



January 17, 2023

City of Aurora - Planning Department
Erik Gates
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Site Plan for FOUNDRY Community Center and Neighborhood Park

Dear Mr. Gates:

On behalf of the Applicant, Century Communities, I am pleased to submit this Letter of Introduction for the Community Center and Park at FOUNDRY.

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

Owner / Master Developer / Builder: Century Cindy Myers 8390 Crescent Pkwy, STE 650 Greenwood Village, CO 80111 303.551.8420 Cindy.Myers@centurycommunities.com	Owner's Representative: Integrity Land Ventures LLC Jerry B. Richmond III 7200 S. Alton Way Centennial, CO 80112 303-267-6255 jerry@integritylandventures.com	Civil Engineer / Surveyor: JR Engineering Kurtis Williams, P.E. & 25188 Genesse Trail Rd, Suite 110 Golden, CO 80401 303.267.6222 dclark@jrengineering.com
Planner / Applicant: Norris Design Eva Mather & Ryan Kacirek 1101 Bannock Street Denver, CO 80204 303.892.1166 emather@norris-design.com	Landscape Architect: Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 smalone@norris-design.com	Traffic Engineering: LSC Transportation Consultants, Inc. Chris McGranahan 1889 York Street Denver, CO 80206 303.333.1105 csmcgranahan@lsctrans.com
Architect: KGA Studio Architects John Guilliams 3881 Steele Street, Suite 1132 Denver, CO 80205 303-442-5882 jguilliams@kgarch.com		

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. FOUNDRY Master Plan was approved by the City of Aurora May 2023. This application is for Site Plan No. 2 under the first phase of development for FOUNDRY Master Plan.

The project is located on Tract BX and Tract BW as platted through FOUNDRY Filing No. 1. Tract BX is a 9.95 acre parcel and Tract BW is a 2.99 acre parcel. The combined area for this site plan is 12.94 acres. As seen in



Figure 1 below, the project encompasses Planning Area 9 (PA-9) and Planning Area 14 (PA-14) within Neighborhood 1 of FOUNDRY Master Plan. FOUNDRY Master Plan identified the proposed use for the site as AAC and intended this area to be used for a Recreation Center and Open Space, which this application proposes. The site is located at the northwest corner of E. Caspian Way and S. Foundry Way.



Figure 1. FOUNDRY Master Plan

Project Overview:

This proposal for a Community Center and Park through Site Plan No. 2 is a continuation of the design efforts for Neighborhood 1 of FOUNDRY Master Plan. The Community Center and Neighborhood Park, as detailed in FOUNDRY Master Plan, was planned for this location and platted through Site Plan No. 1. The surrounding roads, E. Caspian Ave, S. FOUNDRY Way, and E. Iliff Place are platted through Site Plan No.1 and will be built during the construction of Neighborhood 1. Site Plan No. 2 proposes no changes to Tract BW and BX boundaries, total area, and approved land uses.

Amenities:

The Community Center includes two separate buildings, a 5,194 square foot Community Center building and a 1,096 square foot bathhouse. The Community Center building includes a community room, gathering room, fitness room, kitchen, activity space, welcome area and restrooms. The Community Center building provides gated access to the proposed swimming pool. The Community Center building is located southwest of the swimming pool. The bathhouse, located on the opposite side of the swimming pool from Community Center building includes separate men's and women's restrooms complete with shower facilities and a pool equipment room. A 46 car parking lot accompanies the site and is located immediately southwest of the Community Center building. In addition to the Community Center buildings, a Neighborhood Park



accompanies the development located generally to the south and east of the Community Center buildings. A number of amenities are provided in association with the Community Center and Neighborhood Park. Site amenities include:

- 7,600 SF Swimming Pool with lap lanes
- Age-appropriate playgrounds (one for ages 2-5 and one for ages 5-12)
- Multi-use field and event staging lawn
- Pedestrian trails and sidewalks
- Food truck plaza
- Picnic areas and shelters
- Bike tracks
- Natural areas and trail connections
- Earth pack bike track and obstacle route

Infrastructure:

The infrastructure improvements for the road ways surrounding the site were planned for and designed through Site Plan No. 1. This includes the construction of E. Caspian Avenue, E. Iliff Place, and S. FOUNDRY Way. Tract BW, which is included with this Site Plan No. 2 but has been platted and designed through Site Plan No. 1 features a naturalized drainage system that will support drainage from this Site Plan No. 2. Sewer, water, and other utilities are stubbed into the site through the development of Site Plan No. 1. Vehicular access to the site comes from a driveway at E. Iliff Place that is located at the intersection of E. Iliff Place and S. Langdale Street. Trail connections are offered to the site through the trail that parallels the naturalized drainage system and via an enhanced sidewalk located along S. Little River Street and S. FOUNDRY Way at the northwest corner of the site.

Architecture:

The Community Center for FOUNDRY is intended to evoke the spirit of its name. By using a pallet of familiar industrial design materials on an iconic structure in the neighborhood, the Community Center will inform the residences they are living in a new community that is norm-breaking, multifaceted, and welcomes the creative spirit.

The building is intended to be a contrast to the surrounding architecture in order to foster a buzzy urban gathering place. Board Formed Concrete, and RE-Used Brick are recognizable elements found in the heart of popular urban neighborhoods that have evolved in warehouse and industrial districts throughout the country. The use of Core-Tin, Metal Siding, and large Steel Beams relate to the true essence of what a foundry is. Creating something solid and useful from raw materials.

The sweeping roofs invite the community to come gather here and emphasize the sweeping views the site offers. An abundance of glazing around the building will be a window into the energy this space will create.

Public Art:

The Master Plan does identify art in the vicinity of this planning area. However, because this site is so full with multiple amenities, the applicant would like to reserve the art for future park locations to give purpose and a destination for these spaces.

Adjustments:

No adjustments are being requested at this time.



Approval Criteria (UDO 146-5.4.3.B.2.c):

- 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 Master Plan 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. This proposal provides neighborhood services and amenities to the FOUNDRY Community. Site Plan No. 1 included walkable blocks designed to provide easy pedestrian access to the Community Center and Park. The design of the Community Center and Park provides a number of in demand amenities to the entire neighborhood and will function to encourage neighbors to access the site via walking and utilize 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 the Community Center and Park. The site plan proposed with this application is consistent with the approved land use for the site 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 Site Plan No. 1, this Site Plan No. 2 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. 2 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. 2 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level. The proposed Community Center and Park is adjacent to open space and is easily accessible from regional trails, local pedestrian connections, and the local street network.

- E. *The application is compatible with surrounding uses in terms of size, scale and building façade materials.*

This application is compatible with the surrounding residential uses. The Community Center buildings proposed in this application are similar in size, scale, and feature complimentary 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.



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

Sincerely,
Norris Design

A handwritten signature in blue ink, appearing to read "Eva Mather", with a long horizontal flourish extending to the right.

Eva Mather
Principal