



Planning Division
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April 22, 2020

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

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

Dear Mr. Huey:

Thank you for your third submission, which we started to process on Tuesday, February 11, 2020. We reviewed it and attached our comments along with this cover letter.

This Master Plan Amendment was administratively approved on March 25, 2020. Minor issues remain, which mostly are related to the completion of the Master Drainage and Utility reports. Due to the minor nature of the edits, please revise your previous work and send us an updated PDF on or before Tuesday, May 5, 2020.

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: Bill Mahar, Norris Design 1101 Bannock Street Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The Master Drainage report must be completed prior to final approval of the Master Plan Amendment.
- ✓ Update the drawings as per changes in the Master Utility Report, as well as update technical edits to the report.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

A. Name: Lisa Weber

Email: webfam22@comcast.net

Comment: We would like to request a public hearing. This plan is incompatible with the neighborhood, changes the character of the neighborhood, and significant drainage and financial concerns for our neighborhood's metro district.

We hope Lennar reconsiders building the 3-story walk-ups in Murphy Creek. This plan is not compatible with the existing Murphy Creek community. This would have a negative impact on our home values. When we first bought in this community, it we were told it would be a neighborhood with plenty of space for all.

We appreciate your consideration in our request, and we hope Lennar has the integrity and ethics to keep Murphy Creek the way it was intended.

B. Name: Jessica Reed

Address: 24560 E Jewell Aurora Colorado 80018

Phone: 303-361-9818 Email: reed1319@gmail.com

Comment: I am an abutting land owner on all 4 sides of this project. I am requesting a public hearing be held to discuss concerns. One major concern is drainage and erosion. This land/development sits 3-4 feet above our property. Thank you for you consideration regarding this matter, David and Jessica Reed

C. Name: Kathleen Ruesch

Address: 1550 S Goldbug Cir Aurora CO 80018

Phone: 7207320406

Email: rueschk@hotmail.com

Comment: Home ownership is a valuable asset and one that retired persons need to protect. I am for the Murphy Creek expansion but feel it needs to have another hearing before the council to make sure all areas have been addressed as I do not feel they have after reading all material provided. Please put this project on the agenda for an upcoming council meeting. To many financial questions and lighting issues to discuss. Aurora seems content to just put so many townhomes together without any space and landscaping. I realize water resources need to be taken into effect but another issue is there is no public transportation in this area leaving one to ask, who is purchasing these congested homes and are you as a city going to deal with more roads and the expansion of Gun Club? Tollgate is completing their project with smaller single family homes (garages in the back. Perhaps that could be something better suited for Murphy Creek. Please bring this application up again for review and community involvement.

D. Name: Cindy Hughes

Address: 1471 S Grand Baker St Aurora CO 80018

Phone: 3039298977

Email: chughes1471@gmail.com

Comment: I am concerned about the nature of this project and not conforming to the desires of Murphy Creek. This project would devalue our homes. I hereby request that a public hearing be approved.



- E. Name: John F. Smolen
Address: 24011 E Hawaii Pl Aurora CO 80018-6033
Phone: 720-532-1088
Email: JFS70@COMCAST.NET
Comment: The project is incompatible with the neighborhood; it changes the character of this golf community. Who is responsible for any changes required with drainage upgrades in the future? Who is the ownership team that will be financially responsible; this should NOT fall on the Metro District - see the recent articles in the Post. This should NOT be done thru the administrative decision process, but rather thru the P & Z Commission.
- F. Name: John Dougherty
Address: 1865 s. Oswego St Aurora Co 80012
Email: Wb8ghz@gmail.com
Comment: The proposed townhouse at Murphy Creek requires the review of the Planning board and should NOT be processed Administratively. There are serious drainage issues and maintenance issues which are not adequately addressed in the Application.
- G. Name: Kirstin McLendon
Address: 1453 S Haleyville Cir Aurora CO 80018
Phone: 720-308-8662
Email: pennyblenny@gmail.com
Comment: My husband and I have been living here for five years. Our greatest personal investment is our home - and by the plans for this community, its future value is being threatened. Murphy Creek is a golf-course community whose value should be upheld, and that will not happen if as many homes as possible are shoe-horned into this new development. Please allow a public hearing so that concerns like ours can be addressed. Our community's members should be able to voice their opinions on this development - it's the right thing to do.
- H. Name: Richard Rader
Address: The Lowry Landfill Superfund Site Citizens Advisor Aurora CO 80042
Phone: 720-366-8686
Email: bonzorader@gmail.com
Comment: Murphy Creek - DA-1250-46; Richard Rader is requesting a public hearing; this application should not circumvent the council call up process. This application, and the 3 others associated with it, should not move forward toward an administrative decision without a Public meeting.
- I. Name: Margaret Sobey
Organization: MCGC Neighbors
Email: msobey@mcgcneighbors.org
Comment: Please see attached letter.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. The FDP amendment will not be approved by public works until the master drainage amendment (originally submitted as Murphy Creek Filings 9 and 12 - RSN 1336471) is approved.

3. Parks, Recreation & Open Space Department

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

- A. No additional comments.



4. Utilities James DeHerrera / 303-739-7296 / jldherr@auroragov.org

- A. Please update the Public Improvement Plan and the Master Plan based on updates to the Master Utility Study.
- B. Please address previous review comment to provide a letter from the Villages at Murphy Creek / Harvest Crossing ownership team documenting they are in agreement with the results of this master utility study. This needs to be included in the appendix of this report.
- C. Update text to match tables in the appendices (typ.)
- D. Include Harvest Crossing exhibit and include flows from the offsite area (from Eastern Hills) that are tributary to Harvest Crossing and Murphy Creek East developments.
- E. Update exhibit per comments on subsequent tables and updated worksheets as needed.
- F. Replace with corrected table. The table received 2/14/20 via email with review comments was added to the end of this document.
- G. Please make strikeout edits on page 36.
- H. Replace with corrected table. The table received 2/14/20 via email with review comments was added to the end of this document. (Page 37)
- I. Please make minor edits on page 38.
- J. Account for flows from planning area 1C (23.3 acres of commercial). Evaluate the existing main in Mississippi Avenue.
- K. Follow the same naming convention as the other tables. This portion of the table is not consistent and is difficult to follow.
- L. Over capacity? Existing pipe will need to be upsized. Update all exhibits and documents accordingly. (Page 53)
- M. This does not meet minimum 2 ft/sec cleansing velocity. (Pages 57, 59, 65)
- N. Where is 1C included in the "Murphy Creek and Full System Routing" spreadsheet? Please add in this planning area and evaluate the 18" in Mississippi Avenue (at 0.33% slope). (Page 77)
- O. Include flows from Planning Area 1C (23.3 acres of commercial).
- P. Correct and update worksheets as noted.

5. Mile High Flood District (Urban Drainage) submittals@udfcd.org / 303-455-6277

- A. Please see attached letter. The letter is dated February 24, 2020 and additional progress has been made as to addressing their concerns. Additional comments will be sought with the technical submittal.

**COMMENTS ON DA-1250-46 – MURPHY CREEK EAST
FROM MCGC NEIGHBORS
February 24, 2020**

MCGC Neighbors is a registered Neighborhood Association in Aurora for Murphy Creek and other homeowners along Gun Club Road. Our comments below are based on the applicant's documents and conversations with homeowners.

Although the UDO allows this application to be administratively decided, Section 5.3.10 of the UDO states that if the Planning Director, "...determines that the application is unusually complex or raises potentially unique or serious impacts on the City or the surrounding neighborhoods, the Director may, in his or her discretion, refer the decision to the Planning and Zoning Commission for decision...". We believe this application is complex and could have serious financial impacts to the surrounding neighborhoods, the future metro district residents, and potentially the City of Aurora. Therefore, we request that a public hearing be held in order to discuss the concerns.

The major area of concern is the drainage. The Mile High Flood District has been commenting on this application for many months, and the latest response from the applicant is: "The team coordinated with Mile High Flood District and the City to resolve the drainage improvements included in the Public Improvement Plan and Master Utility Study". However, the "resolutions" do not seem to be documented, and the latest PIP and MUS documents do not seem to be updated. If we have overlooked where the improvements are documented, please let us know that.

The City has asked the applicant to provide a letter from Villages at Murphy Creek ownership team(s) authorizing modifications to the basin boundaries and peak flow rates and acknowledging responsibility for any future changes in density or use that result in an increase of flows. This letter is supposed to be attached to the Master Utility Report as an appendix, but that letter is not attached. This is critical, as it could have financial impacts on the surrounding neighborhoods, the residents of the future metro district, and potentially the City of Aurora. The flow rates may have been changed in the tables, but without a signed letter of authorization, there is no accountability.

Additionally, Mile High Flood District has requested a hydraulic model to demonstrate that velocities and shear stress values are at an acceptable level for a proposed water channel. The applicant responded that Mile High Flood District and CVL Consultants will discuss design requirements offline. This is a major concern, as the public may never learn what has been decided and/or what compromises were made.

Another area of concern is the security lighting that is NOT being required for a pocket park. The applicant states that a conversation with PROS has determined that streetlights from Atlantic Drive will provide sufficient lighting for the park. This is a major concern, as this area is extremely dark and more lighting, not less, should be required. Homestead Park in the existing Murphy Creek has a street light in the center of the park, and that is not even enough for the park itself.

Another concern is the elimination of the required Forms D and J consistent with Section 4.4 of the FDP manual. The application indicated that the information from those forms will be updated and submitted with each CSP. This is a major concern, as this prevents the public from seeing summaries of this required information in a single location. Why was PROS staff allowed to decide that this approach would be acceptable?

Because the neighborhood has major concerns, we request a public hearing instead of an administrative decision.

Thank you for the opportunity to comment.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MEP Referral Review Comments

Date: February 24, 2020

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

We have the following comments to offer:

1. The channel improvements described in the Filing 2 narrative is eligible for maintenance by the Mile High Flood District. We would be interested in reviewing this design as it progresses.
2. Please confirm on the Framework Development Plan if the swales shown are interim.
3. 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,

A handwritten signature in blue ink that reads "Morgan Lynch". The signature is written in a cursive, flowing style.

Morgan Lynch, PE, CFM
Project Manager, Watershed Services
Mile High Flood District