

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



November 18, 2022

Brian Alpert  
Murphy Creek Development, Inc.  
30 Cherry Hills Farm Dr  
Englewood, CO 80110

**Re: Initial Submission Review – Murphy Creek GDP Amendment No 3 – GDP Amendment and Street Vacation**  
Application Number: **DA-1250-57**  
Case Numbers: **1995 2002 11; 2022 8007 00**

Dear Mr. Alpert:

Thank you for your initial submission, which we started to process on Monday, October 3, 2022. We have reviewed your plans 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 and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, December 16, 2022. 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.

Your estimated Planning and Zoning Commission public hearing date will be given following second review. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Karen Henry Henry Design Group Inc 1501 Wazee Street, #1 c Denver, CO 80202  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1250 57rev1.rtf



## *First Submission Review*

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

- Traffic signalization and the intersection is in conflict with development to the south (CDOT, Traffic, and Planning).
- Per discussions with CDOT, the vacation of Yale Ave alignment will not be supported by CDOT or COA Traffic.
- This document needs to include all of the planning areas and indicate what has changed from the previously approved document. The PIP needs to be an overall single document to be referenced and not multiple documents as amendments happen. When resubmitting please submit one consolidated PIP document (Public Works).
- Per Section 4.04.2.01.2 of the roadway manual, local type 2 road is not appropriate for streets that connect to a collector or arterial roadways or service more than 40 homes (Public Works).
- With the changes in the GDP please provide a Form J which outlines the parks and open space being dedicated including triggers for completion, construction/ownership responsibility, acreage, and intended design (PROS).
- Include Please submit preliminary digital addressing.SHP or a .DWG file as soon as possible (Addressing).
- These also should be separate from the GDP Amendment process, because the Vacation will need to go through City Council for approval (Real Property).
- Mile High, Arapahoe County, and Xcel have comments toward the end of the letter. In addition, many outside agencies are requesting a response to their comments.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No citizen comments were received upon the first submittal.

#### **2. Completeness and Clarity of the GDP Amendment**

- 2A. Fee of \$31,950 due upon the second submission.
- 2B. Please pair down the topography printed on the maps, making the document heavy. Experiment with showing Topography at different increments, whether 5 contours 10, or 25.
- 2C. Each page of the original GDP sheet set being impacted must be included in the amendment. The pages staff has identified that are being replaced from the original GDP are Cover Sheet, Sheet 3 of 5, and Sheet 5 of 5.
- 2D. Please include and update page 11 of 18 of the current GDP. The PIP has various different roadway descriptions. Section cuts need to be updated and added to the Murphy Creek GDP.
- 2E. Please include and update page 13 of 18 of the current GDP. The key map with parcels needs to be updated per the amendment.
- 2F. Please include the LDN on each map for 60, 55 etc.
- 2G. All traffic signal locations need CDOT approval.
- 2H. Commercial land uses are identified in the existing Table 3.1 in the GDP. PA 14C should be maintained as P-D Comm or if a change is proposed please identify and explain it in the LOI.
- 2I. Please define commercial versus commercial/office use. There is a slight change in the verbiage from the original GDP and staff would like to know if it was an intentional change and how the master plan defines commercial.

#### **3.Architectural and Urban Design Issues**

- 3A. The GDP Amendment asks for a reduction in parks and open space based on current lot projections. Please update the dwelling units per acre in each of the necessary parcels to reflect these reductions. As these reductions are large, do not include any drainage areas in the open space or parkland percentages. Further in the letter Metro District 3 has provided comments regarding the park and open space dedication.
- 3B. 14C is identified as PD Commercial in the existing GDP and your proposed land-use summary but is Commercial Office on the Map. these need to be consistently described and if the use is proposed to change from PD Comm to Office/Commercial please explain in you letter of introduction.



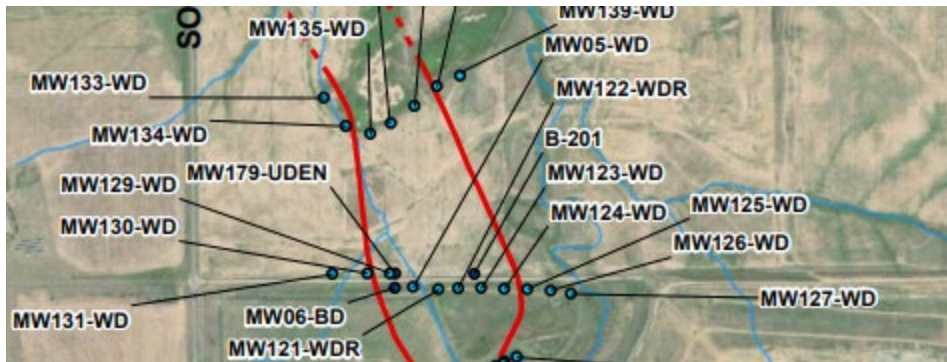
- 3C. All proposed Planning Area Use Designations must match the categories in the GDP Table 3.1 Commercial Standards Matrix.
- 3D. In general, the expectation is these commercial areas do not change commercial uses categories (ie PD Commercial to Commercial Office. Proposed changes of categories need to be identified and explained in the LOI. 14c is PD in the existing GDP.
- 3E. Concerned for Neighborhood Park to the west of TRIB 4000 E. In the narrative, the Murphy Creek Drainage way is discussed as a crux for development. How will this park be accessed? The topography is extensive and there is not a neighborhood associated with this area.
- 3F. Staff does not support the location of the neighborhood park in parcel 14C. Previous GDP amendments have reduced commercial with the understanding that Parcel 14 would stay as commercial and office in its entirety. A neighborhood park should be part of a neighborhood. Move the park and reconfigure within the Master Plan boundaries.
- 3G. Providing a form J will give further clarification to see if the park reduction for this amendment is possible.
- 3H. Reviewing the changes in the GDP, there is an overall increase in units not a decrease as described in the Introduction letter. The area of increase is with high-density multi-family in parcels 24 through 26. The original GDP had 1,013 units versus the update shows an increase of 300 units. This large unit count is coming from an area of concern toward the south of the Yale Alignment near Lowry Landfill. Higher density should support neighborhood parks, open space and commercial. If pursuing higher density, it is recommended to look north of the Yale Alignment.
- 3I. The Aspen Business Park Master Plan is in the approval process and is designed around a signalized intersection at the existing Yale alignment. Changing the Yale alignment will impact other development in the area. CDOT has strict guidelines on intersection distances, and the Yale Avenue realignment may need to be moved to accommodate appropriate CDOT standard distances.

#### **4.PIP**

- 4A. The street sections for Yale Avenue are different than what is shown in the original GDP. The original GDP must be updated to accommodate the accurate roadway sections.
- 4B. Major Collector section cut should show parking as per the original GDP.
- 4C. It is recommended to keep sidewalk size consistent. There are 4', 5' and 6' walks. These should be consolidated for easy pedestrian use.
- 4D. This large GDP Amendment is an opportunity to bring in bike lanes and reduce vehicular and bicycle conflict. Planning appreciates bike lanes being added to the site. National standards recommend a 6' bike lane rather than the 5' shown on the Yale Avenue section.

#### **5.Environmental**

- 5A. Murphy Creek citizens are concerned with Lowry Landfill and the proximity of the development to the plume. South of Yale has been designated Parks and Open Space, and moving to high-density residential has concerns for staff due to the proximity to the Lowry Landfill Superfund Site.
- 5B. Upon the second submission, please answer whether the monitoring wells are still active and whether any be in conflict with the new development. There are several wells both north and south of the current Yale alignment. Review [MEMORANDUM \(epa.gov\)](#) page 47.



- 5C. Staff would like in the letter of introduction more understanding of the environmental protection measures the applicant will be ensuring. The surrounding neighborhoods have large concerns regarding the landfill and future development.

#### **6. Street Vacation**

- 6A. Please include utilities that will be vacated, if any. Include overall square feet of vacation for each street vacation application.
- 6B. Real Property is asking for a separate DA and process for the street vacations as they will head up to City Council. Please contact your case manager – Ariana Muca.

#### **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)

- 7A. No landscape issues associated with this application.

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

#### **8. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 8A. Include Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:  
<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

#### **9. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 9A. The GDP amendment will not be approved by public works until the master drainage amendment is approved.  
*PIP*
- 9B. This document needs to include all of the planning areas and indicate what has changed from the previously approved document. The PIP needs to be an overall single document to be referenced and not multiple documents as amendments happen.
- 9C. Questions regarding the validity of realigning Yale as a four-lane arterial in reference to city staff.
- 9D. How are detention and water quality being addressed for the infrastructure with no pond improvements?
- 9E. Per Section 4.04.2.01.2 of the roadway manual, local type 2 road is not appropriate for streets that connect to a collector or arterial roadways or service more than 40 homes.
- 9F. Refer to all the improvements required for these planning areas to be developed and refer to previous "phases", typical.
- 9G. The sections are very difficult to read.





9H. Highlight the planning area(s) that will be developed in each "phase", typical.

**10. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Street Vacation*

10A. Per discussions with CDOT, the vacation of Yale Parkway alignment will not be supported by CDOT or COA Traffic.

*GDP*

10B. Per discussions with CDOT, the vacation of Yale Ave alignment will not be supported by CDOT or COA Traffic.

10C. Note signalization for these two intersections as indicated on the master plan.

10D. Signalization subject to CDOT approval. Coordination will be required to occur directly with CDOT.

10E. Noted TIS indicates signalization but will be subject to CDOT approval.

10F. Per discussions with CDOT, the vacation of Yale Ave alignment will not be supported by CDOT or COA Traffic.

*Traffic Impact Study*

10G. NEATS and SEATS projections need to be a consideration on background traffic, in addition to other sources on CDOT projections. Currently, the ADTs in this document are broadly agreeable to those models, but further discussion and consideration is needed in the Background Traffic section of the report.

10H. There also appears to be a CDOT data source for Gun Club/Jewell ADT in there too, taken during COVID restrictions that need to be addressed in this section.

10I. With the heavy pass-by trips adjustment, a detailed figure indicating the Pass-by adjustment is needed. demonstrating a reassignment of the pass-by trips and how they reflect in the site trips+background trips calculation.

10J. Need much more detail on the methodology used for Directional Distribution assumptions. Reference should be given to NEATS and SEATS for distributions assumed on Gun Club and Jewell.

10K. Synchro files used for analysis are requested to evaluate operations particularly at Jewell/Gun Club for future scenarios. City currently utilizes Synchro 11, please provide if compatible.

10L. More minor comments throughout – please review pdf.

*PIP*

10M. Per discussions with CDOT, the vacation of Yale Parkway alignment will not be supported by CDOT or COA Traffic.

10N. CDOT does not generally approve intersections for signalization until signal warrants are met. An escrow or deferral approach may be needed to accommodate the build-out of development prior to signalization.

10O. TIS indicates future signalization here.

10P. Spacing and number of signalized intersections are subject to approval by CDOT for Gun Club.

**11. Utilities** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*PIP*

11A. Label the size of the proposed waterline.

**12. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

*PIP Plan Comments*

*Sheets 7-13*

12A. It seems that a water main should be extended along Yale Ave to connect to the water main located at Gun Club with the realignment of Yale. What discussions have been made to establish a water main along Yale, connecting to Gun Club?

12B. Advisory comment: Fire hydrants shall be placed on average 500'; arranged on an alternating basis.

12C. The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction.



- 12D. It seems that a water main should be extended along Yale Ave to connect to the water main located at Gun Club with the realignment of Yale. What discussions have been made to establish a water main along Yale, connecting to Gun Club?

**13.Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 13A. The GDP should have a closure sheet for the boundary of the Amendment area. Send in the Closure sheets for all the descriptions. The Street Vacations need to be more defined as to what exactly is being vacated here. These also should be separate from the GDP Amendment process, because the Vacation will need to go through City Council for approval. Submit the Street vacations to your Case Manager and you may want to separate the streets because some street vacation may not be accepted by some Departments.

**14.PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

- 14A. With the changes in the GDP please provide a Form J which outlines the parks and open space being dedicated including triggers for completion, construction/ownership responsibility, acreage and intended design. See standard for master plans.
- 14B. PROS would like to see the neighborhood parks recombined into one large park space to meet community park design.
- 14C. The park located in the SEC of the site has extreme grades. Please review and identify that the park will be able to meet the proposed design in the intro letter. Note that this should be re-identified as an open space to be designed passively to include trails, seating, trash receptacles, enhanced landscaping, and provide a passively activated space. Please identify if there are any floodplain or detention purposes within the area; should there be additional requirements that will apply.
- 14D. The park location to the southwest is surrounded by roadways which are not permitted, please relocate or redesign.
- 14E. The annexation agreement identified a total of 105 acres to be dedicated for park and open space purposes. Per the approved GDP it seems that the golf course is above size by approximately 40 acres. This may be counted toward the 105 after verification of the total dedication.
- 14F. Current land dedication standards are above and beyond the annexation requirements of 105 acres for parks and open space therefore PROS does not support a reduction in parks and open space on site. 105 must be met per the agreement.
- 14G. The regional trail corridor is required to meet regional trail design as was intended with the original GDP and is needed to meet the annexation acreage. Please identify this as a 70' corridor measured from the back of the curb with a 10' meandering walk. Although PROS is supportive of this being a walk connection through the 'island' parcel this may not be the continued treatment throughout the site.
- 14H. Note that Murphy Creek East is anticipating continuing the regional trail corridor to the east on the south side of yale. Please identify ped crossing locations or maintain a corridor to the south.
- 14I. See all comments in the master plan and refer to the PROS Dedication and Development Criteria Manual for more information.

**15.Arapahoe County** (Cathy Valencia / [cvalencia@arapahoegov.com](mailto:cvalencia@arapahoegov.com) / 720-237-2415)

- 15A. PLEASE ENSURE THAT THE CITY OF AURORA REQUESTS ENOUGH ROW FOR A 6-LANE ROADWAY ON GUN CLUB.

**16.Arapahoe County Planning** (Terri Maulik / [REFERRALS@ARAPAHOEGOV.COM](mailto:REFERRALS@ARAPAHOEGOV.COM) / 720-874-6650)

- 16A. Thank you for the opportunity to review and comment on this project. The Arapahoe county planning division has concerns regarding the proximity of the multifamily residential proposed south of Yale Avenue, which would be in immediate proximity to the Lowry Landfill, a designated superfund site by the environmental protection agency. Past evidence of soil and groundwater contamination at the Lowry Landfill has been identified. Although remedy and mitigation steps have been in place for several years to contain, collect, treat and monitor the past contamination of this property, the Arapahoe county planning division is concerned about the close proximity of high-density residential to this area.

**17.Arapahoe County Engineering** (Emily Gonzalez PE / 720-874-6500)

- 17A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. We have the following comments based on the information submitted:
- 17B. 1. Show and call out the jurisdictional boundaries.
- 17C. 2. Note that work done within unincorporated Arapahoe County will require permits.
- 17D. a. If there is any work within County's Right of Way a Street Cut and Right of Way Use Permit will be required. More information can be found here:  
<https://www.arapahoe.gov/DocumentCenter/View/1858/Street-Cut-Right-of-Way-Use-PermitPothole-Permit?bidId=>
- 17E. 3. South Addison Street is depicted as continuing south past Yale Avenue, but this is not discussed in the traffic study or other documents. What is intended with this?
- 17F. 4. The list of improvements in the traffic study indicates that Yale will be constructed between Gun Club and Harvest Road. Harvest Road is located in the County and is not currently constructed, is this planned at some point?
- 17G. 5. Please provide a response to these comments with the next submittal.

**18.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 18A. See below for comments.

**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

October 24, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: Murphy Creek GDP Amendment No. 3, Case # DA-1250-57**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **Murphy Creek GDP A3**. Please be aware PSCo has these existing facilities in these areas:



- natural gas main and electric distribution within and along the north side of the property
- high pressure natural gas distribution along the proposed East Yale Avenue, South Addison Street, and South Old Tom Morris Road
- natural gas regulator station within the property
- electric transmission along the south side of the GDP area

Should there be any activities within the PSCo property, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For future planning and to ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines and eight-foot (8') on the rear lot lines of each lot in the subdivision or platted area identified as single-family lots. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

PSCo also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

**19.Metro Creek General Metropolitan District No. 3 (Paul C. Rufien, P.C. / [paul@rufienlaw.com](mailto:paul@rufienlaw.com)/ 720-506-9230)**

19A. See comments below



**PAUL C. RUFLEN, P.C.**  
ATTORNEY AT LAW

3900 East Mexico Avenue  
Suite 300  
Denver, Colorado 80210

Telephone 720.506.9230  
paul@ruffenlaw.com

October 21, 2022

Ariana Muca, Planner I  
City of Aurora Planning and Development Services  
15151 East Alameda Parkway  
Aurora, Colorado 80012

Re: Murphy Creek General Development Plan Amendment No. 3

Dear Ms. Muca,

I am general counsel to the Murphy Creek Metropolitan District No. 3 (District #3). This letter constitutes the comments of District #3 to Amendment No. 3 to the Murphy Creek General Development Plan (DA-1250-57).

In your letter of introduction, you set forth 11 enumerated highlights of the proposed amendments. District #3's comments related directly to your enumerated highlight #9: Relocation of the community parks previously within Planning Areas 25 and 26. More specifically, the amendments state:

*Existing parks within Murphy Creek include 14.35 acres of pocket parks within the existing filings and 10.42 acres of community park, including the HOA park with pool and tennis. The existing pocket parks, the 262 acres of golf course, and linear parks along the trail corridors satisfy the open space requirement.*

It appears as though the Developer is relying on use of District #3's park and recreation amenities to satisfy its current park and recreation obligations. That reliance is misplaced. On May 16, 2019, District #3 terminated the then-existing Amenities Sharing Agreement. Effective January 1, 2020, District #3 assumed full ownership, operation and control of all park and recreation property and amenities within its boundaries.

The District #3 property and amenities are open to the public. However, the new development and future residents subject to the current Amendment 3 will not be afforded in-district privileges regarding the use of District #3 property and amenities. The future residents subject to the current Amendment 3 will be no different than any other visitor to District #3 regarding park and recreation. While adequacy of Amendment 3 regarding park and recreation will be determined by the City, in making that determination the City must not consider the Amendment 3 property to be part of District #3. With that proper consideration, it is likely the proposed park and recreation amenities proposed by Amendment 3 fall short.





Thank you for your attention to these comments. If you should have any questions, please do not hesitate to ask.

Sincerely,

Paul C. Ruffen

cc: The District

**20.Mile High Flood District** (Derek Clark/ 303-455-6277)

20A. See below for comment.

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009797
Partner ID:	1629177
MEP Phase:	Referral

**Date:** October 27, 2022  
**To:** Ariana Muca  
*Via Aurora Website*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	MURPHY CREEK GDP AMENDMENT NO 3
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Murphy Creek, Gun Club Creek

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:

- Impacts to Murphy Creek
- Impacts to Gun Club Creek

We have the following comments to offer:

- 1) The LOI states that a 150-foot-wide drainage corridor is proposed adjacent to PA-21, however the exhibits included in the PIP report only show a 90-foot drainage corridor. Please update exhibits to show the larger corridor which is based on MHFD's stream management corridors.
- 2) The LOI also states that the drainage corridor adjacent to PA-21 will be purchased, constructed, and maintained by City and MHFD. That does not appear to be a true statement since MHFD does not acquire property for these purposes and this drainage corridor is only being considered for MHFD maintenance eligibility.
- 3) As noted in the public works review, the stream corridors shown within the PIP are significantly smaller than the MHFD stream management corridors shown for this area. While we realize that the MHFD stream management corridors are a conceptual width based on a conceptual desktop analysis, they are a good representation of the approximate space needed to allow a stream to function in a way that replicates natural processes. They should be considered at this planning level stage before a more thorough geomorphic assessment is performed.



- 4) The exhibits included within the PIP report seem to indicate that Tributary 4000E (Harvest Gulch) is proposed to outfall to Murphy Creek on the south side of the proposed Yale Avenue. While we appreciate the stream corridor being set aside for this, please be aware of the existing infrastructure in this area. There is an existing grouted boulder outfall that is being utilized by the Murphy Creek East development that outfalls to the existing Harvest Gulch on the north side of proposed Yale Avenue. This outfall and conveyance to Murphy Creek will need to be incorporated into the proposed site concepts.
- 5) There is currently an ongoing MDP for Murphy Creek and its tributaries that should be incorporated into this project. There are several major drainageways in the vicinity of this project that should be incorporated into these planning documents. As mentioned in the public works review, please coordinate with Clare Steninger of Merrick for this updated MDP information.
- 6) Please help us understand how the proposed roundabout at Baltic Pl and Addison St. fits with the existing culvert and drainage corridors in the area.
- 7) As mentioned in the public works review, this project would greatly benefit from a joint meeting between the consultant, City of Aurora staff, and MHFD staff to discuss the conceptual design.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Derek Clark, PE  
Project Manager  
Mile High Flood District

**21.CDOT (Steven Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))**

21A. See below for comment. See the attached pdf for site plan redlines.

**STATE OF COLORADO****Traffic & Safety**

Region 1

2829 W. Howard Place

Denver, Colorado 80204

**COLORADO**

Department of Transportation

Project Name: **Murphy Creek GDP Amendment No 3**

Print Date: 11/15/2022

Highway:

030

Mile Marker:

18.38

**Traffic Comments:**

Kiene 11/14/22: TIA - Proposed signal spacing requires progression analysis and description of the improvement signals closer than standard spacing provide to other network intersections and the corridor overall in their absence. Examine network with 3/4-movement restriction at intersection 17. All intersections need coordination with proposed future roadway network on the west side of Gun Club Road - prior planning documents for development across identify the original location for the Yale intersection as signalized. Signal at the realigned Yale and the original location is not likely to be demonstrated to operate acceptably for approval of both locations, if Yale is realigned to the east, the development plan on the west should be revised accordingly.

**Right of Way Comments:**

11/08/2022 - SDH - I have uploaded the CDOT ROW plans and the deed for a subsequent ROW dedication from Murphy Creek LLC to City of Aurora in 2000 (see pages 21-25 of Rec\_B1014742). The current ROW width for SH-30 on the east side is 70' from the north-south section line (50' previous ROW plus the 20' dedicated). If the 20' ROW dedicated to the City of Aurora previously is to be deeded to CDOT this will be done through Penny Clemons. Is there a plat for this specific development area to be reviewed?

**Permits Comments:**

Other properties along west side of Gun Club have advanced their planning to ID full movement access points. Show how all full movement access points alignments align with west side. Show RoW planned for SH 30. See red line.

RS 11-15-22

**Bridges Comments:****Other Comments:**

11-14-2022 Prior coordination with the development on the West side of Hwy 30 will keep Yale Avenue in its original location with no realignment. A State Highway Access Permit application for the original Yale location has been received by our office and is in queue for processing.

Other accesses shown to Hwy 30 include multiple full movement accesses and the north access is shown as signalized. Full movement access per the State Highway Access Code is half mile spacing. Signalized accesses shall be coordinated with CDOT Traffic and meet appropriate signal warrants.

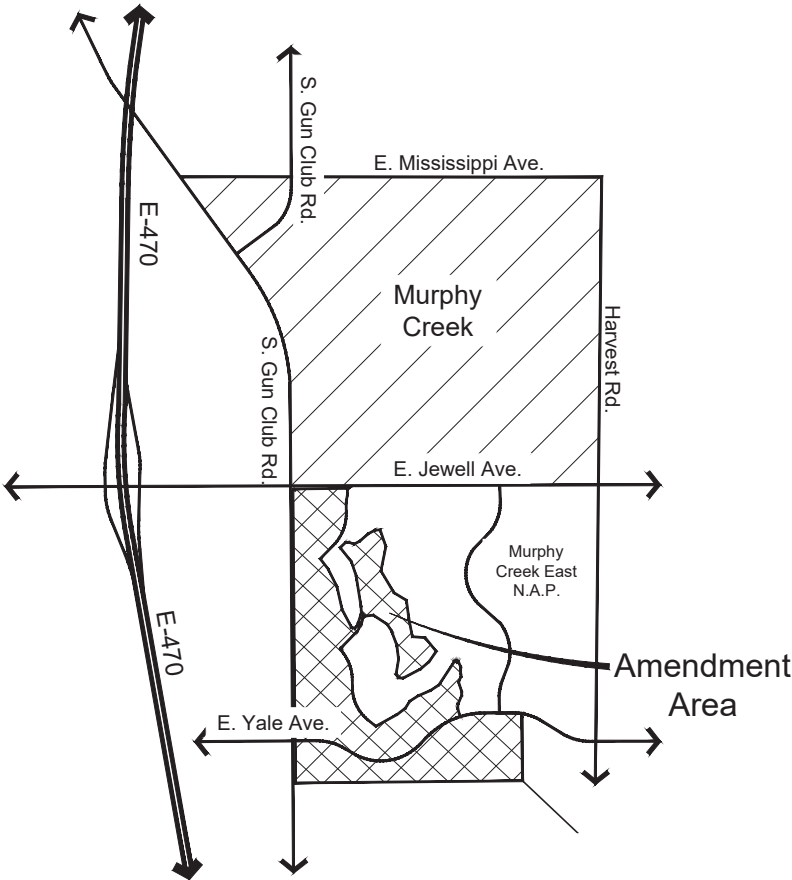
A meeting with the Murphy Creek team took place on October 28, 2022, where they were made aware of the development on the West side of SH 30 (Aspen Business Park) and that CDOT will be permitting access to Yale Ave. in the original location.

--Steve Loeffler, 11-14-2022

# Murphy Creek

## General Development Plan

### Amendment No. 3



Vicinity Map  
1" = 1,000'

#### Legal Description

A portion of the Western half of Section 30, Township 4 South, Range 65 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado.

#### MURPHY CREEK GDP AMENDMENT No. 3

The following changes are included within Amendment No. 3 as designated by a △ on the Plan set.

1. Realignment of Yale Avenue as a 110-foot-wide ROW arterial street.
2. Realignment of S. Addison Street as a 70-foot-wide ROW collector street.
3. Realignment of Old Tom Morris Road as a 70-foot-wide ROW collector connecting from E. Jewell Avenue to Gun Club Road.
4. Realignment of the north-south collector between Old Tom Morris Road and S. Addison Street as a 56-foot-wide ROW alternate 2-lane collector.
5. Designation of turning movements for roads accessing Gun Club Road.
6. Designation of traffic control devices at primary intersections.
7. Designation of the regional trail alignment.
8. Identification of future drainage corridors for Gun Club Creek.
9. Relocation of the community parks previously within Planning Areas 25 and 26. Relocated to within the 60 LDN contour where residential is not permitted.
10. Revised Planning Area boundaries, acreage and number of dwelling units due to floodplain boundaries and new road alignments.

#### SIGNATURE BLOCK

Murphy Creek General Development Plan Amendment No. 3

Legal Descriptions:

This General Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants, their successors and assigns. The plan shall restrict and limit all development within the Planned Zone District to all conditions and limitations set forth herein.

In witness thereof \_\_\_\_\_ has caused

Murphy Creek, LLC

these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

By: \_\_\_\_\_

Brian Alpert

Notarial:

State of Colorado )ss

County of \_\_\_\_\_)

The Foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ by:

(Principals or Owners)

Witness my hand and official seal

\_\_\_\_\_  
(Notary Public)

Notary Seal

My Commission Expires \_\_\_\_\_ Notary/Busn. address: \_\_\_\_\_

#### CITY OF AURORA APPROVALS:

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_

City Council: \_\_\_\_\_ Date: \_\_\_\_\_

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

#### RECORDERS CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock M, This \_\_\_\_\_ Day of \_\_\_\_\_ A.D., \_\_\_\_\_

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

Owner:

Murphy Creek LLC  
9335 E. Harvard Ave  
Denver, CO 80231

Land Planner:

henry  
design  
group  
Landscape Architecture • Planning • Entitlements  
1001 W. 10th Street Suite 100, Denver Colorado 80202  
303.455.2388 • hdesigngroup.com

Engineer:

CORE  
CORE CONSULTING, INC.  
2011 W. 10th Street  
DENVER, CO 80202  
303.455.2388 • coreconsulting.com

Amendment 1: March 28, 2000

Amendment 2: January 11, 2021

Amendment 3: September 21, 2022 Sheet 1 of 3



Legend:

- Golf Course Boundary
- Planning Area Boundary
- Arterial Street
- Collector Street
- Amendment Area
- Local Street
- LDN Noise Contour
- 10' Regional Pedestrian Trail
- 100 Year Floodplain

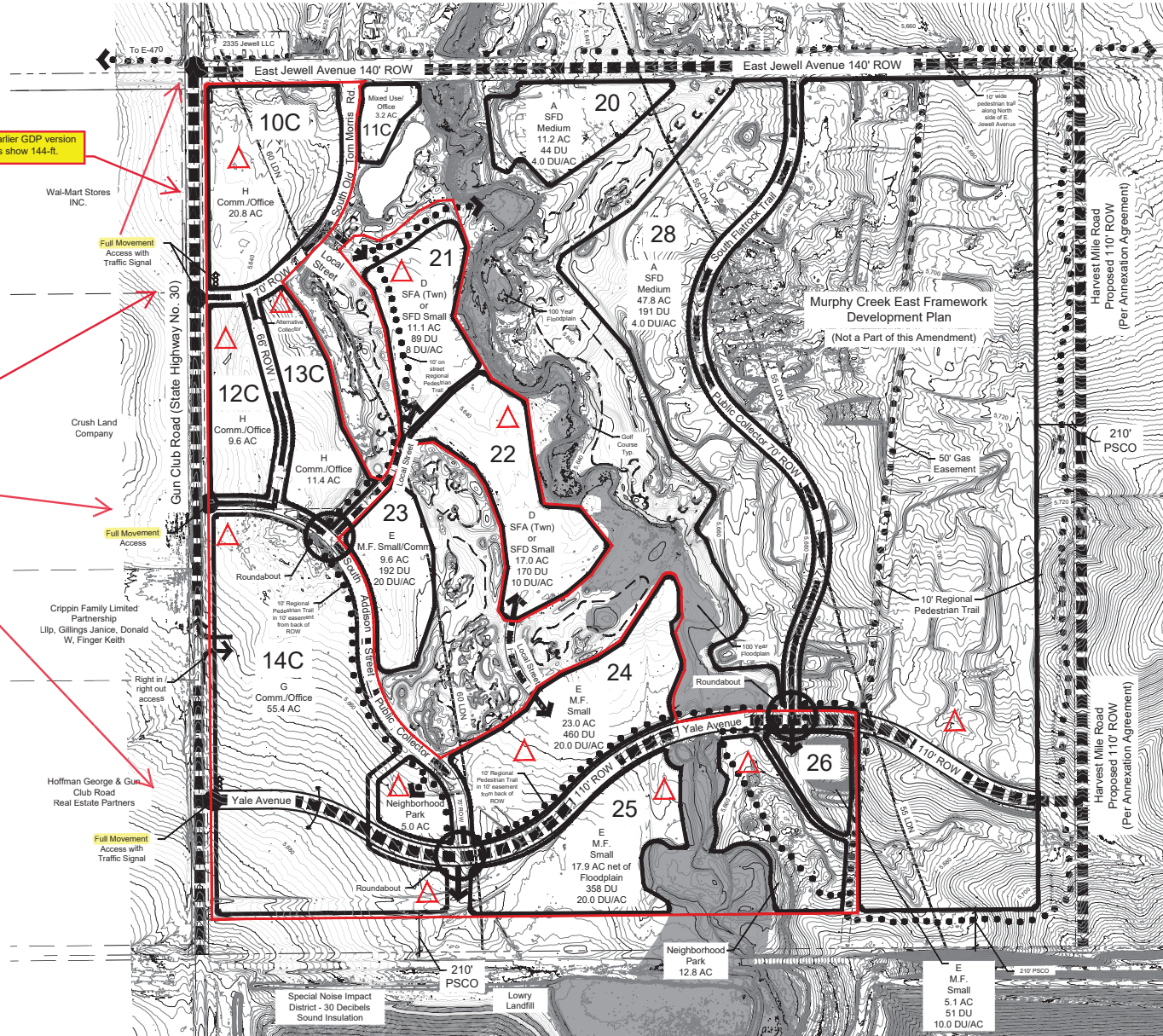
Land Use Summary

AMENDED GDP - Amendment No. 1 (South of Jewell Ave.)				
Parcel	Land Use	Acreage	Dwelling Units	Density
10c	Commercial/Office	15.1	NA	NA
11c	Mixed Use/Office	3.2	NA	NA
12c	Commercial/Office	12	NA	NA
13c	Commercial/Office	15.1	NA	NA
14c	P-D Commercial	62	NA	NA
20	S.F.D. Medium	11.5	44	4.0 DU/Ac.
21	S.F.A. (Twn) or S.F.D. Small	16	89	5.6 DU/Ac.
22	S.F.A. (Twn) or S.F.D. Small	19	170	9.0 DU/Ac.
24	M.F. Small	10	460	46.0 DU/Ac.
25	M.F. Small	2.9	58	20.0 DU/Ac.
26	M.F. Small	10	200	20.0 DU/Ac.
28	S.F.D. Medium	47.8	191	4.0 DU/Ac.

PROPOSED AMENDED GDP - Amendment No. 3 (South of Jewell Ave.)				
Parcel	Land Use	Acreage	Dwelling Units	Density
10c	Commercial/Office	20.8	NA	NA
11c	Mixed Use/Office	3.2	NA	NA
12c	Commercial/Office	9.6	NA	NA
13c	Commercial/Office	11.4	NA	NA
14c	P-D Commercial	55.4	NA	NA
20	S.F.D. Medium	11.2	44	4.0 DU/Ac.
21	S.F.A. (Twn) or S.F.D. Small	11.1	89	8.0 DU/Ac.
22	S.F.A. (Twn) or S.F.D. Small	17	170	10.0 DU/Ac.
24	M.F. Small	23	460	20.0 DU/Ac.
25	M.F. Small	17.9	358	20 DU/Ac.
26	M.F. Small	5.1	51	10 DU/Ac.
28	S.F.D. Medium	47.8	191	4.0 DU/Ac.
Neighborhood Park A	Park	5	NA	NA
Neighborhood Park B	Park	12.8	NA	NA

Add the Aerial ROW. Earlier GDP version shows 140-ft, other plans show 144-ft.

Other properties along west side of Gun Club Road have advanced their planning to ID full movement access points. Show how all full movement access points alignments align with west side.



Amendment No. 3

# Murphy Creek

## Aurora, Colorado

Owner:  
Murphy Creek LLC  
9335 E. Harvard Ave  
Denver, CO 80231

Land Planner:  
henry design group  
Landscape Architecture • Planning • Engineering  
1901 West Street Suite 1100, Denver, Colorado 80202  
303.446.2364 • henydesigngroup.com

Engineer:  
CORE  
CORE CONSULTANTS, INC.  
2015 W. 10th Ave., Suite 100  
Denver, CO 80202  
303.733.8888  
LAND DEVELOPMENT  
henry design group

Amendment 1: March 28, 2000  
Amendment 2: January 11, 2021  
Amendment 3: September 21, 2022 Sheet 2 of 3



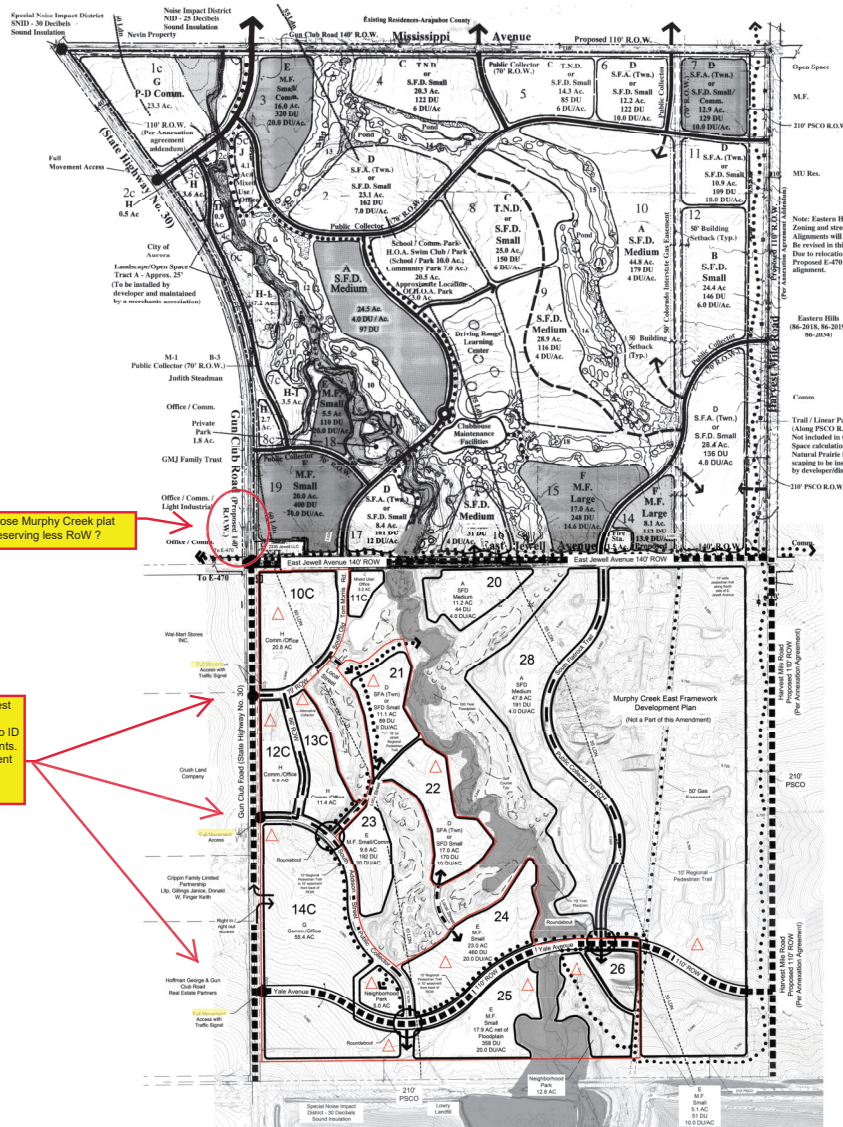
## Land Use Summary

AMFND/GDP - Amendment No. 1 & 2 (North of Jewell Ave.)				
Parcel	Land Use	Acreage	Dwelling Units	Density
1	S.F.D. Medium	24.5	97	4.0 DU/Ac.
1c	P-D Commercial	23.3	NA	NA
2	S.F.A. (Twn) or S.F.D. Small	23.1	162	7.0 DU/Ac.
2c	Commercial/Office	0.5	NA	NA
3c	Commercial/Office	3.6	NA	NA
3	M.F. Small/Comm.	16	320	20.0 DU/Ac.
4	T.N.D. or S.F.D. Small	20.3	122	6.0 DU/Ac.
5	T.N.D. or S.F.D. Small	14.3	122	10.0 DU/Ac.
6	S.F.A. (Twn) or S.F.D. Small	12.2	122	10.0 DU/Ac.
6c	Commercial/Office	7.2	NA	NA
7	S.F.A. (Twn) or S.F.D. Small	12.9	129	10.0 DU/Ac.
7c	Commercial/Office	3.5	NA	NA
8	T.N.D. or S.F.D. Small	25	150	6.0 DU/Ac.
8c	Commercial/Office	2.7	NA	NA
9	S.F.D. Medium	28.9	116	4.0 DU/Ac.
10	S.F.D. Medium	44.8	179	4.0 DU/Ac.
11	S.F.A. (Twn) or S.F.D. Small	10.9	109	10.0 DU/Ac.
12	S.F.D. Small	24.4	146	6.0 DU/Ac.
9c - 13	S.F.A. (Twn) or S.F.D. Small	28.4	136	4.8 DU/Ac.
14	M.F. Large	8.1	112	13.9 DU/Ac.
15	M.F. Large	1.9	249	14.6 DU/Ac.
16	S.F.D. Medium	7.8	31	4.0 DU/Ac.
17	S.F.A. (Twn) or S.F.D. Small	8.4	101	12.0 DU/Ac.
18	M.F. Small	5.5	110	20.0 DU/Ac.
19	M.F. Small	20	400	20 DU/Ac.

PROPOSED AMENDED GDP - Amendment No. 3 (South of Jewell Ave.)				
Parcel	Land Use	Acreage	Dwelling Units	Density
10c	Commercial/Office	20.8	NA	NA
11c	Mixed Use/Office	3.2	NA	NA
12c	Commercial/Office	9.6	NA	NA
13c	Commercial/Office	11.4	NA	NA
14c	P-D Commercial	55.4	NA	NA
20	S.F.D. Medium	11.2	44	4.0 DU/Ac.
21	S.F.A. (Twn) or S.F.D. Small	11.1	89	8.0 DU/Ac.
22	S.F.A. (Twn) or S.F.D. Small	17	170	10.0 DU/Ac.
24	M.F. Small	23	460	20.0 DU/Ac.
25	M.F. Small	17.9	358	20 DU/Ac.
26	M.F. Small	5.1	51	10 DU/Ac.
28	S.F.D. Medium	47.8	191	4.0 DU/Ac.
Neighborhood Park A	Park	5	NA	NA
Neighborhood Park B	Park	13.8	NA	NA

Why is Prose Murphy Creek plat offering/reserving less RoW ?

Other properties along west side of Gun Club have advanced their planning to ID full movement access points. Show how all full movement access points alignments align with west side.



Reference Map



Amendment No. 3

# Murphy Creek

## Aurora, Colorado

Owner:  
Murphy Creek LLC  
9335 E. Harvard Ave  
Denver, CO 80231

Land Planner:  
henry design group  
landscape architecture • planning • engineering  
1881 West Street Suite 1100, Denver, Colorado 80202  
303.446.2368 • hdesigngroup.com

Engineer:

CORE CONSULTING, INC.  
SPE & WASHINGTON  
REGISTERED PROFESSIONAL ENGINEERS  
1881 WEST STREET SUITE 1100  
DENVER, COLORADO 80202  
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