



Letter of Introduction

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☒ Other: E-submittal

To:	City of Aurora Office of Development Assistance Attn. Justin Andrews 15151 E. Alameda Pkwy, Ste 5200 Aurora, CO 80012
From:	Madison Stewart, EI and Deb Ohlinger, PE, CFM 1525 Raleigh St, Ste 400 Denver, CO 80204
RE:	First Creek 26 th Ave to 38 th Ave ISP
Date:	July 7, 2023
DA #:	1127-44
Olsson Project #:	021-00814

Mr. Andrews,

This letter was prepared with the First Creek 26th Ave to 38th Ave ISP submittal to the City of Aurora (DA-1127-44). The purpose of the First Creek 26th Ave to 38th Ave project (Project) is to create a sustainable, resilient, and low-maintenance stream in advance of development upstream and the changes in hydrology that it will bring. Olsson was retained by the Mile High Flood District (MHFD) in partnership with Majestic Reality Company (Majestic) to design a channel corridor and regional trail through the Majestic Commercenter II property to satisfy the needs of the development, MHFD best practices, and City of Aurora criteria.

The majority of the Project is located in Section 25, Township 3 South, Range 66 West of the 6th Principal Meridian. The Project extends into the northeast quarter of Section 26, Township 3 South, Range 66 West of the 6th Principal Meridian. Specifically, the Project is in the City of Aurora and is bounded by E 38th Ave to the north and E 26th Ave to the south. E-470 borders the east side of the Project area. Picadilly Road crosses First Creek. The project area is located the Majestic Commercenter II development and is zoned for agricultural land use. The proposed land use with the Project will remain agricultural as the Project purpose is to prepare First Creek for future development in the immediate area and upstream of the Project area. The disturbance of 196.20 acres of land is proposed with the Project.

Table 1 shows the roles and contact details for those involved in the Project:

Table 1 - Contact Information

Company	Project Role	Address	Contact Name	Phone Number
Majestic	Owner and Sponsor	20100 E 32 nd Pkwy, Ste 150 Aurora, CO 80011	Skip Bailey	303-574-8902
MHFD	Sponsor	12575 W Bayaud Ave Lakewood, CO 80228	Teresa Patterson	303-749-5432
Olsson	Design Consultant	1525 Raleigh St, Ste 400 Denver, CO 80204	Madison Stewart	303-374-3173
CORVUS	Environmental Subconsultant	6419 S Marion Pl Centennial, CO 80121	KristiLee Halpin	515-357-1533
Naranjo	General Contractor	627 27 th St Garden City, CO 80631	John Leone	970-397-7968

Variances

Variances from the City of Aurora seed mixes are proposed as shown in the following tables:

Table 2 - Wetland Seed Mix

Common Name	Scientific Name	Variety	Lbs PLS/AC	Variance Request
Wooly sedge	<i>Carex languinosa</i>	CO Ecotype (or VNS)	2.0	N/A
Nebraska sedge	<i>Carex nebrascensis</i>	CO Ecotype (or VNS)	1.2	N/A
Baltic rush	<i>Juncus balticus</i>	CO Ecotype (or VNS)	0.1	N/A
Aster	<i>Aster laevis</i>	CO Ecotype (or VNS)	0.2	N/A
Showy milkweed	<i>Asclepias speciosa</i>	CO Ecotype (or VNS)	4.5	N/A
Wild Bergamont	<i>Monarda fistulosa</i>	CO Ecotype (or VNS)	0.2	N/A
Western Yarrow	<i>Achillea millefolium</i>	Millefolium	0.1	N/A
3-Square bulrush	<i>Schoenoplectus pungens</i>	CO Ecotype (or VNS)	9.1	Variance request, found onsite
Panicled bulrush	<i>Scirpus microcarpus</i>	CO Ecotype (or VNS)	0.4	Variance request, found onsite
Fowl bluegrass	<i>Poa palustris</i>	CO Ecotype (or VNS)	0.4	Variance request, found onsite
Hardstem bulrush	<i>Schoenoplectus acutus</i>	CO Ecotype (or VNS)	3.2	Variance request, found onsite
Creeping spikerush	<i>Eleocharis palustris</i>	CO Ecotype (or VNS)	0.9	Variance request, found onsite

Torrey's Rush	<i>Juncus torreyi</i>	CO Ecotype (or VNS)	0.1	Variance request, found onsite
Inert Rice Hulls	-		7.5	Variance request, due to wetland seed size
Total			30.0	

Table 3 - Transition (City of Aurora - Damp or Low Areas, Ditches, Detention Ponds) Seed Mix

Common Name	Scientific Name	Variety	Lbs PLS/AC	Variance Request
Graminoids				
Buffalograss	<i>Buchloe dactyloides</i>	Sharps Improved	2.0	N/A
Blue grama	<i>Bouteloua gracilis</i>	Hachita	3.0	N/A
Switchgrass	<i>Panicum virgatum</i>	Blackwell	6.0	N/A
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba or Rosana	6.0	N/A
Sand dropseed	<i>Sporobolus cryptandrus</i>	CO Ecotype (or VNS)	1.0	N/A
Inland saltgrass	<i>Distichlis stricta</i>	CO Ecotype (or VNS)	3.0	N/A
Prairie cordgrass	<i>Spartina pectinata</i>	CO Ecotype (or VNS)	1.0	N/A
Little bluestem	<i>Schizachyrium scoparium</i>	Blaze	2.0	N/A
Sideoats grama	<i>Bouteloua curtipendula</i>	Vaughn or Butte	3.0	N/A
Green needlegrass	<i>Stipa viridula</i>	Lodorn	1.0	N/A
Big bluestem	<i>Andropogon gerardi</i>	Pawnee	1.0	N/A
Yellow indian grass	<i>Sorghastrum nutans</i>	Holt	1.0	N/A
Canada wildrye	<i>Elymus canadensis</i>	Mandan	0.1	Variance request, found onsite, additional cool graminoid season species
Forbs				

Woods' rose	<i>Rosa woodsii</i>	-	6.9	Variance request, found onsite
Woods' rose	<i>Rosa woodsii</i>	-	6.9	Variance request, found onsite
Common snowberry	<i>Symphiocarpus albus</i>	-	2.8	Variance request, found onsite
Nuttall's sunflower	<i>Helianthus nuttallii</i>	-	1.2	Variance request, found onsite
Shrubs				
Woods' rose	<i>Rosa woodsii</i>	-	6.9	Variance request, found onsite
Common snowberry	<i>Symphiocarpus albus</i>	-	2.8	Variance request, found onsite
Total			38.7	

Table 4 - Upland (City of Aurora - Sand Loam to Clay Loam) Seed Mix

Common Name	Scientific Name	Variety	Lbs PLS/AC	Variance Request
Graminoids				
Blue grama	<i>Bouteloua gracilis</i>	Hachita	4.1	Approved
Buffalograss	<i>Bouteloua dactyloides</i>	Sharps Improved	4.0	Approved
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	6.0	Approved
Sand dropseed	<i>Sporobolus cryptandrus</i>	Native	0.1	Approved
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba or Rosana	7.1	Approved
Junegrass	<i>Koeleria cristata</i>	CO Ecotype (or VNS)	1.0	Approved
Little bluestem	<i>Schizachyrium scoparium</i>	Blaze	2.0	Approved
Green needlegrass	<i>Stipa viridula</i>	Lodorn	4.9	Approved
Forbs				
Western yarrow	<i>Achillea millefolium</i>	Millefolium	0.1	Variance request, found onsite, present in other Aurora seed mixes

Broadbeard Penstemon	<i>Penstemon angustifolius</i>	-	1.4	Variance request, Loamy ESD, cool season forb
Purple Prairie Clover	<i>Dalea purpurea</i>	-	0.7	Variance request, Loamy ESD, legume
Prairie sage	<i>Artemisia ludoviciana</i>	-	0.0	Variance request, Loamy ESD, warm season forb
Prairie coneflower	<i>Ratibida columnifera</i>	-	0.3	Variance request, found onsite
Shrubs				
Fringed sage	<i>Artemisia frigida</i>	-	0.0	Variance request, found onsite
Winterfat	<i>Krascheninnikovia lanata</i>		1.7	Variance request, Loamy ESD, dominant shrub
Rubber rabbitbrush	<i>Ericameria nauseosa</i>	-	0.4	Variance request, found onsite
Total			34.0	

The following variances are requested from Chapter 6.00 of the City of Aurora Storm Drainage and Technical Criteria:

1. In some instances, the channel depth exceeds 5' during the 100-year storm. Some areas of the channel are depressed to establish wetlands likely causing depths greater than 5'.
2. A low flow channel is included in the design and is appropriate because this is a large drainageway.
3. In select locations, the channel velocity will be greater than 7 feet per second (fps) during the 100-year storm. The locations where this occurs are downstream of East 26th coming out of the crossing, at the proposed drop structures, and through the Picadilly crossing. A variance is acceptable at these locations because the areas will be well protected.

Conformity to Section 146-405(F)

1. The City's comprehensive plan shows the Project area as an Industry Hub placetype. The Project is consistent with the comprehensive plan because the purpose of the Project is to prepare the area for industrial development.
2. A sanitary line crosses the existing First Creek alignment. To protect the existing sanitary sewer and maintain appropriate cover over the line, grade control will be included in the Project. The proposed creek alignment crosses the sanitary sewer at the current location to utilize existing

encasements that protect the line and minimize disturbance during construction. Additionally, sanitary sewer manholes will be modified as needed to bring the rim to the proposed grade.

3. Density criteria is not applicable to the Project as no habitable structures are proposed.
4. The Project meets the criteria for protection of environmental features as this is the purpose of the Project in preparation for future development.
5. The Project will conform to the landscaping standards adopted by the city council. Minimal landscaping is anticipated with the Project.
6. The Project incorporates maintenance access for the sanitary line and Regional Trail access in conformity with the City design criteria.
7. Control of nuisance impacts criteria is not applicable to the Project as the land use is not changing from the current use therefore nuisance impacts are not increasing.
8. Urban design, building architecture, and landscape architecture criteria is not applicable to the Project as no habitable structures are proposed.
9. The Project proposes to provide pedestrian accessibility between 26th Avenue and 38th Avenue via Regional Trail system conforming to the City standards.
10. Street standards criteria is not applicable to the Project as no streets are proposed.