



Planning Division
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January 16, 2020

Joseph Huey
Lennar Homes
9781 S Meridian Blvd, Ste 120
Englewood, CO 80112

Re: Second Submission Review - Murphy Creek East/Harvest Ridge Master Plan Amdt
Application Number: **DA-1250-46**
Case Number(s): **2007-7003-03**

Dear Mr. Huey:

Thank you for your second submission, which we started to process on Thursday, December 5, 2019. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, January 30, 2020.

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.

Please note that there are ongoing discussions regarding drainage, utilities, and infrastructure that involve updates to technical reports, including the Master Utility and Drainage Reports. This may affect the administrative decision date.

Please also note that there are a number of comments from the public requesting that this case be reviewed and approved through a public hearing.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Bill Mahar, Norris Design 1101 Bannock Street Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Community members have requested a public hearing for the proposed FDP Amendment.
- ✓ Please see comments for both the Master Utility Study and the Public Improvement Plan.
- ✓ Provide specific triggers for all park and open space improvements relating to certificates of occupancy within adjacent residential planning areas.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

- A. Name: Nancy Slinkard
1750 S Buchanan Circle, Aurora CO 80018
Phone: 303-521-7266 Email: nlslinky@aol.com
Comment: We must have another hearing with the City Council. The residents received 8 votes to 1 vote against this developer. Then the Ward 6 council member, who lives in a million dollar house in Tallyn's Reach brought it up for another consideration. Was that because she received about \$2000 from Harvey Alpert (for her campaign) the land owner who is very interested in selling his property? She would not allow these kind of buildings near her neighborhood.

2. Completeness and Clarity of the Application

- A. Thank you for updating the table referencing small lots.
- B. Please continue to work with Mile High Flood District/Urban Drainage regarding potential required drainage improvements along Murphy Creek.

3. Open Space and Recreational Amenities

- A. Additional information should be provided in the PIP as to the type of recreational amenities that will be provided in the neighborhood park adjacent to the school as well as other smaller pocket parks in the development. Will the open space/trail areas have any amenities, such as benches or vita course equipment?
- B. Please include the proposed powerline trail that parallels Harvest Mile Road on the PIP.
- C. Provide specific triggers for all park and open space improvements relating to certificates of occupancy within adjacent residential planning areas.

4. Environmental Issues

- A. Thank you for submitting the avigation easement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

- A. The Master Plan/FDP amendment will not be approved by public works until the master drainage update is approved. Comments were provided 11/5 and no subsequent submittal has been made.

6. Parks, Recreation & Open Space Department

Michelle Teller/303-739-7154/ mteller@auroragov.org

- A. Filing 1 contains a pocket park (OS credit) not a neighborhood park. Please clarify.
- B. Add security lighting in the "Parks and Open Space" section on Page 9 of the Public Improvement Plan.
- C. This isn't on the Master Plan/FDP within filing 2? Is this the South Pocket Park? Match name within Master Plan/FDP for consistency.
- D. Include a new section dedicated to the large neighborhood park.



7. Real Property Darren Akrie / (303) 739-7331 / dakrie@auroragov.org

- A. The Real Property Division has no comments.

8. Utilities James DeHerrera / 303-739-7296 / jldeherr@auroragov.org

- A. See comments on the Master Utility Study regarding offsite flows.
- B. Please provide documentation from Villages at Murphy Creek ownership team(s) authorizing the modifications to basin boundaries and peak flow rates. Letter should also acknowledge that any future changes in density or use that results in an increase of flows will be that ownership team's responsibility to accommodate (i.e. up-sizing, paralleling, etc.).
- C. Please update all tables and reports as necessary, and include the documentation as an appendix to the Master Utility Study.
- D. Update the Public Improvement Plan and Framework Development Plan amendment as necessary to match any changes to the Master Utility Study.

9. Urban Drainage submittals@udfcd.org / 303-455-6277

- A. Please see attached letter.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MEP Referral Review Comments

Date: December 17, 2019

To: Heather Lamboy
Via AMANDA System

RE: MHFD Referral Review Comments

Project Name:	Murphy Creek East/ Harvest Ridge Master Plan
Drainageway:	Murphy Creek and Murphy Creek East
MEP Phase:	Referral
MEP ID:	106733
RSN:	1408408

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Murphy Creek and Murphy Creek East

The following items were reviewed as part of this submittal:

1. Murphy Creek East Framework Development Plan
2. Public Improvement Plan
3. Comment Response Dated November 26, 2019
4. Murphy Creek East Subdivision Phase 1 Filing 1 and 2 Preliminary Drainage Report (PDR)

We have the following comments to offer:

1. It is documented in the responses and PDR that there may be a Metro District that may provide long term maintenance on outfall improvements along Murphy Creek and Murphy Creek East. I would strongly discourage Aurora from allowing this regional drainage infrastructure to be maintained only by the Metro District, because of the long term financial uncertainty associated with Metro Districts. Please be sure to keep referring this to MHFD, and requiring that the design meets our requirements and responds to our comments to ensure maintenance eligibility.
2. It is unclear in the report documentation if the channel improvements to Murphy Creek East, north of Jewell Avenue will be constructed with Filing 2. It is our recommendation that these improvements are constructed with the Filing 2 improvements.
3. It appears the channel improvements recommended are based on the flows documented in the OSP (2008). Please clearly state this in the report.

4. Culvert A should be designed to convey the flow that was documented in the OSP (2008) at South Harvest Road. Private detention ponds that may be constructed upstream of this location cannot should not be considered when designing 100-year conveyance infrastructure.
5. The guidance provided in Chapter 8 are minimum design targets. Achieving these target values is not sufficient to fully demonstrate natural channel design has been achieved. Please provide a HEC-RAS or other hydraulic model to demonstrate velocities and shear stress values are at an acceptable level throughout the proposed channel as the design progresses.
6. The PDR has a discussion on Pond D. It is unclear where this is located? It is not shown on the Framework Development Plan.
7. We recommend that all drainage structure that is interim be called out as such on the Framework Development Plan for consistency including Pond C and swales.
8. Based on the information documented in the report, all drainage infrastructure associated with Filing 1 that would be eligible for MHFD maintenance, outfalls, channel improvements, culvert improvements, are interim in nature and will be improved with Filing 7. MHFD does not accept interim improvements into the program and cannot consider these for maintenance eligibility. It would be our recommendation to confirm the concentrated flows will not adversely impact the overbanks of Murphy Creek in this interim condition. We would like to continue to review these improvements as the design progresses.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Morgan Lynch, PE, CFM

Project Manager, Watershed Services
Mile High Flood District