2315-02; Case 2024-4003-00)

Dear Mr. Gates:

Thank you for taking the time to review FOUNDRY Recreation Center and Neighborhood Park. We received comments and valuable feedback on February 22, 2024. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, [emather@norris-design.com](mailto:emather@norris-design.com).

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design

A handwritten signature in blue ink, appearing to read "Eva Mather".

Eva Mather  
Principal



### *Initial Submittal Review*

1. Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 15th, 2024, in order to potentially maintain your administrative decision date.  
**Response: Noted, thank you.**
  
2. Your estimated Administrative Decision date is tentatively 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.  
**Response: Noted, thank you.**

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Asphalt shingles cannot be permitted in this administrative activity center. Composition shingles, concrete/clay tiles, and seamed metals are all allowed roofing materials here. [Planning]  
**Response: Please see revised drawings and material legends to reflect composition shingles in lieu of asphalt shingles.**
  
- Some shrubs and trees are missing from parking lot islands. [Landscaping]  
**Response: Shrubs and trees have been added to islands to meet requirements.**
  
- Provide a high-level detail for the retaining walls, that shows the max height from proposed grade to top of wall (both sides). [Civil Engineering]  
**Response: Blow ups with more details (additional TOW/BOW callouts) added on right side of page. Max height confirmed.**
  
- Identify the fire service features for the recreation center building. Show accessible paths. [Fire/Life Safety]  
**Response: Accessible paths labeled on both site & grading plans. FDC labels clarified per image examples provided.**
  
- Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' requires structural calculations. [Aurora Water]  
**Response: Noted max height prior to calculations. No walls over 30" on this submittal.**
  
- Private amenities, parking areas, and drainage infrastructure will not receive parks credit. [PROS]  
**Response: The site plan lot tracking exhibit has been updated to reflect this.**
  
- The approved public art plan for Foundry indicates the southeast area of this site as a potential location for public art. The site plan needs to address whether or not there will be art at this location, and why or why not. [Public Art]  
**Response: The Master Plan does identify art in the vicinity of this planning area. However, because this site is so full with multiple amenities, the applicant would like to reserve the art for future park locations to give purpose and a destination for these spaces.**

### PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
  - a. There were no questions, comments, or concerns received from abutting property owners or registered neighborhood groups that were notified of this application.



**Response: Thank you for your review.**

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- a. Include building coverage area, landscaping area, and hardscape area in the project data table. Also include the percentage of these with respect to the total site area.

**Response: Information added to this submittal.**

- b. Include required total and accessible parking as well in the project data table.

**Response: Clarified required vs proposed as well as van spaces.**

- c. If any identification wall or monument signs are anticipated for this site, include their area and number of signs in the project data table.

**Response: Monumentation sign at entry clarified.**

- d. Include a minimum 2"x3" Amendment Box for future amendments to the approved site plan.

**Response: Placeholder block added.**

- e. Include a north arrow in the vicinity map.

**Response: North arrow added.**

- f. Add the following notes:

"All signs must conform to the City of Aurora sign code."

"All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy."

**Response: Notes added.**

- g. Please clarify why a blank/template avigation easement was submitted with this application. It would be preferred that an avigation easement be completed for the entirety of the master planned area. If this is not yet complete, please clarify and submit a completed easement for processing with the resubmission. If this is complete, please provide a recorded copy of the completed easement.

**Response: We believe the blank avigation easement was submitted in error and an avigation easement for this property was established through the FOUNDRY Master Plan that was approved last year.**

3. Zoning and Subdivision Comments

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

**Response: Thank you for your review.**

4. Access and Connectivity Comments

[Site Plan Page 2]

- a. Why is there only a crosswalk on one side of the street south of the park?

**Response: 1st CSP for Foundry Filing No. 1 the City explicitly requested to remove this crosswalk. Assuming this was to reduce the number of mid-block crossings for safety we obliged.**

5. Parking Comments



- a. There were no more parking comments on this review.  
**Response: Thank you for your review.**

6. Urban Design Comments  
[Site Plan Page 23]

- a. Will the metal mesh shown on the fencing details be located along all of the rec center fencing or just surrounding gates? Provide some justification for this fencing pattern in this plan.  
**Response: Metal mesh will be included on fence at gate locations as shown in the gate detail to meet pole code requirements so that latch is not reachable from the exterior side within 18" of the latch location.**

[Site Plan Pages 28 & 29]

- b. Please show dimensions on all building elevations, particularly for height. A scale alone is not enough.

**Response: Please see revised building elevations for added height dimensions.**

- c. Please use "northeast, southeast, northwest, southwest, etc." when labeling the elevations instead of "front, rear, left, right".

**Response: Please see revised building elevations with revised drawing titles as requested.**

- d. This site is part of the FOUNDRY Administrative Activity Center, which is regulated as MU-N zoning. As such, asphalt shingles are not permitted. Composition shingles, concrete/clay tiles, and seamed metals are all allowed roofing materials here.

**Response: Please see revised drawings and material legends to reflect composition shingles in lieu of asphalt shingles.**

7. Signage & Lighting Comments

- a. If signage is proposed on site, please provide a detail, location on the site plan and/or the building elevations, and area information on the site data table.

**Response: Signage is not provided with this site plan.**

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

[Site Plan Page 8]

- a. The total number of trees in the plant list totals 87, but in the Landscape Table it states that 103 trees have been provided.

**Response: Tree quantities have been reconciled with the landscape table.**

- b. Per Section 146-4.8.5 J. Provide the landscape table for the Building Perimeter Landscaping requirements. One tree or tree equivalent per each 40 LF of elevation length or per building face.

**Response: A building perimeter landscape table has been added to show compliance. Landscaping updated to meet compliance.**

[Site Plan Page 9]

- c. Provide detail for retaining wall and provide sheet reference.

**Response: Wall detail has been added to detail sheets with callout and has been coordinated with civil plans.**



[Site Plan Page 10]

- d. Please identify if any park signage is proposed and provide the necessary landscaping if it should occur at the entrance off of East Iliff Place. If signs are proposed at other corners of the park, please provide enhanced landscaping around them.

**Response: One tertiary monument has been added to plans by drive entrance, with callout and detail included. Enhanced planting is included at this location.**

[Site Plan Page 11]

- e. Provide the project name Foundry SP01 Site Plan Phase 1.

**Response: Updated as noted.**

- f. Provide the "N" series to the Legend on this sheet.

**Response: Updated as noted.**

- g. Is this a tree symbol? If so, center this tree in the planter.

**Response: No, this was a graphic clarity issue with the fence line and has been resolved.**

- h. On LP-101 through LP-107 add The N Series Legend shown on Sheet LP-003.

**Response: Updated as noted.**

- i. Provide the project name Foundry SP01 Site Plan Phase 1 with the CN#'s.

**Response: Updated as noted.**

[Site Plan Page 12]

- j. 6 shrubs are required in each island.

**Response: Shrubs have been added to islands to meet requirements.**

- k. Provide a tree in this location as the terminal island.

**Response: Tree added at this location to meet island requirements.**

[Site Plan Page 13]

- l. Provide the project name Foundry SP01 Site Plan Phase 1 with the CN#'s.

**Response: Updated as noted.**

- m. Provide label of this paving material.

**Response: Label added.**

[Site Plan Page 15 & 17]

- n. Provide label for this paving material.

**Response: Label added.**

[Site Plan Page 19]

- o. Should this be Moderate Water Use Not LOW WATER USE as stated below?

**Response: Revised as noted. High, moderate, and low water use hatching revised to align with hydrozone table.**

- p. This says LOW non-irrigated and above it states LOW Water Use: Irrigated.

**Response: Revised as noted. High, moderate, and low water use hatching revised to align with hydrozone table.**



9. Addressing (Phillip Turner / 303-739-7271 / pcturner@auroragov.org)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
    - Parcels
    - Street lines
    - Building footprints (If available)

**Response: Noted, submitted separately.**

- Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

**Response: Noted.**

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 2]

- Add an asterisk or callout to note (i.e. See Note 1 callout) stating something like, typ. ALL sheets: "1. These public improvements are a requirement prior to Certificate of Occupancy for this phase and are included as part of the Foundry Site Plan, DA 2315-01, RSN 1716246 for this site."

**Response: Note added.**

- Please define the required ADA routes within the park.

**Response: ADA routes added to site plan & grading plans. Added to legend.**

- Assumed asphalt, but please label or add this hatch type to the legend.

**Response: Correct, label added.**

[Site Plan Page 4]

- Please provide a high-level detail for the retaining walls, that shows the max height from proposed grade to top of wall (both sides), typical ALL.

**Response: Blow ups with more details (additional TOW/BOW callouts) added on right side of page. Max height confirmed.**

- Please add the note:

9. The resultant grade in any direction within accessible parking areas shall not exceed two percent.

**Response: Note added.**

[Site Plan Page 10]

- Please update roadway name, typical ALL.

**Response: Updated to S Foundry Way.**

[Site Plan Page 30]

- Please add the following note:

1. Private street lights will remain privately owned and maintained in perpetuity.



**Response: Noted.**

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

[Site Plan Page 5]

- a. Call out STOP sign.

**Response: Existing stop sign labeled.**

- b. Signage limiting access to authorized vehicles required. [2 comments]

**Response: Signs added.**

- c. Provide marking call-outs (color at a minimum).

**Response: Parking stripe width & color clarified.**

[Site Plan Page 6]

- d. Provide marking call-outs (color at a minimum).

**Response: Parking stripe width & color clarified.**

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

[Site Plan Page 1]

- a. Please include a separate line for van-accessible parking.

**Response: Separate tracking line added to table.**

- b. Include the following information in the Data Block: 2021 ICC Code year, the occupancy type of each structure, square footage of each building, and whether structures will be sprinklered or not.

**Response: Information added.**

- c. Update note 2 with the following.

**Response: Note updated.**

- d. Please change 55-60 to the word INFLUENCE.

**Response: Note updated.**

- e. Add the notes provided on the sheet.

**Response: Both notes added.**

[Site Plan Page 2]

- f. Will there be any phasing of this project? If so, please see notes and provide appropriate details.

**Response: No phasing is planned.**

- g. Identify the fire service features for the recreation center building. See notes provided.

**Response: Please see utility plan.**

- h. Show FDC, riser room, and Knox box

**Response: Labels clarifying these added to utility plan.**

- i. Show and label all pool enclosure gates.

**Response: All 4 non-building gates labeled.**

- j. Show accessible route connecting to all amenities. See notes.

**Response: Accessible routes added to site & grading plans.**



- k. Show fire lane easement.  
**Response: Added fire lane depiction to site plan.**
- l. Ramps and sidewalk are needed to connect accessible spaces to building.  
**Response: Sidewalk added.**

[Site Plan Page 3]

- m. Show fire riser room and Knox box location.  
**Response: FCD and fire riser room labeled on utility plan.**
- n. Label fire service line per notes.  
**Response: FCD and fire riser room labeled on utility plan.**
- o. Show FDC, riser room, and Knox box.  
**Response: FCD and fire riser room labeled on utility plan.**

[Site Plan Page 4]

- p. Show and label fire lane easement on grading sheet.  
**Response: Added fire lane depiction to site plan.**
- q. Show and label accessible route on grading sheet. Provide longitudinal and transverse grade percentages.  
**Response: Accessible routed added to both the site & grading plans. Longitudinal slopes added. Traverse slopes covered by general note setting maximum at 2%.**

[Site Plan Page 5]

- r. Please angle fire lane signs per note 3 of the fire lane sign notes on the following page.  
**Response: Fire lane signs angles on this CSP as requested.**
- s. Please remove signs at blue ovals.  
**Response: Signs removed as requested.**
- t. Identify all fire lane signs by the arrow direction: L, B, R.  
**Response: Directionality added.**
- u. Show location of accessible parking signs.  
**Response: ADA signage added.**
- v. The proposed fire lane easement appears it will have trouble making the required inside/outside turning radii. Please provide an autorun template using the provided apparatus.  
**Response: Turning radii are met. An autorun exhibit has been included with this submittal to confirm.**
- w. Turning radii for 23' fire lane: 29' inside turning radius 52' outside turning radius.  
**Response: Easement radii meet these minimums.**

[Site Plan Page 6]

- x. Ramps and sidewalk are needed to connect accessible spaces to building. Your master trail plan appears to show a sidewalk in this location.



**Response: Sidewalk added.**

[Site Plan Page 12]

- y. Confirm FDC clear space per note on the sheet.

**Response: Clear space verified.**

[Site Plan Page 23]

- z. Show Knox Box mounting on entry side of pool gates.

**Response: FDC label added on site plan for clarity. Utility lines shown on utility plan.**

[Site Plan Page 28]

- aa. Show fire service features on elevation sheets.

**Response: We have not yet determined whether a fire sprinkler system will be required for the building and as such are not showing fire service features.**

[Site Plan Page 29]

- bb. Provide a Knox box at this pool house entrance.

**Response: Added Knox Box**

[Site Plan Page 30]

- cc. Please show and label the accessible route and fire lane easement on photometric sheet.

**Response: Accessible route and fire lane easement added and labeled.**

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

[Site Plan Page 3]

- a. Provide a key map.

**Response: Added key map. Please note all site plan sheets show the entire site so a key map is redundant for this site plan.**

- b. Meter must be located in a 10' pocket easement in a landscaped area. (TYP.)

**Response: Added easements for both meters.**

- c. Fire hydrant must be located in a landscaped area.

**Response: Noted, typical spacing behind curb provided.**

- d. A 4" gate valve is required for the fire line.

**Response: Added.**

- e. All existing infrastructure needs to be referenced with a RSN/EDN number.

**Response: RSN numbers added where possible. Foundry Filing No. 1 is under review so no EDN numbers are available yet.**

- f. Sanitary sewer is private from the takeoff in the road.

**Response: Yes, stub to be provided with Foundry Filing No. 1**

- g. A 12' maintenance path needs to be provided for the private storm sewer. (TYP)

**Response: This line is the pool deck so access will inherently be provided. Since private developer takes on risk of assigned storm locations. Developer deems not worth a 12' access road to maintain a small private pipe.**

- h. Private storm should not be installed under hard surfaces. It inhibits the operation and maintenance of the line.



**Response: Noted, storm sewer adjust slightly for ease of future private maintenance.**

- i. Install 12" gate valve between fire hydrant lateral and fire line.

**Response: Added.**

[Site Plan Sheet 4]

- j. Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.

**Response: Noted. All walls labeled. This site has no walls over 30" in height.**

[Site Plan Pages 10 & 12]

- k. No trees or drip lines are allowed within 8' of meters or fire hydrants (TYP). (Planning Note: 5' separation has been accepted in the past – please verify spacing requirement)

**Response: This has been addressed in the latest submittal of the adjacent phase 1 plans.**

- l. Correct the label for the 16' water easement.

**Response: The dimension is correct. Confirmed that a 15' wide easement is shown per civil plans.**

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

[Site Plan Page 1]

- a. Include PROS Standard Note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

**Response: Note added.**

[Site Plan Page 4]

- b. Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

**Response: Noted. Labels added and 2% cross slope note added. ADA routes identified on site & grading plans.**

[Site Plan Page 5]

- c. Where will food trucks park?

**Response: The intent is for trucks to back into the spaces at either end of the truck plaza.**

[Site Plan Page 13 & 14]

- d. Include ADA play structure.

**Response: Additional annotation provided to identify ADA structures.**

[Site Plan Page 19]

- e. Consider lower water use in areas not part of the play field.

**Response: Noted, thank you. This will be a high activity recreation area. Some additional sod has been reduced adjacent to the playfield area beyond the extents of the playfield where slope increases.**



[Site Plan Page 30]

- f. Include safety lighting on paved trails.

**Response: This will be a District owned and maintained park and the district does not want to add additional lighting to the park.**

[Site Plan Page 32]

- g. Private amenities will not receive parks credit.

**Response: Understood. Park credits adjusted**

- h. Parking areas will not receive parks credit.

**Response: Noted, they have been removed from the area totals credited.**

- i. Drainage infrastructure will not receive parks credit.

**Response: Noted, removed from the parks credit**

- j. Adjust table to exclude private items and drainage.

**Response: Table adjusted**

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

[Site Plan Page 2]

- a. The approved public art plan for Foundry indicates the southeast area of this site as a potential location for public art. The site plan needs to address whether or not there will be art at this location, and why or why not. If there is going to be art, additional information such as a narrative description of the art, theme, materials, name of artist, budget, and timeline especially as it relates to the construction timeline should all be addressed.

**Response: The Master Plan does identify art in the vicinity of this planning area. However, because this site is so full with multiple amenities, the applicant would like to reserve the art for future park locations to give purpose and a destination for these spaces.**

Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

[Site Plan Page 1]

- b. Add Reception Number, Section, Township, Range & PM to the property description on the site plan.

**Response: This information added to cover page of site plan.**

16. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

- a. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

**Response: Thank you for your review.**

17. Arapahoe County Engineering Services Division (Sue Liu / 720-874-6500 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

- a. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

**Response: Thank you for your review.**



18. Buckley SFB (Porter Ingram / 303-668-2510 / robert.ingrum@spaceforce.mil)
  - a. Buckley Space Force Base has had the opportunity to review the development application for the Foundry Community Center and Park-Site Plan, DA-2315-02. The installation has no issues with the project and finds it in compliance with AFH 32-7084. Thank you for the opportunity to review this project.  
**Response: Thank you for your review.**