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August 24, 2017

Derek Holscher  
Xcel Energy  
1800 Larimer Street 4<sup>th</sup> Floor  
Denver, CO 80202

**Re: Initial Submission Review – Pawnee to Daniels Park Transmission Line Project**  
Application Number: **DA-2097-00**  
Case Number: **2017-6035-00**

Dear Mr. Holscher:

Thank you for your initial submission, which we started to process on Monday, July 31, 2017. 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.

Since several important issues still remain, particularly citizen input and comments, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday September 14, 2017. Your Planning Commission hearing date is tentatively set for Wednesday, October 25, 2017.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: John Van Kirk – HDR Engineering Inc. 1670 Broadway Suite 3400 Denver CO 80202  
Mindy Parnes, Planning Manager  
Margee Cannon, Neighborhood Services  
Gary Sandel, ODA  
Filed: K:\\$DA\2097-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Neighborhood comments (responses to major issues required with the resubmittal)
- Identify what if any, mitigation or compensation was provided to adjacent or affected property owners was provided in other jurisdictions
- Identify preferred transmission line pole color and type

### **PLANNING DEPARTMENT COMMENTS**

#### **1A. Community Questions, Comments and Concerns**

1A. Please respond in your resubmittal to the major issues identified in the following citizen comments:

**Catherine Vogel** - We are very against new and stronger lines going in right by our home. It will significantly impact our homes value and we have health concerns about higher voltage lines so close to us.

**Andrew Young** - Please refuse this build. Contractor should be required to bury this power line and not further impede on the existing view. This will reduce property value for all homes in the new power line area. Please also be advised the Xcel already does not maintain the land with the existing power lines on a regular basis. This should be addressed as 6' weeds are a problem every season. I am firmly AGAINST this request.

**Jason Drew** - I do not feel this is a wise project considering the density of high tension power lines in this area already in addition to the unsightly grid that hangs off of S Gun Club Rd. The Tollgate community has enough worries dealing with a recent homebuilder settlement which will require repairs to overtake the neighborhood. This power line route does not seem ideal and is going to be very invasive to the surrounding neighborhoods. Leave the people alone for once!

**Handren Rawanduzy** - Please allow me to express our deep concern and dissatisfaction regarding the new power project in our neighborhood. We think that this project by adding more power lines to what we already have in our neighborhood is unjust. Our concern is our family's health, the unpleasant view and noise of double power lines in front of our home and the value of our property. In my opinion, there should be another solution for upgrading the power lines by using the same structure that is already installed. Please convey our grave dissatisfaction regarding this project to all parties involved in this project and make our voice heard. Thank you.

**Rezan Kamal** - The building of these transmission lines would be terrible for residents living in neighborhoods like Eagle Bend. We all have children and do not want to raise them in an area with such a high risk of radiation that will be detrimental of both our health and our peace. We do not approve of this construction; these lines are way too close to our homes.

**Lizabeth Beerman** - In the application, Item 11 says that if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development you can deny the application. As a resident for the last 10 years Excel has failed to maintain the landscaping, animal control, signage, and neighborhood care as they said they would do. Property under the power lines is a disgrace, poorly maintained, an eyesore and dangerous. They have NOT performed to what they said they would do. I implore the city to deny this application until Excel proves they can live up to their commitments.

**Shawn and Tiffani Kirkpatrick** - Thank you for the opportunity to gain a better understanding of this project and express my family's opinion. While we are not supporters of this project as it is right outside of our backyard, we understand the occasional need for some to make a sacrifice for the greater good. We would like to respectfully suggest/request consideration for exchange of the existing steel lattice structures for something more similar with the new structures to be added as a compromise between Xcel and community residents directly affected by this project. If we must reserve ourselves to looking at these monstrosities every day, it would be more acceptable to residents if they were uniform and lower profile in appearance. Everyone's preference, of course, is that both sets of lines be buried, but I believe that option has been eliminated.



On a side note, there are some misspellings and incorrect street names on the maps of my neighborhood in the attached engineered site plan that we wanted to mention in case they should be corrected before all of this becomes official. Glasgow(sp) is actually Glasgow and Frost Drive is indicated as opposed to Glasgow Cir. We're not 100% certain, but we don't think that Lodgepole Place exists where indicated. Please see View B page 9 for these items. Please consider reviewing and correcting the plans in the interest of accuracy.

**Laura Stedman** - I am a resident of Tollgate Crossing and will be directly impacted by the addition of the power line. My home backs up to the existing lines. When I bought my home I knew that the lines were there and felt that they were a safe enough distance from my property. Now Xcel wants to put in another set of lines closer to my property. I understand that they have right of way back there...but why can't they put the line underground/bury it? Lines are underground all over...please push for them to come back to Planning with a revision to their request which shows them taking the line underground. Thank you, Lora Stedman.

**Edgar Acosta** - I oppose adding these power lines through any existing neighborhoods. Homes were purchased with existing lines at current power rates. Increasing number of lines and power to each line creates a risk to nearby residents. Another suggestion needs to occur that doesn't affect as many residences and neighborhoods. Lines can be run through uninhabited or less inhabited areas and connect with power grid to the south of the Denver metro area.

**Brian Houlné** – As a resident of Tollgate Crossing, I do not support this.

**Meredith Whitehead** - The residents of Tollgate Crossing, where the proposed route of new lines runs, have opposed this from the beginning. Despite only opposition for these lines and the substation already under construction, Xcel has failed to reroute anything from their preferred plan. Additional lines were added several years ago along this route and we don't want more. Despite reports to the contrary, we are concerned about the impact on our property values, in addition to health and noise concerns. Please, consider denying the additional lines along this route and take them further away from Arapahoe County residents!!

**James Donovan** - Owing to our proximity to the existing lines and the likely even closer location of the proposed new line we feel that the recommended limit of 20 micro Torr may not be able to be guaranteed from all locations within our home. Health effects are unknown but a formal risk assessment may reveal for our location an unusually high risk likelihood of unacceptable EMF levels.

Our property value is very likely to be negatively impacted by the proposed new project. Subjective risk may be substantial and we can't help but wonder how we will recover this cost.

It has not been proven to us the value of wind farms in general. We question the real costs of these projects. The environmental impact of these has not really been quantified in all respects. The studies we have seen neglect or gloss over large portions of the actual costs of these projects. Even though we have been promised no rate increases for this project we are skeptical. Other projects in the world have made grandiose claims, in the guise of being environmentally friendly, but have utterly failed to live up to their promise. We strongly suspect this project will be no different.

**Jeff Ham** – I would like to officially comment that I do NOT support this project as I fear for the safety of my family with an additional power line running in the front of my home. This will no doubt affect the value of my home due to the safety concerns.

**Nate McGrath** - We already have a power line running through the back area of our house. The western view from our deck/house is directly at one of the power line towers. It was a hard pill to swallow when we purchased the house but we didn't for a number of other reasons. The addition of another tower and more lines can only decrease the property value by adding more of an obstruction to the mountain views. I know you have experts that say power lines don't decrease the property value. I think we can all agree if a person buys a place with mountain views they don't want it obstructed by power lines. I know there is another route available. I would appreciate it if the alternative route is used that runs back to the east and then south. Please don't make your decisions based on money like so many decisions are. Thanks Nate.



**Shirley Zaeske** - As a homeowner that will be affected by the addition of more power lines in my neighborhood and extremely close to my home I feel my input should be considered as you determine the fate of these transmission lines. Tollgate Crossing already has an excessive amount of power lines. To add more puts a burden on our community. The excessive amount of lines will affect our home values due to the ugly nature of them for one thing but mostly because of the gravity of the health issues surrounding people (especially children) living too close to them. There are alternate routes that could be used that are way less populated. As an agency that is given the responsibility to help our community thrive I would ask that you choose to not approve additional transmission lines going through or near the Tollgate Crossing sub-division. I ask that alternate routes with less homes nearby be seriously considered. Homeowners do not want power lines at their back doors for financial and safety reasons.

**Sean Jolley** - When my family and fellow neighbors bought houses along the green space with power lines, they were taken into account in our home valuations. Adding another set alongside these was not. By putting in a second set of even more monstrous power lines you will kill the value of my house. I will explore my legal options against this but fear this project will force me to sell prior the project beginning. We are also greatly concerned about the increased EMF's coming off a second set of larger lines. Your project will provide greater capacity and kill myself and everyone's surrounding home values in the process. Surely there is an alternative option we can all live with???

**Walter King** - Existing lines with lower voltage are already exceeding safe levels of emf radiation which is known to increase childhood leukemia rates. Additional lines will only increase the levels. Installation of these lines is posing a serious health hazard that is negligent and unethical by the power company and any delegating bodies that support its development. I highly suggest that the city hire a neutral third party to measure emf levels currently to see what I have measured myself. As a resident of the area i am extremely concerned about this getting worse and impacting my family's health.

**Fisette Pierre** - The lines already in place are an eye sore. Doubling the number will do more than double the eye sore. The residents in the area pay just about the highest taxes in the city. Investing money in burying the lines would be an investment for the city. Growing a beautiful city does not come by accident.

**Justin Kerns** - Please do not approve this power line. It will greatly reduce our property values and create safety concerns due to proximity to existing houses. If this is approved then Aurora is once again blighting some of its nicest residential areas. This is trend that our great city should work very hard to reverse. Make Xcel spend a little more money to either bury this line or move it further east. We are adamantly opposed to this route!

**Gene Kellar** - Map is small enough to almost be illegible. The power lines at Smokey Hill and Aurora Parkway almost completely block out radio reception. With the route running down Aurora Parkway how are you ensuring continued radio and TV reception to the adjacent housing. Also, what studies have be done to ensure there are no health hazards due to exposure to low frequency electromagnetic radiation from power lines?

**Adam Mobile** - There is already the one transmission line behind our house and the proposed route sends this next line right near our homes. These power lines ruin the ability to sell a home as no one wants to see these lines right next to their home. Please consider placing them along DeGaulle toward the pool area and leading to Southlands mall.

**David Trotter** - Suggest that the transmission lines be placed farther to the East away from residential areas that will be negatively impacted if the current plan is approved. We already have large transmission lines in front of our house that affect our view and property values.

**Aaron Puckett** - Xcel doesn't maintain their property. Simply look at the stark difference between the Xcel property and property owned by people who care... the photo says it all. For all of Aurora, please don't allow this. This is simply bad for everyone.

**Dan Mckee** - We are very concerned about not only the visual impacts but the noise generated from this high of voltage. If this gets approved make sure the new towers are next to the old and do not add shorter spans.\



## **2. Completeness and Clarity of the Application**

2A. No comments.

## **3. Zoning and Land Use Comments**

3A. Staff received input in the past regarding the color of the transmission line poles. The photo simulations and show both galvanized poles and self-weathering poles that appear to be a *Rustic* shade of brown. Both are shown to be utilized in the 3.9 mile long segment within the city. Please clarify for staff if Xcel Energy has had discussions in the past regarding the preference of the residents regarding the color of the poles, and if so, if it is reflected in the plans.

3B. Identify what mitigation or compensation was provided to and for adjacent or affected property owners in other jurisdictions. For example was any compensation provided for increasing landscaping/screening along the perimeter of a property line to help mitigate visual or aesthetic impacts? If this was provided, is any planned for affected property owners that live along this proposed expansion? Please clarify for staff.

## **4. Landscaping issues**

4A. No landscaping issues are associated with this application.

## **5. Addressing (Cathryn Day)**

5A. Please provide a digital .SHP or .DWG file for GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to me.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

## **6. Civil Engineering (Kristin Tanabe)**

6A. No comments, approved.

## **7. Life Safety**

7A. No comments, approved.

## **8. Parks (Chris Ricciardiello)**

8A. No comments, approved.

## **9. City Arborist (Jacque Chomiak)**

9A. It is difficult to tell what trees will be impacted by the construction of the Transmission Line. I would like to see the trees highlighted on the plan that will be affected. I would assume some of the trees that are currently located under the lines were approved to be in the easement and not all of them will be impacted. If a meeting is needed in the office or on site, let's set that up.

## **10. Real Property (Maurice Brooks)**

10A. Any easements need to be dedicated by plat or separate document.



**11. Aurora Water (Anthony Tran)**

11A. I was unable to view. Please resubmit with legible text that meets minimum text size requirements and clear images.