



May 3, 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 April 5, 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



*Second Submittal Review*

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The fire truck autoturn template will not work as presented. [Fire/Life Safety]

**Response: Revised Fire truck turning exhibits are included with the revised submission.**

- This Site Plan will not be approved until the Preliminary Drainage Report has been approved. [Aurora Water]

**Response: Noted**

- Ramps cannot exceed 8.3% slope and must have a handrail. [PROS]

**Response: Noted. This particular slope modified since we had room to decrease. For reference this location is not intended to be an ADA route but rather a possible maintenance access. This may serve as a possible service route to the pool equipment room if larger repair/maintenance equipment is ever needed in the future. As such we are considering this to follow maintenance access grades and desired intent to avoid railings. See ADA path as identified on legend for reference. All ADA routes comply with these standards.**

**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
  - a. There were no more completeness or clarity comments on this review.  
**Response: Thank you for your review**
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
  - a. There were no access or connectivity comments on this review.  
**Response: Thank you for your review**
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 Pages 28 & 29]
  - a. Include a measurement of facade lengths as well as the building height.  
**Response: Please see revised elevations on sheets 28 & 29 showing dimensions of facade lengths.**
7. Signage & Lighting Comments
  - a. There were no more signage comments on this review.  
**Response: Thank you for your review.**
8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)



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

9. Addressing (Phillip Turner / 303-739-7271 / pcturner@auroragov.org)
  - a. There were no more addressing comments on this review.  
**Response: Thank you for your 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]
  - a. New comment based on new information: Please add a reference to the retaining wall detail on sheet LP-300.  
**Response: Addressed, LP-300 reference added.**
11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)  
[Site Plan Page 5]
  - a. All street name signs to be standard COA style (w/Upper/Lower case font).  
**Response: Addressed, font revised to vary.**
12. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchner@auroragov.org / Comments in blue)  
[Site Plan Page 1]
  - a. Is the bathhouse to be sprinklered?  
**Response: Addressed, the bath house is not sprinklered.**  
[Site Plan Page 2]
  - b. Show FDC, riser room, and Knox box  
**Response: Addressed, fire riser room label added on sheet 2. knox box identified on sheet 2. fdc with approved knox caps identified on sheet 2. 4" fire line DIP private identified on sheet 3 (overall utility plan).**
  - c. Repeat request to identify fire riser room on this sheet. Will there be exterior doors to the fire riser room?  
**Response: Yes, fire riser room and exterior door depicted.**
  - d. Show FDC, riser room, and Knox box  
**Response: Addressed, fire riser room label added on sheet 2. knox box identified on sheet 2. fdc with approved knox caps identified on sheet 2. 4" fire line DIP private identified on sheet 3 (overall utility plan).**
  - e. Please extend accessible route from bathhouse doors to public way.  
**Response: Addressed, public access is from south side of bath house. the north side is maintenance only. Route added regardless to help identify accessibility Label on south side of bath house moved for ease of readability.**
  - f. Extend accessible route to the furthest point in the accessible aisle(s).  
**Response: Addressed, route extended to furthest point.**
  - g. See notes on sheet 5 regarding loading space and signage.  
**Response: Noted, response on page 5.**



[Site Plan Page 3]

- h. Please remove the word Box from this label.

**Response: Addressed, box removed.**

- i. Show and label Knox Box for fire riser room. See notes provided.

**Response: Addressed, fire riser room label added on sheet 2. Knox box identified on sheet 2. FDC with approved knox caps identified on sheet 2. 4" fire line DIP private identified on sheet 3 (overall utility plan).**

[Site Plan Page 4]

- j. Cross slope in an accessible route cannot exceed 2%.

**Response: Noted, cross slope label adjusted to be on top of the ada route cross slope. Confirmed with grading notes #3 & #8 regarding sidewalk cross slopes and ADA grades.**

[Site Plan Page 5]

- k. This space is labeled as loading and would not require an accessible parking space sign.

**Response: Addressed, loading sign added.**

- l. Identify this access aisle. Is it for the accessible space or the loading space?

**Response: Addressed, loading access aisle labeled.**

[Site Plan Page 12]

- m. See notes on sheet 5 regarding loading space and signage.

**Response: A loading zone sign was added and note clarifying the 5' striped aisle is for loading zone on sheet 5.**

[Site Plan Page 23]

- n. Please use the provided symbol on the sheet for Knox box. typical.

**Response: Symbol revised as requested with annotation callout added.**

[Site Plan Page 28]

- o. Will there be exterior doors to the fire riser room?

**Response: Yes, please see revised Southwest elevation for added door to fire riser room.**

[Site Plan Page 29]

- p. Provide a Knox box at this entrance.

**Response: Please see revised Northeast elevation showing knox box location.**

- q. Will this building be sprinklered?

**Response: No, pool building will not be sprinklered.**

[Site Plan Page 30]

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

**Response: Accessible route from bathhouse revised.**

[Fire Movement Exhibit]

- s. The fire apparatus has to travel into the opposing traffic lane.



**Response: Addressed, fire apparatus route updated to enter and exit site from the same direction of travel it approached (Southwest). The truck can also enter the site from Northeast. 2 Movement exhibits have been provided for reference.**

- t. The fire apparatus has to travel outside of the fire lane easement.  
**Response: Addressed, fire apparatus movement updated to conform with the latest fire lane easement.**
- u. The two notes provided show that the autoturn template will not work as presented.  
**Response: Addressed, fire apparatus movement updated to conform with the latest fire lane easement.**
- v. Show turning radii on this sheet. Make sure they are consistent with fire lane easement document. See notes on this sheet for reference.  
**Response: Addressed, labels revised to show the radii of the turn easement itself. as highlighted on the easement document**

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

[Site Plan Page 1]

- a. This Site Plan will not be approved until the Preliminary Drainage Report has been approved.  
**Response: Comment noted.**

[Site Plan Page 3]

- b. Was this 2" irrigation meter relocated?  
**Response: Yes, irrigation meter relocated approximately 250' west to take advantage of better elevations.**
- c. Label as sanitary service from takeoff in the road to denote it as "Private."  
**Response: Addressed, private clarifications added to the sanitary service labels.**
- d. Provide RSN/EDN number if received before signature set.  
**Response: Addressed, RSN # for Foundry Filing 1 added.**
- e. Add the following notes:
  - i. All storm infrastructure shall be Private and maintained by the District, unless otherwise noted.
  - ii. All sanitary services shall be Private.
  - iii. All water services downstream of the meter shall be Private.**Response: Addressed, notes added.**

[Site Plan Page 12]

- f. Repeat Comment: 16' water easement. Site plan precedes the civil plan set. Ensure this is changed on the civil plan set.  
**Response: The hydrant easement is 15' and labeled as such on sheet 3 as well as the fire easement legal description. Confirmed the 16' label referenced in this comment, sheet 2, is dimensioning a landscape island on south side of entry.**
- g. 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.  
**Response: No tree has ever been proposed at this location. Shiny Cotoneaster (CO LU) is not a tree. Please refer to plant schedule sheet LP-002. As noted with the previous submittal, "Comment noted. These symbols are for shrubs".**



14. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)  
[Site Plan Page 4]
  - a. Ramps cannot exceed 8.3% slope and must have hand rail.  
**Response: Creditable acreage has been added to the sheet.**  
[Site Plan Page 24]
  - b. Ensure that ADA swings are selected  
**Response: Note added for ADA swing selection for arch swings. Accessible surface provided for Toddler Swing.**  
[Site Plan Page 32]
  - c. Please show the creditable acreage by lot, and exclude and parking, building, and drainage infrastructure area.  
**Response: Creditable acreage has been added to the sheet**
  - d. Highlight on map which sections are excluded from open space credit.  
**Response: Creditable acreage has been added to the sheet**
15. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)
  - a. No more comments were received from Public Art on this review.  
**Response: Thank you for your review.**
16. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)  
[Site Plan Page 1]
  - a. Correct a spelling error in the vicinity map and add "subdivision".  
**Response: Addressed, vicinity map updated.**