



March 13, 2024

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

**Re: FOUNDRY Filing 01 (#1696475) Public Improvement Plan Amendment**

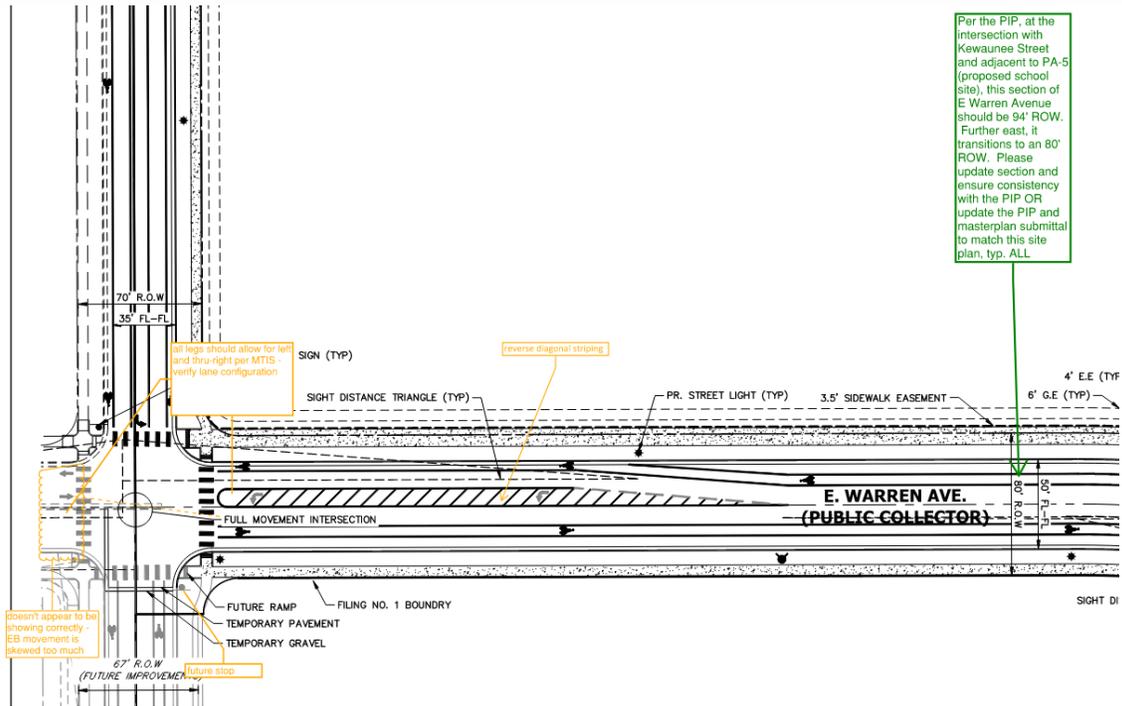
Dear Mr. Gates:

On behalf of the Applicant, Century Communities, we are pleased to submit a Minor Amendment to the FOUNDRY Public Improvement Plan (PIP).

**Amendment Justification**

During review of FOUNDRY Site Plan No. 1 (DA-2315-01) comments were received from City staff regarding the proposed E. Warren Avenue ROW width at the intersection of E. Warren Avenue and E. Kewaunee St and comments were received regarding the proposed intersection alignment of E. Caspian Avenue and S. FOUNDRY Way (formerly S. Muscadine Way). Comments received requesting adjusted ROW widths and updating the intersection alignment led to the removal of the 94-foot ROW standard from the FOUNDRY PIP and updates to the FOUNDRY PIP Planning Area Exhibits to add a roundabout intersection. This Minor Amendment request is to remove the 94-foot ROW section from the FOUNDRY PIP and to add a note to the intersection of S. FOUNDRY Way and E. Caspian Avenue to specify the use of a roundabout alignment for that intersection. A summary of comments received that necessitated this Minor Amendment are included here.

- Second Submittal Redlines (Dan Osoba Case Manager) two redline comments in yellow text from segomez (sheet 6 of 119): ***[first comment] all legs should allow for left and thru-right per MTIS - verify lane configuration. [second comment] doesn't appear to be showing correctly - EB movement is skewed too much.***
- Second Submittal Redlines (Dan Osoba Case Manager) one redline comment in green text from kanagam (sheet 6 of 119): ***Per the PIP, at the intersection with Kewaunee Street and adjacent to PA-5 (proposed school site), this section of E. Warren Avenue should be 94' ROW. Further east, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP or update the PIP and master plan submittal to match this site plan, typ. ALL.***



**Figure 1. 2<sup>nd</sup> Round Redlines received for FOUNDRY Site Plan No. 1 at location of E. Warren Ave and E. Kewaunee St intersection.**

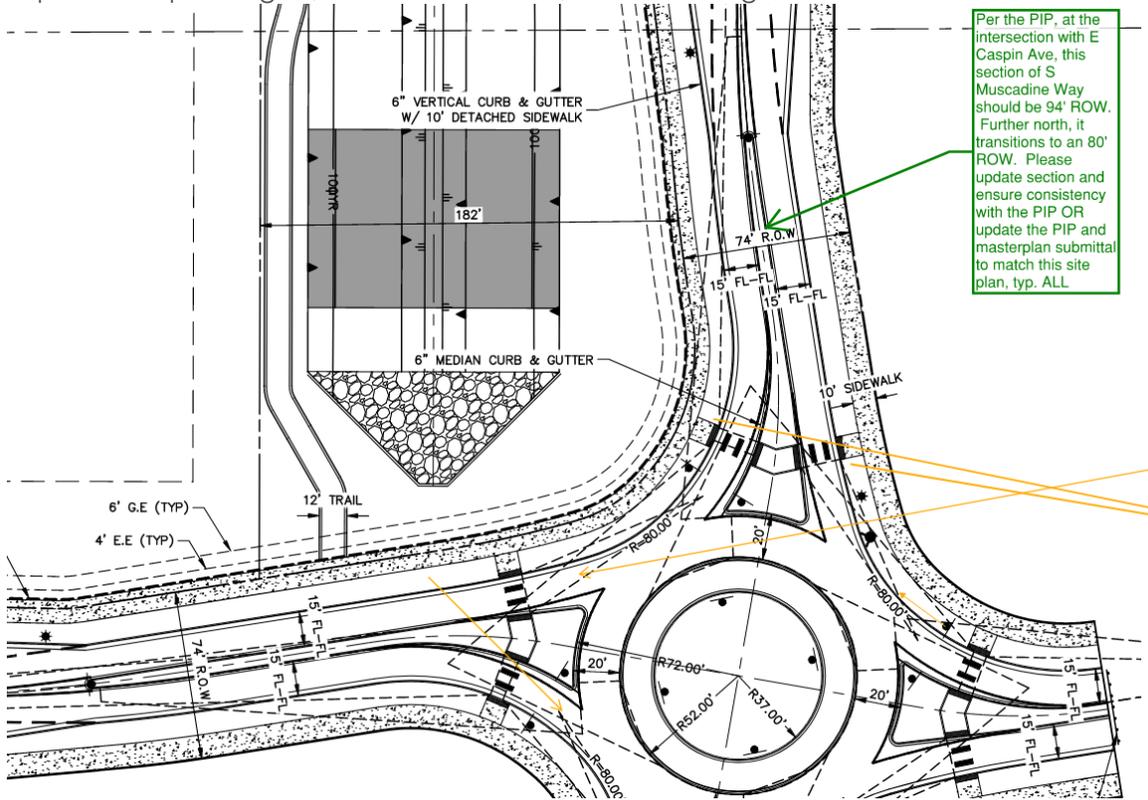
The first two submittals of FOUNDRY Site Plan No. 1 included a 94-foot ROW for E. Warren Avenue in the location referenced in the comment by kanagam above. Because the traffic comments at the intersection of E. Warren Avenue and E. Kewaunee Street (see segomez comments above) required the addition of turn lanes to the 94-foot E. Warren Avenue ROW, the median that was included within the original 94-foot E. Warren Avenue ROW was reduced greatly to the point that a median was no longer viable as an entry feature in this location. In addition, the Warren Avenue section to the west of E. Kewaunee Street is 70-foot wide, so a transition from a 94-foot ROW to a 70-foot ROW across the intersection was challenging. Because of the traffic comments concerning turn lanes at the intersection of E. Kewaunee Street and E. Warren Avenue, the decision was made to utilize the 80-foot ROW section found in the FOUNDRY PIP for this section of E. Warren Avenue.

- Second Submittal Redlines (Dan Osoba Case Manager) one redline comment in green text from kanagam (sheet 11 of 119): **Per the PIP, at the intersection with E Caspin Ave, this section of S Muscadine Way should be 94' ROW. Further north, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP OR update the PIP and masterplan submittal to match this site plan, typ. ALL**

Upon review of the first submittal of FOUNDRY Site Plan No. 1, the design team at the direction of Carl Harline revised the intersection of S. FOUNDRY Way (formerly S. Muscadine Way) and E. Caspin Avenue to be a roundabout. Conversations with Carl Harline at Public Works indicated that the city preferred a roundabout over a traditional intersection. The original design utilized the 94-foot ROW section as S. FOUNDRY Way approached the intersection and the original design featured a large, landscaped square in the middle of the intersection. The roundabout was implemented at the



intersection instead, and it made the 94-foot ROW section for S. FOUNDRY Way no longer functional as the large median came in conflict with the roundabout design and impacted taper lengths, sidewalk locations, and site triangles.



Per the PIP, at the intersection with E Caspin Ave, this section of S Muscadine Way should be 94' ROW. Further north, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP OR update the PIP and masterplan submittal to match this site plan, typ. ALL

**Figure 2. 2<sup>nd</sup> Round Redlines received for FOUNDRY Site Plan No. 1 at location of roundabout.**

The 94-foot ROW section was only proposed for the two locations discussed above and because it is no longer being used within FOUNDRY Site Plan No. 1, the city has requested it be removed from the FOUNDRY PIP. Conversations with Public Works and City Engineering have led to design changes within Site Plan No. 1 that no longer required the use of the 94-foot ROW.

The minor amendment to the PIP also impacts Form D and Form J of the FOUNDRY Master Plan along with a number of maps included in the FOUNDRY Master Plan. Those maps and forms have been updated and included with this submittal. Switching from a 94-foot ROW section to the 80-foot ROW section in the locations discussed above and identified in the updated FOUNDRY Master Plan documents resulted in slight changes to total acreage within Planning Area 4, Planning Area 5, Planning Area 9, and Planning Area 14. In total, the internal ROW for FOUNDRY Master Plan changed from 20.91 acres to 18.1 acres as a result in the decrease of ROW size. The table below provides the changes in acreage for each Planning Area affected by the ROW decrease.

Planning Area	Approved FOUNDRY Master Plan Acreage shown	Minor Amendment Acreage Shown
Planning Area 4	57.97	60.4
Planning Area 5	16.97	17.04



Planning Area 9	10.70	10.10
Planning Area 14	2.11	2.99
<b>Total</b>	<b>87.75</b>	<b>90.53</b>

**Table 1. Comparison of Planning Area acreage approved in FOUNDRY Master Plan to acreage proposed by this Minor Amendment.**

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

Sincerely,  
Norris Design

Eva Mather  
Principal