



September 16, 2023

City of Aurora - Planning Department  
Dan Osoba  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

Re: FOUNDRY Filing 01 (#1696475) Site Plan Phase I – Submittal #2

Dear Mr. Osoba:

On behalf of the Applicant, Century Communities, I am pleased to submit this Letter of Introduction for Site Plan No.1 at FOUNDRY.

The following team of consultants has been assembled to complete this application.

<b>Owner / Master Developer / Builder:</b> Century Cindy Myers 8390 Crescent Pkwy, STE 650 Greenwood Village, CO 80111 303.551.8420 <a href="mailto:Cindy.Myers@centurycommunities.com">Cindy.Myers@centurycommunities.com</a>	<b>Owner's Representative:</b> Integrity Land Ventures LLC Jerry B. Richmond III 7200 S. Alton Way Centennial, CO 80112 303-267-6255 <a href="mailto:jerry@integritylandventures.com">jerry@integritylandventures.com</a>	<b>Civil Engineer / Surveyor:</b> JR Engineering Kurtis Williams, P.E. 25188 Genesse Trail Rd, Suite 110 Golden, CO 80401 303.267.6222 <a href="mailto:dclark@jrengineering.com">dclark@jrengineering.com</a>
<b>Planner / Applicant:</b> Norris Design Eva Mather 1101 Bannock Street Denver, CO 80204 303.892.1166 <a href="mailto:emather@norris-design.com">emather@norris-design.com</a>	<b>Landscape Architect:</b> Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 <a href="mailto:smalone@norris-design.com">smalone@norris-design.com</a>	<b>Traffic Engineering:</b> LSC Transportation Consultants, Inc. Chris McGranahan 1889 York Street Denver, CO 80206 303.333.1105 <a href="mailto:csmcgranahan@lsctrans.com">csmcgranahan@lsctrans.com</a>

**Site Location:**

FOUNDRY is a 417-acre community located at the southeast corner of Kewaunee Street and East Jewell Avenue in southeast Aurora, Arapahoe County, Colorado. The property is currently undeveloped and operating as open agricultural fields with an existing single-family residence adjacent to East Jewell Avenue. The FOUNDRY master plan was approved by the City of Aurora May 2023. This application for a site plan represents the first phase of development for the FOUNDRY master plan. Land adjacent to the FOUNDRY master plan located to the north and west of the site are under consideration for new residential communities, including Murphy Creek. Land to the south operates as the Waste Management Denver Arapahoe Disposal Site Landfill and land to the east are oil and gas wells operated by Crestone.

Site Plan No. 1 is approximately 148.5 acres located at the southeast of the intersection of Kewaunee Street and East Jewell Avenue. Generally, East Jewell Ave is the northern boundary of the site, Kewaunee Street is the western boundary of the site, East Warren Ave is the southern boundary, and the regional drainage channel located within Tracts BV is the western boundary.



### Project Overview:

Site Plan No. 1 encompasses Planning Areas 1, 2, 3, 4, 6, 8, 10, and 14 of the FOUNDRY Master Plan and is represents the first phase of the FOUNDRY Master Plan. Approximately 458 homes are proposed with a mix of single-family residential home types broken out among 9 different home types. The proposed housing mix includes:

- Standard Single Family Detached, 50'x110' lot – 114 units
- Standard Single Family Detached, 60'x110' lot – 57 units
- Small Lot Single Family Detached, 45'x110' lot – 24 units
- Small Lot Single Family Detached, 32'x75' lot – 55 units
- Small Lot Single Family Detached Green Court, 32'x75' lot – 27 units
- Small Lot Single Family Attached (Paired), 58'x75' lot – 76 units
- Small Lot Single Family Attached (Paired) Green Court, 58'x75' lot – 64 units
- Townhomes Attached, 20'x75' lot – 26 units
- Townhomes Attached Green Court, 20'x75' lot – 15 units

The proposed density with this site plan is 3.1 du/ac (458 lots over 148.5 acres). Homes are distributed among smaller, walkable blocks and are generally distributed in an intentional pattern to promote a mix of products that will foster an inherent architectural diversity to the area. Single-family homes are served from front entrances located on local streets or accessed from private alleys. Attached homes either front local streets or green space with attached homes being accessed from private alley. Generally, East Louisiana and East Warren Avenue provide access to local roads internal to the site. Subsequent site plans will be provided respectively for the elementary school site shown in the southwest corner of the site (intersection of East Warren Ave and Kewaunee Street); the recreation center shown in the southeast corner of the site (intersection of East Louisiana and East Warren Avenue); and the multi-family homes in the northeast corner of the site.

### Amenities:

The site includes a variety of communal open spaces provided throughout along with a centrally located neighborhood park. Open spaces and neighborhood park are organized within Tracts dedicated by the Plat (Filing No. 1) to be recorded concurrent with this Site Plan No. 1. Trails connect open spaces and the neighborhood park to create a pedestrian friendly community. Trails in combination with an enhanced sidewalk create a central pedestrian corridor that runs southeast/northwest angle through the center of the site connecting the northwest entry monument park to the improved drainage corridor at the southeast corner of the site. The trail network weaves throughout the site and connects the neighborhood park, communal open spaces, the school site, and the recreation site to the neighborhood and to the larger FOUNDRY Master Plan area.

Monument entry signs are proposed for Tract A, Tract H and Tract BU and feature activated spaces in harmony with the monument entry signs. Tract BV includes a portion of the regional drainage improvements for the entire FOUNDRY Master Plan Community and will feature trails, benches, points of interest, and natural landscape.

Amenities for residents of this initial neighborhood include the following parks and open space:

- Communal spaces found in Tract A, H, S, Z, AE, AR, AW, BG, BR, BS, BU, BV, BX, BY will include amenities such as recreational lawn zones, tables, shade structures, benches, playground activities, and other site furnishings to promote both passive and active recreation.
- The Neighborhood Park (Tract AG) is located central to the site featuring soccer fields, a pump track, sidewalks, trail connections, shade structures, and two playgrounds designed for different age and play capabilities.



- The future shared elementary school site is located in Tract AU (Planning Area 5 of the FOUNDRY Master Plan), located to the southwest of Site Plan No.1. While Tract AU is platted with Filing No. 1, the design of Tract AU will occur with a subsequent Site Plan separate from this Site Plan No.1.
- The future Recreation Center is located in Tract BX (Planning Area 9 of the FOUNDRY Master Plan), located at the southeast corner of Site Plan No.1. Tract CA is 9.95 acres and will be platted as part of Filing No.1. A separate site plan will include final design and area calculations. Within Tract BX 2.5 acres are assigned to the Recreation Center to include amenities such as a clubhouse, pool, and parking and will not be credited to Open Space totals. Final acreages for Tract BX will be confirmed at the time of the future sit plan specific to Tract BX.
- Future open space trail corridor which runs throughout the central drainage corridor located in Tract BV. This trail corridor will connect to local trails featured in each site plan and will provide connections to regional trails as well.

#### **Infrastructure:**

The infrastructure improvements include the construction of the south half section of East Jewell Avenue, collector roads Warren Avenue and East Louisiana Avenue, East Kewaunee Street (local type 1), and several local type 2 roads. The improvements include on-site storm sewer, an on-site peak attenuation detention facility and off-site regional full spectrum detention facility, sanitary sewer including a connection to the planned regional Senac interceptor & water infrastructure for both pressure zones 4 and 5 necessary to service the full build out of FOUNDRY. Infrastructure has been stubbed into tracts for a planned future school (Tract AU), multifamily parcel (Tract BT), and recreational facility (Tract BX) as part of this application. Fox Tail Run channel reaches 1 and 2 along with associated collector roadway culvert crossings and East Jewell Avenue culvert crossing shall be coordinated with Mile High Flood District (MHFD) to adhere with the MHFD master plan. Pedestrian connectivity has been added; therefore, the 2-turn connectivity requirement is satisfied.

#### **Architecture:**

The proposed architecture will reflect the Modern Colorado style which includes pure forms and rich materials that create an aesthetic that embodies the modern Coloradan vernacular. Character, forms, and materials are designed to be consistent with the approved FOUNDRY Master Plan architectural standards. All homes will be served by two-car garages accessed from adjacent roadways and boast multiple elevation options to provide variety and visual interest within the neighborhood. All plans will comply with FOUNDRY Master Plan and the Unified Development Code. Architecture will be coordinated with the City's planning and building permit review staff separate from this Site Plan application.

#### **Public Art:**

Per the MP, no public art is proposed within this Site Plan. This will be included as a part of a future application.

#### **Approval Criteria:**

- A. *The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.*

The proposed Site Plan application retains compliance with the UDO, the approved FDP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides a mix of residential options for buyers which will support future, planned retail, restaurants, commercial, and other neighborhood services. Walkable blocks are designed to provide easy pedestrian access to the future school site and recreation center located within the neighborhood as well as access to the larger regional trail system.



- B. *The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.*

A Public Improvements Phasing Plan was approved with the FOUNDRY Master Plan in 2023 and sized the streets and associated infrastructure to accommodate a maximum of 5,872 proposed units. The site plan proposed with this application are consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.

- C. *Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.*

The design of Site Plan No.1 intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with FOUNDRY Master Plan), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

- D. *The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.*

Site Plan No.1 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level. The open space and trail network are designed to provide connectivity between parcels linking homes to adjacent community amenities, including schools, and future recreation centers.

- E. *The application is compatible with surrounding uses and building façade materials.*

This application is compatible with the surrounding residential uses. The residences proposed in this application are similar in size, scale, and materials to those in surrounding filings.

- F. *The application mitigates any adverse impacts on the surrounding area to the degree practicable.*

There are no anticipated adverse impacts associated with the proposed Site Plan application.

#### Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review of the FOUNDRY Master Plan. Feel free to contact me directly should you have any questions, and/or requests for additional information.

Sincerely,  
Norris Design

Eva Mather  
Principal

Response: Admin  
adjustment and major  
adjustment has been  
added to the updated  
loi

Update the adjustments  
section as needed for:  
-Administrative  
adjustment for small lot  
percentage;  
-Monument sign area  
exceeding 96 s.f.