



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

May 21, 2024

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

Re: Technical 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 technical submission, which we received on May 6th, 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. 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 let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Eva Mather, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\2315-02tech1



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

- 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

[Site Plan Page 1]

- 2A. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. There were no more comments from Civil Engineering on this review.

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

- 4A. There were no more Traffic Engineering comments on this review.

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

[Site Plan Page 1]

- 5A. Add 'Non-Sprinklered' to the Bath House & Pool line in the data table.

[Site Plan Page 2]

- 5B. Remove accessible route in the northeast area.

[Site Plan Page 6]

- 5C. Please add the signs shown on the page to the detail sheet.

[Site Plan Page 28]

- 5D. Please identify the fire riser room door and FDC with appropriate signage and callout. See detail sheet.

[Site Plan Page 30]

- 5E. Please identify the path of exit discharge from each structure and show that they meet the criteria shown on the sheet.

- 5F. The path of travel for the exit discharge shall be illuminated to not less than one footcandle (11 lux) at the walking surface.

- 5G. Remove accessible routes in the northeast area.



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

[Site Plan Page 3]

- 6A. Call out the identified easement dimensions.
- 6B. When was this easement near the parking lot entry dedicated? I did not see it in the city records.
- 6C. Ensure all easements meet the requirements listed in Section 5.04.

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

[Site Plan Page 32]

- 7A. Any area with drainage infrastructure cannot be credited. Please update the acreage.
- 7B. Please show that the community center, pool yard, and parking lot will not be included in parks credit.
- 7C. Highlight on the map the area receiving credit.

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

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