

December 20, 2019

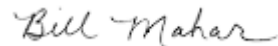
City of Aurora  
Heather Lamboy  
15151 E. Alameda Pkwy, Ste 2300  
Aurora, CO 80012

Re: **Third Submission Review** – Murphy Creek East CSP No. 1 – CSP and Plat  
Application Number: **DA-1250-41**  
Case Number(s): **2019-4001-00, 2004-3096-01**

Dear Ms. Lamboy:

Thank you for your recent feedback received on December 2, 2019 for the Murphy Creek East CSP No.1 – CSP and Plat third submission. Please see the following pages for the team's response to comments. Please feel free to reach out should you have any questions or concerns at 303-892-1166 or [bmahar@norris-design.com](mailto:bmahar@norris-design.com)

Sincerely,  
Norris Design



Bill Mahar  
Senior Associate

## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments from Arapahoe County were received regarding setbacks to the Reed property.
- Please note all amenities for each park in the tracking table. (PROS)
- Please ensure that all elevations meet the residential design standards of the UDO.
- Please consider adding more area around the Reed property where cottage homes will be limited to 2-story.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

- A. Name: Paula Smolen  
24011 E Hawaii Place Aurora, CO 80018  
Email: pmsmolen@yahoo.com  
Phone: 303-360-7736

Comment: I continue to oppose this development as it includes less attractive, lower quality homes that are inconsistent with what we enjoy as Murphy Creek residents. It will lower the value of our homes as it abuts our neighborhood. Some of the proposed homes are likened to row houses which are 3 stories tall on small lots with inadequate parking and very little storage. If the target buyer is a younger couple or family buying a first home, they will be gone in a short time when a more adequate home can be bought thus leading to much turnover and preventing a developing a stable community. The older person or couple will tire quickly of climbing stairs and will leave when they cannot navigate the home without a Stair-lift!

This does not even approach the hideousness of building homes abutting the landfill. I believe this sends a strong message to the prospective home buyer from the city of Aurora saying, "Never mind that the house you can afford is next to the landfill and on property possibly affected by the contamination from the Superfund Site, we are fulfilling our commitment to increase lower priced homes for you to live in." I see this as a social justice issue.

I welcome development on the East side of Aurora but I do not welcome any building that does not uphold what the citizens of Murphy Creek want for their neighbors.

***Response: Thank you for your comments and involvement throughout this process. The involvement of the neighborhood has informed the development of the Murphy Creek East neighborhood contextual site plans. Most recently, we have increased the number of homes near the Reed property that will have a maximum of two stories per city staff request.***

- B. Name: Carol Caswell  
1635 S Grand Baker St, Aurora, CO 80018  
Email: cacasw@hotmail.com  
Phone: 303-568-9996

Comment: Please set up a public hearing for these proposed sites. Aurora Administration is supposed to be "for the people", though making decisions w/out the people seems not be for the people at all. Many of us moved out this way to get away from a lot of the neighborhoods that had no agreed upon controls, or structure requirements to meet a specific quality of neighborhood including life safety, roads, trails, parking and space. I keep reading these notices and wonder, why it is that some builders comply just fine but others just push the limits, are they not making enough money as it is in what they are building in the first place that they put lives on the line, by not providing safe quality areas for these structures. Why can't they reconsider the number of buildings, to be able to provide enough parking, access in case of emergency and such - why do they get to get past what was agreed

upon initially when Murphy Creek community was created - and other are easily compliant. Why do we want this type of builder, building in our community? Who's getting paid to allow this w/out a public hearing? Why, why, why - we understand growth, and only ask that it's done respectfully, and respecting what Murphy Creek was set to be, in lieu of creating a community just like all the others. Make these companies comply with what Murphy Creek was meant to be otherwise we'll just end up like all the others with no end in site as to who builds here and/or what they build. Once you allow our agreed upon structure requirements, streets, roads, lack of emergency access to be compromised it just keeps coming and will get worse. Please consider, growth is good but if they really want to build here they'll comply with what we are asking and we can keep our quality of neighborhood in place, and have the proper life safety for folks who move in. Be the Aurora advocates we voted you in office/ administration to be.

***Response: Thank you for your comments and involvement throughout this process. The involvement of the neighborhood has informed the development of the Murphy Creek East neighborhood contextual site plans.***

## 2. Completeness and Clarity of the Application

- A. *Before this Site Plan can be approved, the Master Plan Amendment must be approved and the appeal or call-up period has passed.*

***Response: Comment noted, thank you.***

- B. Please include the detention ponds that will serve CSP No 1 as part of the Site Plan. Confirmation from Public Works is required to ensure that the updated drainage design meets all standards.

***Response: Detention ponds are now show on vicinity map as well as overall sheet for location.***

- C. Please color code sheet 1.2 for legibility purposes (example provided by Kelly Bish).

***Response: This sheet follows the format of the Landscape Lot Type Key Plan (sheet L-1.03). The format of that plan was discussed with Kelly Bish, who agreed to the format and B&W codes.***

## 3. Zoning and Land Use Comments

- A. It is suggested that those elevations facing the Reed property utilize clerestory windows on the second floor to address the concern expressed regarding privacy.

***Response: The project team spoke with planning staff regarding this request. We will consider clerestory windows where feasible. Please note, the homes are approximately a 100' or more from the Reed residence and significant landscaping and trees and a fence are planned as a buffer.***

- B. It is also suggested that additional area surrounding the Reed property be limited to 2 stories. See highlighted bright yellow lots in the graphic to the right.



***Response: Per staff request, we will limit the additional homes to two-stories as identified on the adjacent graphic.***

- C. On all elevation drawings, please include dimensions and label materials and colors. Ensure that all elevations meet the minimum number of points required as part of elevation reviews. *Please note that the conservation features have been eliminated from the elevation point system with the adoption of the Unified Development Ordinance (UDO).*

**Response: After discussions with City staff, we have added a dimensions chart to each elevation, as well as materials sheets.**

#### 4.8.3. DESIGN STANDARDS FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS

##### A. Applicability

These standards shall be applied in addition to any other applicable standards in this Section 146-4.8 unless otherwise stated. When these standards conflict with any other standards in Section 146-4.8, the stricter shall apply.

##### B. Design Variety

Table 4.8-2 Scoring System for Architectural Features				
Feature	Points			Total
	3	2	1	
<b>Windows</b>				
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	
Ribbon windows with two or more horizontal rows of windows containing at least three windows each			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	
Garage door(s) with windows			X	
<b>Roofs</b>				
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-inch roof overhang on all sides	X			
Change in highest roof plane or ridge line of at least one vertical foot	X			
Decorative roofing elements (e.g., copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	
<b>Architectural Details and Styles</b>				
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		

Table 4.8-2 Scoring System for Architectural Features				
Feature	Points			Total
	3	2	1	
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., decorative vents, lentils, etc.)			X	
Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	
<b>Porches, Stoops, and Enhancements</b>				
Covered porch of at least 50 square feet on the front elevation	X			
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view - landscape enhancements in yards that face streets, parks, golf courses, or open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet		X		
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	
<b>TOTAL</b>				

1. In a subdivision plat of 50 or more lots, at least four different home model varieties shall be constructed, each with a distinct floor plan and elevations.
2. No identical model home elevation shall be repeated directly across the street.
3. Approved paint schemes shall not be repeated more than once every four lots or directly across the street.
4. No model elevation shall be repeated more than once every four lots.
5. At least 30 percent of the model/elevation combinations must have variation in the roof line. Exceptions to accommodate rooftop solar applications will be permitted per Section 146-4.2.4.

**Response: Comments noted, thank you.**

#### 4. Landscape Design Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

##### A. Sheet L1.01 Fencing and Hydro-Zone Plan

- Fencing is no different than street trees. Whether installed by the home builder or the master developer, include all the required fencing and add a note or differentiate by symbology what is to be master developer installed versus home builder, but it needs to all be accounted for.

***Response: The interior lot fencing plan has been included on sheet L1.01. The exhibit illustrates the location of the interior lot fencing. The fencing will be installed by the homebuilder for the homebuyer. Final fence locations to be determined during construction.***

B. Sheet L-1.03 Lot Typicals Key Plan

- The new Unified Development Code does not address landscaping for the front yards unless the lots are 4,500sf or larger. The next submission should include the required front yard landscaping as designed and proposed by consultant/applicant. This process has been vetted through our construction inspectors and is an approved process. See image this sheet. A clear copy can be provided upon request.

***Response: Project team members discussed this comment with Kelly Bish on Monday, December 9<sup>th</sup>. We have included a list of landscape components for each lot type in the plan set.***

- There are SIX different lot types being provided and therefore they should reflect the specific landscape requirements for each type. There are more than just the two provided cottage types. This graphic/method of front yard landscaping has been vetted with our inspectors and needs to be followed for continuity. The specific expected plantings for each lot type need to be defined under that lot type on this page. The inspectors will then know that for "Lot Type A", X number of shrubs, X number of trees, X number of specific type of tree i.e. evergreen vs. deciduous will be installed for that lot type. Please update and revise accordingly.

***Response: Members of the project team discussed this request with Kelly Bish on Monday, December 9<sup>th</sup>. 12/9. We have developed an itemized list of landscape components for each lot type. This information has been included in the plan set in a manner similar to the example provided.***

C. Sheet L-2.00 Landscape Plan

- Add the following language: Refer to Filing #1 DA# 1250-41 to the median landscape shown.

***Response: This information has been added to the plan set.***

D. Sheet L-2.01 Landscape Plan

- Add the following language: Refer to Filing #1 DA# 1250-41 to the median landscape shown.

***Response: This information has been added to the plan set.***

- Add/revise the following language to the detention pond note to state: development of Filing #2, DA # 1250-42.

***Response: This information has been added to the plan set.***

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

***Response: Thank you, PDR is in cue to be updated pending final outcome from MDR updates.***

- A. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.

**Response: Thank you, note has been added to the notes sheet.**

- B. At the intersection of E Evans Drive and S Fultondale Way, there should be inlets at all four corners, not just two.

**Response: While this area is ongrade and will be warped in the future, inlets have been added for nuisance flows adjacent to HC areas.**

- C. Advisory note: Wherever the overflow path is, finished floor elevations along the entire path are required to be 1' above, typical all low points and sump inlets.

**Response: Thank you, finished floor elevations will be closer to 2.5' above max ponding. Detailed grading shall be shown on the construction drawings.**

- D. The new pond needs to be identified on all plans.

**Response: Shared ponds are now shown on the vicinity map, and overall sheets. Exact pond limits and grading shall be detailed in the construction plans.**

#### 6. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / See blue redlines

- A. No additional comments.

**Response: Comment noted, thank you.**

#### 7. Parks, Recreation & Open Space Department

Michelle Teller / 303-739-7437 / mteller@auroragov.org

- A. The tracking sheet must add the programmatic elements to be included in each park. You must also include the Tracts and label also within the Site Plan to keep consistent.

**Response: The project team has addressed the request on CSP2 and will match the format on CSP 1.**

#### 8. Real Property Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org

- A. See the red line comment on the Plat and Site Plan.

**Response: Comment noted, thank you.**

- A. Begin off site easement dedications.

**Response: Thank you, off site easement dedications are ongoing.**

- B. Delete ownership names for the noted unplatted properties.

**Response: Ownership names have been removed from the Plat per request.**

- C. Edit the plat cover sheet to state, "Engineer." Delete the noted signature line.



**Response: Note has been modified to reflect requested text change.**

- D. Be sure that names on the Site Plan and the Plat match.

**Response: Project names have been coordinated to read Murphy Creek East (Harvest Ridge).**

1. **Traffic Engineering** Brianna Medema / (303) 739-7336 / bmedema@auroragov.org  
A. The intersection of E Evans Court and E Evans Drive has an acceptable offset. Can the driveway on the lot south of E Evans Drive fit?

**Response: House type has not yet been identified; builder has multiple choices for driveway locations.**

- B. At S Goldbug Way and E Pacific Place, what is proposed is not acceptable. Either shift to right hand side of intersection and align with either edge of ramp or shift this ramp location to have one edge align with the other edge.

**Response: Ramp has been shifted to fit within the shaded boxes on redlines.**

- C. Angling ramp on west side of Goldbug Way is unacceptable.

**Response: Ramp has been realigned.**

- D. Shaded boxes are all acceptable options.

**Response: Thank you, ramp has been shifted to align with recommended locations.**

- E. A sight triangle easement is needed at the intersection of E Evans Drive and E Evans Court.

**Response: Sight triangle easements have been added to the Plat per request.**

2. **Utilities Tony Tran** / 303-739-7376 / ttran@auroragov.org  
A. This site plan cannot be approved until the approval of the Master Plan Amendment and the updated Master Utility Study has been approved.

**Response: Comment noted, thank you.**

3. **Xcel Energy** Donna George / donna.george@xcelenergy.com / 303-571-3306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are concerns** with the above captioned project. The comment response letter mentions "utility typicals" but they do not appear to be shown on the plat. There do not appear to be sufficient utility easements for the alley loaded lots. Please note that *each lot* must have 6- foot wide easements for natural gas (typically along drive areas like the tracts) and 8-feet for electric distribution facilities, and if these will collocate, then 10-feet minimum is necessary. Additionally, there are easements that were shown on previous plats that are missing on this submittal. One example is easements around the cul du sac of South Fultondale Way.

In relation to the electric transmission lines along the eastern side of the project area, the property owner/developer/contractor must go to the website at [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) to have this project assigned to a Land Rights Agent for plat review and

execution of a License Agreement. Please note that this is new process, and that Crystal Sanchez no longer with Xcel Energy.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect).

***Response: Thank you, 6' Front\Side easements have been added for looping. Gas and electric shall run behind motor court lots in the 10' U.E., with looping connection on the sides adjacent to ROW.***

4. **Mile High Flood District - Maintenance Eligibility Program**

Morgan Lynch / [submittals@udfcd.org](mailto:submittals@udfcd.org) / 303-455-6277

- A. Please see attached letter dated November 25, 2019.
- B. Morgan suggested a meeting to work out the issues with drainage into Murphy Creek and how it will be conveyed to the Murphy Creek Golf Course. Item to be discussed on Friday.

**Response: Channel improvements pending Mile High Flood discussion with Vern Adams. Upon scope resolution, MDR shall be updated to reflect and resubmitted.**

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:

- Channel improvements along Murphy Creek East, north of East Jewell Avenue We have the following comments to offer:
  - 1. We look forward to reviewing the MDR and PDR for the improvements to Murphy Creek East. It is unclear how other discharge points from the development will be conveyed to Murphy Creek through Murphy Creek Golf Course.

We recommend meeting with us to better understand the channel improvements required for this channel to be considered eligible for maintenance with MHFD as well as site drainage for Filing 1 and future filings. Please let me know if you have any other questions.

**Response: Channel improvements pending Mile High Flood discussion with Vern Adams. Upon scope resolution, MDR shall be updated to reflect and resubmitted.**

5. **Arapahoe County Planning Division Terri Maulik** / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com) / 720-874-6650

- A. Thank you for the opportunity to review and comment on this project. The proposed layout would convert several existing single-family detached lots into smaller cottage home lots. Arapahoe County Planning requests that the revised layout preserve or increase the building setbacks required adjacent to the unincorporated rural residential property.

***Response: The current plan retains the same quantity of lots adjacent to the Reed Property with a similar setback to the homes. Please note that the homes adjacent to the Reed Property are oriented with the side of the home rather than the rear yards. Additionally, a landscape buffer and fencing has been incorporated into the plan.***

6. **Arapahoe County Public Works and Development** Sue Liu, P.E. / [sliu@arapahoegov.com](mailto:sliu@arapahoegov.com) / 720-874-6646

- A. The Arapahoe County Public Works and Development – Engineering Services Division appreciates the opportunity to review and comment on the Murphy Creek CSP No. 1 project. We have reviewed the project documents and offer the following comment:



1. In order to protect the residents and property within the downstream development, on-site storm drainage detention and water quality facilities are required, unless regional facilities are available.

***Response: Comment noted, thank you.***

2. Channel improvements along Murphy Creek recommended in the master plan should be constructed prior to or concurrent with the development of the site.

***Response: Comment noted, thank you.***

3. Coordination with the adjacent Arapahoe County residential parcel (Reed's property) is recommended.

***Response: Several meetings have been facilitated with the Reeds on-site to discuss the application and address their questions regarding the proposed development. We have discussed grading, drainage, landscape buffers, and fencing.***