

Planning Division  
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January 21, 2025

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

**Re: Initial 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 initial submission, which we received on December 18, 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 February 7, 2025, 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 March 26, 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 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.

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 I  
City of Aurora Planning Department

cc: Mallory Mooney, Norris Design  
Justin Andrews, ODA  
Filed: K:\SDA\2315-03rev1



## *Initial 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.
- Provide typical (interim, and ultimate) E. Jewell Avenue roadway section.
- Provide ALL WAY stop control until signalization warranted and installed. Add stop bars on each approach.
- Please identify trees that will be removed for the project.
- PROS median design standards require a concrete maintenance zone be included to provide a safe area for maintenance vehicle parking. This area must be a minimum of 15' wide and 50' long, and must be uninterrupted by plants, light poles or other obstructions. Additional information on this requirement can be found in section 6.15.F(3) of the PROS Dedication and Development Criteria Manual. Please call out this area on the plan set.

### **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.

##### **Sheet 01**

- 2B. Include DA-2315-03 in Title

##### **General Comment**

- 2C. The street right of ways may be dedicated by the adjacent plats as they come into the city. If you need immediate dedication, then you can dedicate those by separate document. Planning would recommend including a right of way exhibit/diagram with the resubmission. This should show the ROW line for the entire project scope and reference the corresponding various documents that are/will dedicate the ROW for this project. It would be appropriate to include this within the letter of introduction.

#### **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 is an amendment for Murphy Creek that is currently being recorded, DA-1786-04. The street section proposed is consistent with the latest amendment for E Jewell Ave. However, there are traffic signals called out on both Kewaunee St and E Jewell Ave, and Harvest Rd and E Jewell Ave. Please include information regarding the construction of planned traffic signals.
- 4B. Harvest Crossings Master Plan calls out for traffic signals on S Flatrock Tr / S Kewaunee St, and Harvest Rd as well.

##### **Sheet 09**

- 4C. Parklands Village 1 Phase 3 site plan DA-2289-07 is currently under review and shares access off S Flatrock Tr and local accesses east of S Flatrock Tr. The current site plans street sections match.
- 4D. ROW is 76' on S Kewaunee St, but between Jewell and the first access it tapers to 78' feet in the Foundry Master Plan. Revise plans accordingly or clarify the 2' discrepancy.



## **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. Update the sheet numbers for the landscape plan sheets in the sheet index so that they are consecutive.

8B. Update General Note number three to correspond with the note provided on the landscape plan sheet regarding maintenance and ownership responsibilities.

### **Sheet LP-001**

8C. Note 4 of the City of Aurora Notes should be removed and replaced with the note provided by PROS on this sheet.

8D. The sheet numbering should be consistent throughout the plan set. This should be sheet number 27 etc.

### **Sheet LP-100**

8E. Add the plan references and case numbers where indicated along the length of E. Jewell Avenue along the north and south sides of the street.

8F. Add the side street, street names.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

## **9. Civil Engineering (Moustapha Agrigan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)**

### **Sheet 05**

9A. Is this going to be in phase or this is just showing the responsibilities?

### **Sheet 06**

9B. More information is coming by the end of the week on the construction of the bridge.  
I will follow up by email. Sorry for the inconvenience.

### **Sheet 07**

9C. Provide typical (interim, and ultimate) E. Jewell Avenue roadway section.

9D. Label proposed curb return radii, lot corner radii, and concrete and asphalt pavement transition area.

9E. Please add the following note:

"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

### **Sheet 08**

9F. Provide case number CN, of the adjacent site plan.

### **Sheet 11**

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

### **Sheet 16**

9H. 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).

### **Sheet 26**

9I. Provide typical (interim, and ultimate) E. Jewell Avenue roadway section.

9J. Is there a reason this is called median strip?

9K. Please remove all depth, Depth will be review at civil plan.



9L. Public Streets shall have public streetlights in conformance with COA standards.  
For each street, identify the following information as part of the site plan submittal in conformance with Section 3.L.1.a of the 2025 COA Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations
- Lighting assembly finish/color

This information (if its not already shown) can be added to the street sections provided if desired.

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

**Sheet 20**

- 10A. Include traffic signal equipment easement delineation.
- 10B. Remove sign, it is not required.
- 10C. Remove markings east of Harvest, they are not required.
- 10D. Call out traffic signal equipment easement delineation.
- 10E. Relocate right lane sign.
- 10F. Edge Lines and Lane Lines only need to be 4" wide, revise on all marking sheets.
- 10G. Dotted extensions not needed when turn lane has full bay taper.
- 10H. Provide ALL WAY stop control until signalization warranted and installed. Add stop bars on each approach.

**Sheet 21**

- 10I. Add sign seen in site plan under KEEP RIGHT sign.
- 10J. Relocate right lane sign to start of full width turn lane.
- 10K. Dotted extensions not needed when turn lane has full bay taper.
- 10L. Label Traffic Signal Equipment Easements.

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

**Sheet 07**

- 11A. Label all fire hydrants existing or proposed.
- 11B. Label the distance to the next nearest fire hydrant to the west.
- 11C. Street name sign font to be Upper/Lower case.
- 11D. Several taper rates provided in sheets 7-12 do not match rates illustrated in sheets 20-25.

**12. Forestry** (Becky Lamphear)

- 12A. Please identify trees that will be removed for the project.
- 12B. 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 01**

- 13A. The preliminary drainage letter must be approved before the site plan can be approved.
- 13B. The master utility study must be approved before the site plan can be approved.
- 13C. Typical Comment: Update all labels to Pressure Zone 4.
- 13D. Please make it easier to distinguish between the differently sized sanitary lines.



13E. Change hydrants to the proposed water line color for clarity.

**Sheet13**

13F. Typical Comment: Include RSNs or civil plan numbers for the existing infrastructure.

13G. Please show arrows indicating sanitary sewer flow direction

13H. Please note that this development is dependent upon offsite improvements that are not yet constructed. If the necessary sanitary connections for this site are not available at time of construction, this site will be responsible for building the necessary connections.

13I. Please state which Master Utility Study (MUS) this area falls under. The MUS must be approved before the site plan can be approved.

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

**Sheet LP-400**

14A. Include PROS standard median notes

14B. Include PROS standard planting list. These are xeric plants that have been planted (tested) in other PROS-maintained medians and have been proven to generally survive.

14C. PROS median design standards require a concrete maintenance zone be included to provide a safe area for maintenance vehicle parking. This area must be a minimum of 15' wide and 50' long, and must be uninterrupted by plants, light poles or other obstructions. Additional information on this requirement can be found in section 6.15.F(3) of the PROS Dedication and Development Criteria Manual. Please call out this area on the plan set.

**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. Right of Way dedication will need to occur when adjacent plats come in.

**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.