



November 20, 2024

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

**Re: Jewell Ave. ISP – Infrastructure Site Plan and Plat Narrative**

On behalf of the Applicant, Integrity Land Ventures, LLC, Norris Design is pleased to submit this Infrastructure Site Plan and Plat application.

**Application Description**

The proposed project is an Infrastructure Site Plan (ISP) application involving infrastructure components of the Foundry Master Plan. The ISP is for roadway design and landscaping associated with the development of Jewell Avenue between S. Harvest Road and Foxtail Run Channel. Generally, the infrastructure improvements proposed in this ISP are intended to support the development of PA-3, PA-4, PA-6, PA-7, PA-8, PA-9 and PA-14 of the Foundry Master Plan.

The project team is comprised of:

<p><b>Owner / Master Developer / Builder:</b> Century Communities 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></p>	<p><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></p>	<p><b>Civil Engineer / Surveyor:</b> JR Engineering Kurtis Williams, P.E. &amp; Daniel Clark 7200 S. Alton Way, Suite C400 Centennial, CO 80112303.267.6190 <a href="mailto:dclark@jrengineering.com">dclark@jrengineering.com</a></p>
<p><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></p>	<p><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></p>	<p><b>Traffic Engineering:</b> LSC Transportation Consultants, Inc. Chris McGranahan 1889 York Street Denver, CO 80206 303.333.1105 <a href="mailto:cmcgranahan@lsctrans.com">cmcgranahan@lsctrans.com</a></p>

**Project Description**

The ISP involves improvements to the south half of the road along 1,540 linear feet of the south side of Jewell Ave. between S. Harvest Road and Foxtail Run Channel in order to provide access to Neighborhood 1 of the Foundry Master Plan. Improvements include: new curb and gutter; installation of the median; landscape design of the median; new water and sanitation lines; stormwater management; infrastructure for two new signalized intersections; and right-in, right-out midblock access to Neighborhood 1.

The street section for the Jewell Ave. ROW is 144 feet wide and features six travel lanes, including a detached sidewalk. Along with the south half of the right-of-way (ROW) improvements, this ISP will also include drainage infrastructure to connect the Foundry Filing 1 Foxtail Run Channel &



regional pond to Coal Creek. Roadway improvements will extend from S Harvest Rd east to Coal Creek's western edge. The City will recognize that portions of this design have been submitted and reviewed as part of the Harvest Crossing and Foundry individual Filing reviews. This ISP will include that information to present a comprehensive and coherent design for this segment that is developing quickly with the adjacent developers. This ISP will include landscaping associated with the median along Jewell Avenue. Typical sections will be in conformance with adjacent master plans and present a three-phase approach to construction. The developments on south side of Jewell Ave have presented standalone plans to allow construction in their respective phases. This plan will capture the overlaps and show that all infrastructure in this corridor is designed to function smoothly together. The only major existing utility in this corridor is a 36" steel water main which will generally be protected in place.

### **Approval Criteria**

The Jewell Ave. ISP conforms to the Site Plan Approval Criteria required by Code Section 146-5-4 through the following:

(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 Infrastructure Site Plan proposed is fully compliant with the Master Plan, and with the UDO on any details not specifically identified with the approved Master Plan.***

(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.

***The infrastructure proposed with this Site Plan has been analyzed against city, state, and industry standards to ensure that improvements proposed are adequate to properly serve the users.***

(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.

***There are no existing floodplains, streams or arroyos on site, however there are existing drainage channels throughout. These areas will remain intact with minor modifications to ensure appropriate capacity for the community. These drainage corridors shall provide space for views and opportunities for trail corridors throughout.***

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

***This project proposes all infrastructure improvements needed to support the Planning Areas outlined in the Foundry Master Plan (PA-3, PA-4, PA-6, PA-7, PA-8, PA-9 and PA-14). This includes drainage infrastructure to connect the Foundry Filing 1 Foxtail Run Channel & regional pond to Coal Creek. Roadway improvements will extend from S Harvest Rd east to***



**Coal Creek's western edge. Landscaping improvements associated with the median along Jewell Avenue are also included, along with sidewalks to connect the development.**

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

**This Foundry ISP application is compatible with surrounding land uses. It is intended to support the land uses outlined in the Planning Areas of the Foundry Master Plan (PA-3, PA-4, PA-6, PA-7, PA-8, PA-9 and PA-14).**

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

**Negative impacts associated with the development of this ISP are limited to standard impacts from construction and new development. Adverse impacts shall be mitigated, where possible, to ensure the health, safety, and welfare of the future residents as well as development crews.**

We look forward to working with City of Aurora on this Site Plan application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eva Mather".

Eva Mather, Principal  
Norris Design