

April 28, 2020

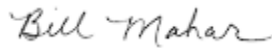
City of Aurora
Ms. Heather Lamboy
15151 E. Alameda Pkwy, Suite 2300
Aurora, CO 80012

Re: **Technical Corrections Submittal** – Murphy Creek East/Harvest Ridge Master Plan Amendment
Application Number: DA-1250-46
Case Number(s): 2007-7003-03

Dear Ms. Lamboy:

Thank you for processing our third submission of Murphy Creek East/Harvest Ridge Master Plan Amendment. Valuable feedback was received on April 22, 2020. We have made the following adjustments. Please feel free to reach out if you have any questions or concerns at 303-892-1166 or bmahar@norris-design.com. Thank you for your assistance in getting this project completed.

Sincerely,
Norris Design



Bill Mahar
Principal

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.

Response: Thank you for your comments and participation through this process. Many of the changes recommended by the neighborhood have been incorporated and have resulted in an improved plan for the future neighborhood.

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 your consideration regarding this matter, David and Jessica Reed

Response: Thank you for your comments. Members of the project team have met with the Reed's to listen to their concerns and toured their property on numerous occasions. Project team members are working with the Reeds to address any grading and drainage concerns they may have. Per their request, a privacy fence and landscaping has been added to the plans.

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.

Response: Thank you for your comments.

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.

Response: Thank you for your comments.

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.

Response: Thank you for your comments.

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.

Response: Thank you for your comments.

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.

Response: Thank you for your comments.

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.

Response: Thank you for your comments and participation throughout this process.

I. Name: Margaret Sobey

Organization: MCGC Neighbors

Email: msobey@mcgcnighbors.org

Comment: 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.

Response: Thank you for your comments. Members of the project team want to thank, Ms. Sobey for her participation at various neighborhood meetings and for her coordination with scheduling neighborhood

meetings. The PIP and MUS documents have been resubmitted on 4-28-20. The aforementioned letter has been incorporated into the MUS on page 87. The park lighting has been incorporated into the plans for the park that were submitted to the City of Aurora in early March and the lighting is also shown on the plans that were uploaded to the City website on 4-27-20.

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.
Response: Acknowledged. The MDR is currently in review with the City.
3. **Parks, Recreation & Open Space Department** (Michelle Teller / 303-739-7154 / mteller@auroragov.org)
 - A. No additional comments.
Response: Comment noted, thank you.
4. **Utilities** (James DeHerrera / 303-739-7296 / jideherr@auroragov.org)
 - A. Please update the Public Improvement Plan and the Master Plan based on updates to the Master Utility Study.
Response: PIP has been updated to match 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.
Response: Agreement letter has been included in the MUS report.
 - C. Update text to match tables in the appendices (typ.)
Response: Text has been updated per comment.
 - 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.
Response: Harvest crossing flows have been included.
 - E. Update exhibit per comments on subsequent tables and updated worksheets as needed.
Response: Exhibit has been updated per table comments.
 - F. Replace with corrected table. The table received 2/14/20 via email with review comments was added to the end of this document.
Response: Table has been replaced.
 - G. Please make strikeout edits on page 36.
Response: Edits made per comment.
 - 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)
Response: Table has been replaced.
 - I. Please make minor edits on page 38.
Response: Acknowledged.

- J. Account for flows from planning area 1C (23.3 acres of commercial). Evaluate the existing main in Mississippi Avenue.

Response: Flows have been included per comment.

- K. Follow the same naming convention as the other tables. This portion of the table is not consistent and is difficult to follow.

Response: Naming has been updated per comment.

- L. Over capacity? Existing pipe will need to be upsized. Update all exhibits and documents accordingly. (Page 53)

Response: Exhibits have been updated accordingly.

- M. This does not meet minimum 2 ft/sec cleansing velocity. (Pages 57, 59, 65)

Response: Pipes have been adjusted to meet minimum velocity.

- 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)

Response: 1C has been included in the routing spreadsheet.

- O. Include flows from Planning Area 1C (23.3 acres of commercial).

Response: 1C has been included in the routing.

- P. Correct and update worksheets as noted.

Response: Worksheets have been updated per comments.

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

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.

Response: Acknowledged. Will continue to collaborate during Civil review process.

2. Please confirm on the Framework Development Plan if the swales shown are interim.

Response: 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.

Response: Acknowledged.