

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



February 22, 2024

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

Re: Initial 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 initial submission, which we started to process on February 1st, 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 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.

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 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.

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:\SDA\2315-02rev1



Initial Submission Review

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]
- Some shrubs and trees are missing from parking lot islands. [Landscaping]
- 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]
- Identify the fire service features for the recreation center building. Show accessible paths. [Fire/Life Safety]
- 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]
- Private amenities, parking areas, and drainage infrastructure will not receive parks credit. [PROS]
- 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]

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. 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.
- 2B. Include required total and accessible parking as well in the project data table.
- 2C. If any identification wall or monument signs are anticipated for this site, include their area and number of signs in the project data table.
- 2D. Include a minimum 2"x3" Amendment Box for future amendments to the approved site plan.
- 2E. Include a north arrow in the vicinity map.
- 2F. 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."
- 2G. 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.

3. Zoning and Subdivision Comments

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

4. Access and Connectivity Comments

[Site Plan Page 2]

- 4A. Why is there only a crosswalk on one side of the street south of the park?



5. Parking Comments

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

6. Urban Design Comments

[Site Plan Page 23]

6A. 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.

[Site Plan Pages 28 & 29]

6B. Please show dimensions on all building elevations, particularly for height. A scale alone is not enough.

6C. Please use "northeast, southeast, northwest, southwest, etc." when labeling the elevations instead of "front, rear, left, right".

6D. 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.

7. Signage & Lighting Comments

7A. 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.

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

[Site Plan Page 8]

8A. The total number of trees in the plant list totals 87, but in the Landscape Table it states that 103 trees have been provided.

8B. 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.

[Site Plan Page 9]

8C. Provide detail for retaining wall and provide sheet reference.

[Site Plan Page 10]

8D. 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.

[Site Plan Page 11]

8E. Provide the project name Foundry SP01 Site Plan Phase 1.

8F. Provide the "N" series to the Legend on this sheet.

8G. Is this a tree symbol? If so, center this tree in the planter.

8H. On LP-101 through LP-107 add The N Series Legend shown on Sheet LP-003.

8I. Provide the project name Foundry SP01 Site Plan Phase 1 with the CN#'s.

[Site Plan Page 12]

8J. 6 shrubs are required in each island.

8K. Provide a tree in this location as the terminal island.

[Site Plan Page 13]

8L. Provide the project name Foundry SP01 Site Plan Phase 1 with the CN#'s.

8M. Provide label of this paving material.

[Site Plan Page 15 & 17]

8N. Provide label for this paving material.

[Site Plan Page 19]

8O. Should this be Moderate Water Use Not LOW WATER USE as stated below?

8P. This says LOW non-irrigated and above it states LOW Water Use: Irrigated.

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

- 9A. 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)
- 9B. 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.

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]

- 10A. 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."

10B. Please define the required ADA routes within the park.

10C. Assumed asphalt, but please label or add this hatch type to the legend.

[Site Plan Page 4]

10D. 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.

10E. Please add the note: 9. The resultant grade in any direction within accessible parking areas shall not exceed two percent.

[Site Plan Page 10]

10F. Please update roadway name, typical ALL.

[Site Plan Page 30]

10G. Please add the following note: 1. Private street lights will remain privately owned and maintained in perpetuity.

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

[Site Plan Page 5]

11A. Call out STOP sign.

11B. Signage limiting access to authorized vehicles required. [2 comments]

11C. Provide marking call-outs (color at a minimum).

[Site Plan Page 6]

11D. Provide marking call-outs (color at a minimum).

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

[Site Plan Page 1]

12A. Please include a separate line for van-accessible parking.

12B. 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.

12C. Update note 2 with the following.

12D. Please change 55-60 to the word INFLUENCE.

12E. Add the notes provided on the sheet.

[Site Plan Page 2]

12F. Will there be any phasing of this project? If so, please see notes and provide appropriate details.

12G. Identify the fire service features for the recreation center building. See notes provided.

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



- 12I. Show and label all pool enclosure gates.
- 12J. Show accessible route connecting to all amenities. See notes.
- 12K. Show fire lane easement.
- 12L. Ramps and sidewalk are needed to connect accessible spaces to building.
[Site Plan Page 3]
- 12M. Show fire riser room and Knox box location.
- 12N. Label fire service line per notes.
- 12O. Show FDC, riser room, and Knox box.
[Site Plan Page 4]
- 12P. Show and label fire lane easement on grading sheet.
- 12Q. Show and label accessible route on grading sheet. Provide longitudinal and transverse grade percentages.
[Site Plan Page 5]
- 12R. Please angle fire lane signs per note 3 of the fire lane sign notes on the following page.
- 12S. Please remove signs at blue ovals.
- 12T. Identify all fire lane signs by the arrow direction: L, B, R.
- 12U. Show location of accessible parking signs.
- 12V. The proposed fire lane easement appears it will have trouble making the required inside/outside turning radii. Please provide an autoturn template using the provided apparatus.
- 12W. Turning radii for 23' fire lane: 29' inside turning radius 52' outside turning radius.
[Site Plan Page 6]
- 12X. Ramps and sidewalk are needed to connect accessible spaces to building. Your master trail plan appears to show a sidewalk in this location.
[Site Plan Page 12]
- 12Y. Confirm FDC clear space per note on the sheet.
[Site Plan Page 23]
- 12Z. Show Knox Box mounting on entry side of pool gates.
[Site Plan Page 28]
- 12AA. Show fire service features on elevation sheets.
[Site Plan Page 29]
- 12BB. Provide a Knox box at this pool house entrance.
[Site Plan Page 30]
- 12CC. Please show and label the accessible route and fire lane easement on photometric sheet.

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

- [Site Plan Page 3]
- 13A. Provide a key map.
- 13B. Meter must be located in a 10' pocket easement in a landscaped area. (TYP.)
- 13C. Fire hydrant must be located in a landscaped area.
- 13D. A 4" gate valve is required for the fire line.
- 13E. All existing infrastructure needs to be referenced with a RSN/EDN number.
- 13F. Sanitary sewer is private from the takeoff in the road.
- 13G. A 12' maintenance path needs to be provided for the private storm sewer. (TYP)
- 13H. Private storm should not be installed under hard surfaces. It inhibits the operation and maintenance of the line.
- 13I. Install 12" gate valve between fire hydrant lateral and fire line.
[Site Plan Sheet 4]
- 13J. 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.
[Site Plan Pages 10 & 12]
- 13K. 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*)
- 13L. Correct the label for the 16' water easement.



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

[Site Plan Page 1]

14A. 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.

[Site Plan Page 4]

14B. 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.

[Site Plan Page 5]

14C. Where will food trucks park?

[Site Plan Page 13 & 14]

14D. Include ADA play structure.

[Site Plan Page 19]

14E. Consider lower water use in areas not part of the play field.

[Site Plan Page 30]

14F. Include safety lighting on paved trails.

[Site Plan Page 32]

14G. Private amenities will not receive parks credit.

14H. Parking areas will not receive parks credit.

14I. Drainage infrastructure will not receive parks credit.

14J. Adjust table to exclude private items and drainage.

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

[Site Plan Page 2]

15A. 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.

16. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

[Site Plan Page 1]

16A. Add Reception Number, Section, Township, Range & PM to the property description on the site plan.

17. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

17A. 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.

18. Arapahoe County Engineering Services Division (Sue Liu / 720-874-6500 / referrals@arapahoegov.com)

18A. 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.

19. Buckley SFB (Porter Ingram / 303-668-2510 / robert.ingrum@spaceforce.mil)

19A. 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.