



December 5, 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 May 21, 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.

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", written over the typed name.

Eva Mather
Principal



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are several remaining comments related to accessible routes and exit discharge paths. [Fire/Life Safety]
- There are some remaining easement questions. [Aurora Water]
- Highlight the areas on the map that will count toward parks credit. The community center, pool yard, and parking lot will not be included in parks credit. [PROS]

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. It is unclear what the AAC line in the project data table is referring to. The Master Plan identifies the entire 10.05-acre site as AAC.
Response: The AAC line in the table was the total acreage of 10.05, as found in the Master Plan, was adjusted in the table on the cover sheet. Additional lines were added to show the open space acreage and developed (parking lot, pool & deck...etc.) acreage.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)
 - a. There were no more comments from Civil Engineering on this review.
Response: Thank you for your review.
4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
 - a. There were no more Traffic Engineering comments on this review.
Response: Thank you for your review.
5. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchner@auroragov.org / Comments in blue)
[Site Plan Page 1]
 - a. Add 'Non-Sprinklered' to the Bath House & Pool line in the data table.
Response: Addressed, added to data table on cover sheet.
[Site Plan Page 2]
 - b. Remove accessible route in the northeast area.
Response: All ADA routes shown on Sheet 2 are correct. Discussed with City staff that these reflect intended routes.
[Site Plan Page 6]
 - c. Please add the signs shown on the page to the detail sheet.
Response: The signs that were listed on the detail sheet (Sheet 6) were included in the signage and striping sheet of the CSP (Sheet 5) and removed from the detail sheet.



[Site Plan Page 28]

- d. Please identify the fire riser room door and FDC with appropriate signage and callout. See detail sheet.

Response: Please see revised Sheet 28 with added notes for FDC and Fire Riser Room Door.

[Site Plan Page 30]

- e. Please identify the path of exit discharge from each structure and show that they meet the criteria shown on the sheet.

Response: Path of exit discharge added to structures that connect to accessible path and shown to be illuminated to not less than 1 footcandle at the walking surface.

- f. The path of travel for the exit discharge shall be illuminated to not less than one footcandle (11 lux) at the walking surface.

Response: Path of exit discharge verified to be illuminated to not less than 1 footcandle at the walking surface.

- g. Remove accessible routes in the northeast area.

Response: Accessible routes removed.

- 6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragove.org / Comments in red)

[Site Plan Page 3]

- a. Call out the identified easement dimensions.

Response: The easements in the utility sheet (Sheet 3) were dimensioned.

- b. When was this easement near the parking lot entry dedicated? I did not see it in the city records.

Response: The easement dedication will be submitted alongside future submittals of either the CSP or the CD for the recreation center.

- c. Ensure all easements meet the requirements listed in Section 5.04.

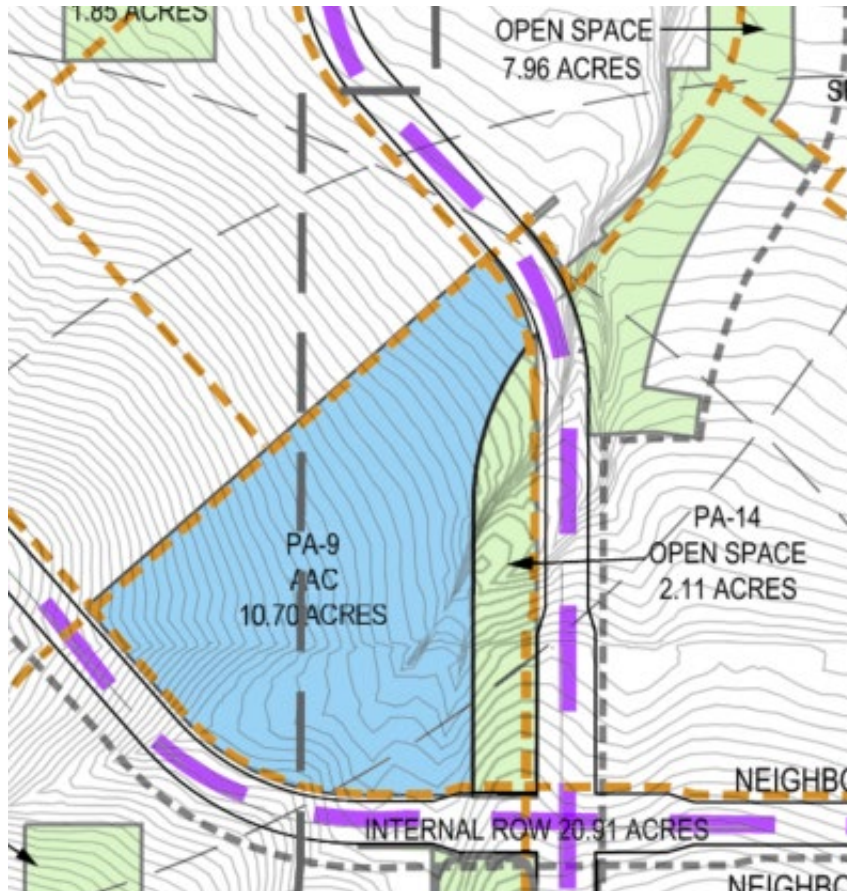
Response: The easements meet the minimum requirements listed in section 5.04. Specifically the water utility has a 10' easement around the center and a 10' distance between the sanitary line running next to it. These utilities also meet the vertical distance which will be described in the CD submittal.

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

[Site Plan Page 32]

- a. Any area with drainage infrastructure cannot be credited. Please update the acreage.

Response: The map associated with the tracking tables has been updated to reflect the areas that are and are not receiving credit, including the community center, pool yard and parking lot. The drainage infrastructure has been carefully designed into the community as an amenity for the residents. The design team worked diligently with the City of Aurora to create a more naturalized channel geomorphology. This channel, identified as Tract BV with this application, was granted open space credit with the Master Plan identified as PA-14. It is a logical extension of the similar open space corridor that was credited with Filing 1, identified as Tract BV. These open spaces were a part of the design and vision for the Foundry community and were always identified for open space credit. Below are snips from the Master Plan for reference:



A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH SITE	G. COMMENTS
OPEN SPACE						
PA-1	Open Space	1.9	1.9	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-2	Open Space	1.5	1.5	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-6	Open Space	1.9	1.9	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-9	AAC	10.7	8.2	HOA or Metro District (See Note 1)	Park to be constructed and available for public use prior to occupancy of 50% of the residences that fall within Neighborhood 3.	Specific programming to be determined with future Site Plan. Assumes +/-2.5 acres will be attributed to a private clubhouse, pool zone and parking lot.
PA-10	Open Space/Drainage	8.0	8.0	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan
PA-11	Open Space + Detention	6.9	5.7	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	This area potentially contains stormwater detention (1.2 AC). This chart will be updated upon completion of the drainage study.
PA-14	Open Space/Drainage	2.1	2.1	HOA or Metro District (See Note 1)	Construction to occur with development of the adjacent Planning Area	Specific programming to be determined with future Site Plan

- b. Please show that the community center, pool yard, and parking lot will not be included in parks credit.

Response: The map associated with the tracking tables has been updated to reflect the areas that are and are not receiving credit, including the community center, pool yard and parking lot.

- c. Highlight on the map the area receiving credit.

Response: The map associated with the tracking tables has been updated to reflect the areas that are and are not receiving credit, including the community center, pool yard and parking lot.



8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - a. There were no more Real Property comments on this review.
Response: Thank you for your review.