

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



May 13, 2025

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

**Re: Second Submission Review:** Foundry at E Jewell Avenue - ISP  
**Application Number:** DA-2315-03  
**Case Number:** 2024-6054-00

Dear Jerry Richmond:

Thank you for your second submission, which we received on April 21, 2025. 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 May 20, 2025, to maintain your estimated 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 set for July 2, 2025. 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 decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or [bbravenec@auroragov.org](mailto:bbravenec@auroragov.org).

Sincerely,

Ben Bravenec, Planner II  
City of Aurora Planning Department

cc: Mallory Mooney, Norris Design  
Justin Andrews, ODA  
Filed: K:\\$DA\2315-03rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Ownership for all parcels in the Owner's Authentication Letter are accounted for except for Rains Thomas J, Rains Kimberly K. Please include in letter.
- Roadway grades shall be equal or greater than 1.0% to minimize maintenance and icing problems. The maximum allowable grade for any roadway is shown in Tables 7.B-1 and 7.B-2. See Section 5.C – Specification for Fire Lanes for permissible grades for fire lanes, TYP. (2025 COA Roadway Design Manual).
- There could be trees affected in and around coal creek. Due to the location, size and condition of trees on the site, relocation is not an option. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- Deferral agreement will be required for the southeast portion of the street.

### **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**

##### **Owner Authorization Letter**

- 2A. Ownership for all parcels in the Owner's Authentication Letter are accounted for except for Rains Thomas J, Rains Kimberly K. Please include in letter. A new Authorization Letter was not received, and this comment was not responded to. Please upload the Authorization Letter prior to your approval date.

#### **3. Zoning and Subdivision Comments**

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

#### **4. Access and Connectivity Comments**

##### **Sheet 04**

- 4A. There were no additional access and connectivity comments on this review.

#### **5. Parking Comments**

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

#### **6. Urban Design Comments**

- 6A. There were no urban design comments at this time.

#### **7. Signage & Lighting Comments**

- 7A. There were no signage & lighting comments from planning at this time.

#### **8. Landscaping Issues (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Sheet 01**

- 8A. There were no landscaping comments.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****9. Civil Engineering** (Moustapha Agrigan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)**Sheet 06**

- 9A. “The existing bridge across Coal Creek, and associated transition from the ultimate section, is an interim condition. In the ultimate condition, Jewell Ave and the associated bridge across Coal Creek are required to be developed into an arterial. The northern half section of this roadway and bridge are required to be designed and constructed by Parklands. As of this application, the traffic volume does not warrant the ultimate bridge section. As future development occurs, the traffic volume will be evaluated and the bridge required when the traffic volumes warrant the improvement in accordance with the Parklands Public Improvement Plan.”

**Sheet 11**

- 9B. Deferral agreement will be required for the southeast portion of the street.

**Sheet 16**

- 9C. Please provide the support document(s) via email to me showing the relationship with the proposed slope/finish grade with the existing dry and wet utilities.

**Sheet 11**

- 9D. The improvement needs to go the edge of the property line.

**Sheet 16**

- 9E. Roadway grades shall be equal or greater than 1.0% to minimize maintenance and icing problems. The maximum allowable grade for any roadway is shown in Tables 7.B-1 and 7.B-2. See Section 5.C – Specification for Fire Lanes for permissible grades for fire lanes, TYP. (2025 COA Roadway Design Manual).
- 9F. Roadway grades shall be equal or greater than 1.0% to minimize maintenance and icing problems. (2025 COA Roadway Design Manual Section 7.B).
- 9G. A variance will be required and suggested to the City Engineer approval. Requesting a variance does not guaranty the variance approval.

**Sheet 26**

- 9H. Indicate clear zone based on design speed and ADT to be shown for both sides of the street section. (Standard detail \*\*) Is there a reason this is called median strip?

**10. Traffic Engineering** (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 10A. Remove ONLY note in marking legends for S&S plans, Kewaunee and Foundry intersections must not have uncontrolled arterial crosswalks/curb ramps until signalization included.

**11. Fire / Life Safety** (Richard Tenorio / 303.739.7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)**Sheet 11**

- 11A. Show and label all proposed fire hydrants alternating on both sides of E Jewell Ave.

**12. Forestry** (Becky Lamphear)

- 12A. There could be trees affected in and around coal creek. Due to the location, size and condition of trees on the site, relocation is not an option. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 12B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.



- 12C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at. <https://www.auroragov.org/cms/one.aspx?pageId=16394080>

**13. Utilities** (Jennifer Wynn / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

**Sheet 04**

- 13A. Clarify which colored areas are being built by this document.

**Sheet 05**

- 13B. Revise drainage report for the area, the wrong number is being shown.

**Sheet 13**

- 13C. Include reference to EDN 221354.  
13D. The RSN shown is for a civil plan, please also include the Master Utility Study RSN for this area.  
13E. All fire hydrant should be public. Please revise all.  
13F. Are all of the utilities private or are they just part of a different development ie "by others"? Please revise.

**14. PROS** (Abigail Scheuermann / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in mauve)

- 14A. There were no PROS comments.

**15. Land Development** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 15A. No land development comments at this time.

**16. Arapahoe County Planning Division** (Terri Maulik / 720.874.6650 / [referrals@arapahoe.gov](mailto:referrals@arapahoe.gov))

- 16A. 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.