

The Grandview Estates Rural Water Conservation District

P.O. Box 4292, Parker CO 80134, (303) 805-1690 Phone, (303) 805-2340 Fax

Jeffrey Haselhorst, President

"Working to Preserve Water Resources for Future Generations"

March 3, 2016

Patrick Mulready, Senior Planner
Development Review Division
Town of Parker .
20120 E. Mainstreet
Parker, CO 80138

RE: Referral Response and Comment- Compark Village South; SB15-0054, 3241 Filbert;
Chambers Highpoint

Dear Mr. Mulready and Planning Department:

Thank you for meeting with members of the Grandview community on February 18th and for extending the deadline for comment on this very important project. You gave us the courtesy of submitting referral response from the Grandview Estates Homeowners Association and the Grandview Estates Rural Water Conservation District, because one of the referral contacts was out of date, and both had not been retrieved and/or received on the respective incoming systems. We are complying to the very best of our ability. Thanks again.

BELFORD AVENUE:

WEST:

The maps provided depict Belford, a four lane connector with 40 mph traffic, less than 200 feet from the northwest corner of the Grandview Estates section line. The nearest home appears at approximately 270 feet, and at approximately 240 feet from the drainage improvements to be located parallel and south of Belford. Community members are concerned that the road may further disrupt the progression of floodwaters to Green Acres tributary, and runoff from Belford may exacerbate the serious condition on First Street, where flood waters have impacted the road and drainage on many occasions. See Street Index Sheet, 5 of 32, and see Minor Development Plat, Sheet 2 of 4. Further, no measures are depicted or mentioned to ensure that hazardous fluids from vehicle accidents or normal traffic do not end up migrating to nearby wells. It appears that the well permits that Stonegate procured north of Grandview for monitoring wells have been canceled.

The proposed improvements to First Street will provide a drainage conveyance system (roadside ditch) to divert flows from the Cordiella property and redirect to the re-aligned Green Acres Tributary (GAT). The proposed improvements to Belford Ave. across the Compark South property will be directed to a drainage system which will convey flow to the proposed regional facility located in GAT.

Recommendations:

1. GERWCD recommends that the appropriate agencies (Army Corps of Engineers, EPA, Colorado Dept of Public Health and Environment, Cherry Creek Basin Water Quality Control Authority, and Urban Drainage and Flood Control District) be consulted on this topic during this referral process to determine if mitigation measures are required.\

Drainage improvements are processed through the Town of Parker process, which includes referrals through applicable agencies for review and approval.

2. GERWCD requests that more complete information be provided on water sources for irrigation and domestic use for this project, in order to assure that Grandview wells will not be affected. Should there be plans to drill additional wells for the project that information should be provided before preliminary sketch and site plan hearing.

Water is to be provided by Stonegate Water and Sanitary District. No wells are planned at this time for the project development.

3. On reviewing the maps with the community, Mr. Mestdagh was fairly confident that, by re-aligning and straightening the curves directly east of the section line between Compark and Green Acres, and possibly on the west side as well, Belford can be moved north and away from Grandview at the western section line. The maps now show exaggerated curves that had not appeared previously on conceptual drawings offered by Douglas County or in the first stages of applications with the Town of Parker. Removing or minimizing these curves could help to cut costs of construction, add to the safety of the road, and reduce the impact on the Grandview community.

The Belford alignment was accepted during the annexation process and is based upon agreements made during that timeframe.

2. At previous hearings, there were representations that First Street in Grandview would be paved from the section line to Dogwood Avenue in order to facilitate better and safer drainage, and to enhance the value of the project to the Grandview community. The paving commitment should appear at this phase of the project, and should be fully mapped with necessary drainage plans included.

Paving of First Street to Dogwood is now included in the plans.

3. Fire hydrant availability to Grandview, as previously represented, should be platted now on the maps.

Fire hydrant on First, Second, and Third Streets are included in the residential phase I plan set.

4. The present plan for only emergency access through Grandview should be confirmed.

Emergency access is provided through First Street.

5. Construction of Belford should not proceed with a minimal bond and in a piecemeal fashion until the complete plan, with final cost figures from Peoria to Chambers, has been disclosed. The cost workup should include all drainage, landscape, flood control, berm design, and elevation considerations. The bond required should reflect the entire project cost and be presented before construction commences.

Construction will commence shortly after approval of the Final Plat.

EAST:

Belford connects with Chambers and stands at approximately 70 feet from the northwest corner of Grandview. The nearest home and well sit at approximately 240 feet. An existing berm constructed as a spillway for Chambers Reservoir rises approximately forty feet from the Grandview property. Belford is now planned to be constructed directly northeast of that berm. The berm has no landscaping and is infested with thistles. Traffic noise, pollution and drainage are problems and major improvements are needed to rehabilitate the existing berm for that purpose. There is risk of flooding should the spillway discharge water.

Belford, east of the bridge, will be designed by the consultant for the High Point at Chambers development. The entire alignment of Belford has been accepted through the annexation agreement with the Town of Parker.

Recommendations:

1. GERWCD requests that more complete information be provided on water sources for irrigation and domestic use for this project, in order to assure that Grandview wells will not be affected. Should there be plans to drill additional wells for the project that information should be provided before preliminary sketch and site plan hearing.

Water is to be provided by Stonegate Water and Sanitary District. No wells are planned at this time for the project development.

2. As already mentioned in the Grandview Homeowner Association's first referral response to the Compark 190 project with Douglas County, the frontage road is projected to carry several thousand vehicles per day and appears to be only a few feet from the edge of the Chambers Reservoir and spillway, yet no measures are depicted or mentioned to ensure hazardous fluids from vehicle accidents or normal traffic do not end up polluting the water in Chambers Reservoir, water downstream via the spillway, or nearby wells in Grandview. Since this was a concern with the Reuter-Hess Reservoir that caused the re-alignment of Stroh Road, we recommend the appropriate agencies (Army Corps of Engineers, EPA, Colorado Dept of Public Health and Environment, Cherry Creek Basin Water Quality Control Authority, and Urban Drainage and Flood Control District) be consulted on this topic during this referral process to determine if mitigation measures are required.

Belford Ave. depicted on the sketch plan is the agreed upon alignment as shown in the annexation agreement. Segment 1 of Belford Ave. in the MDP is being designed and constructed to a point ≈600 ft West of Happy Canyon. Segment 2 of Belford Ave will be designed to a point on the East end of the proposed bridge over Happy Canyon. Segment 3 of Belford Ave from the East end of the bridge to Chambers Ave. will be designed by the property owner of the High Point at Chambers.

3. Mr. Mestdagh acknowledged that a completely perpendicular alignment for the bridge across Happy Canyon Creek is not imperative, and would allow Belford to intersect with Chambers somewhat to the north of present location. Again the exaggerated curves on Belford should be realigned to place its intersection with Chambers at the most northerly position possible to comply with required distances from the E-470 intersection. Belford initially was conceptualized as Frontage Road and will serve that purpose.

The alignment and intersection of Belford Ave. with Chambers has been accepted

through the annexation process. The town is requiring the Chambers intersection be located in the proposed current location as shown on the plans. Chambers. The traffic report supports a major collector by Town of Parker criteria.

4. A traffic count estimate should be part of this application and include all cars wishing to avoid C-470 traffic, or E-470 tolls. Cars will be pouring off the highway. An adequate estimate of traffic should commence at this time, before construction.

The Chambers TIS, prepared by FHU, and the Chambers crossing TIS, prepared by Fehrs and Peers have been provided with this application have been provided with this application.

5. Especially now that the plan is to have Stonegate, and not ACWWA, provide water for the project, some intergovernmental agreements will be necessary to decide what entity is responsible for landscaping and other improvements for the berm by Chambers Reservoir. The present condition of the berm is deplorable, and totally inadequate to screen noise and pollution from traffic on Belford.

Belford, east of the bridge, will be designed by the consultant for the High Point at Chambers development.

6. Belford is acknowledged to act as a spillway, and in this case for Chambers Reservoir. Planning should be extremely detailed to prevent a flood event and toxic fluid migration to water supplies, impacting the Grandview properties and water sources. Planning should include but not be limited to consultation with the entities identified in paragraph 1 of this recommendations for the eastern portion of Belford. .

As stated earlier, Belford Ave. East of Happy Canyon will be designed by the developer of Chamber High Point. As indicated earlier, the alignment of Belford has been accepted through the annexation agreement with the Town of Parker.

Thank you kindly for your consideration of this response.

Sincerely,

Jerri Hill, Vice Chair
Grandview Estates Rural Water Conservation District