

OUTSIDE REFERRAL AGENCY MATRIX

PROJECT: Watson Lane Floodplain Use by Special Exception

CASE NO. ENG17-0007

DATE REFERRALS SENT: Approximately 5/3/17

AGENCY	DATE RECEIVED	COMMENTS
CenturyLink	Not sent.	
Comcast	Not sent.	
Denver Water	Not sent.	
Xcel Energy	Not sent.	
Regional Transportation District (RTD)	Not sent.	
Urban Drainage & Flood Control District	5/18/17, 6/22/17,9/19, 9/29, 11/27/17	Requested additional hydraulic modeling and design information for Maintenance Eligibility of proposed channel.
United States Postal Service	Not sent.	
Littleton Public Schools	Not sent.	
South Suburban Parks and Recreation District (SSPRD)	Not sent.	
Arapahoe County	5/15, 5/19/17	No comment.
Tri-County Health Department	Not sent.	
City of Centennial	Not sent.	
City of Englewood	2/2/18	No comment. Brown Ditch is abandoned.
Douglas County	Not sent.	
Jefferson County	Not sent.	
Town of Columbine Valley	5/31/17	Complies with CLOMR, so no comment.
CO Water Conservation Board	No response	
CO Department of Transportation (CDOT)	5/19/17	No comment.
CO Geological Society	Not sent.	
CO Parks & Wildlife	5/16/17	Not considered impact to wildlife, no comment.
BNSF Railway Company	Not sent.	
Union Pacific Railroad	Not sent.	
Public Utilities Commission	Not sent.	
Columbine Water & Sanitation District	Not sent.	
Platte Canyon Water & Sanitation District	6/9/17	Advised on limit to number of sewer taps. Otherwise no comment.
SW Metro Water & Sanitation District	Not sent.	
Ken Caryl Water & Sanitation District	Not sent.	
Centennial Water & Sanitation District	Not sent.	
CO State Land Board	Not sent.	
CO State Historic Society	Not sent.	
CO State Engineer's Office	Not sent.	

South Platte River Working Group	Not sent.	
US Army Corps of Engineers	No response.	
Residents	1/25/17, 1/29/17, 2/1/18	During public comment period, the City received comments re. 4 main issues: the proposed paved maintenance access along Drainageway D, increased flood risk to properties south of Drainageway D, changes in access at Santa Fe/Watson Lane, and a misprint re. the public hearing date. All comments have been responded to. Comments are attached.

From: TERI JIM NEWLAND

Sent: Sunday, January 28, 2018 2:47:41 PM

To: drt@littletongov.org; arogge@littletongov.org; Anastasia Urban; amimnaugh@littletongov.org

Cc: JD McCrumb; townplanner@columbinevalley.org

Subject: Case#ENG17-0004 Watson Lane Reserve - FHT Ventures

To whom it may concern,

We received on approximately January 23rd via US Mail, Public Hearing Notice for property address: [3200 Bowles Ave, Littleton, CO. 80123](#)

When I was driving down Brookhaven Lane on Friday, January 26th I saw a notice nailed to a tree for a public hearing on: [3200 Bowles Ave, littleton, CO 80123](#)

What is interesting is the notice that was mailed to our home has a date of the hearing of March 12, 2018 @ 6:30 p.m. and the notice on the tree and the City of Littleton website has February 12, 2018 @ 6:30 p.m.

Both notices are for modification to an existing floodplain.

I am concerned about the two misleading dates and I am asking for clarification and a delay in the hearing and ask that both dates be consistent.

Jim & Teri Newland

[14 Brookhaven Lane](#)

[Littleton, CO 80123](#)

----- Forwarded message -----

From: **CARYN CALLANAN** <joeandcaryncallanan@comcast.net>

Date: Thu, Jan 25, 2018 at 8:21 PM

Subject: Watson Lane Reserve + Drainage Way D

To: drt@littleongov.org, bwk@udfcd.org, arogge@littleongov.org

Cc: Tom Williams <TWilliams@uetlc.com>, Wendy Williams <wendy_home@msn.com>, "Teri Newland (jtnewland14@msn.com)" <jtnewland14@msn.com>, leziieg23@gmail.com, Patricia Robb <plrobb@comcast.net>, Caryn Callanan <joeandcaryncallanan@comcast.net>

Good Evening,

It has been brought to our attention that there has been some misinformation presented by developer, Frank Trainer, to both the Columbine Board of Trustees and Brookhaven HOA concerning the needs for Drainageway D (which runs along the gravel foot path owned by Brookhaven HOA bordering Watson Lane Reserve).

We realize that the February 2nd "comment" deadline is quickly approaching, and for the record we would like to voice our concerns for this path to remain as close to its current state as possible in order to limit access to maintenance vehicles only. This request is aligned with what Urban Drainage is claiming as satisfactory: "stabilized (hard or soft) access."

Let us know that, for the record, that you have received this email.

Regards,

Joe and Caryn Callanan

[16 Brookhaven Trail](#)

From: Jay Neese [<mailto:jbryanneese@gmail.com>]
Sent: Thursday, January 25, 2018 9:45 AM
To: drt@littletongov.org; arogge@littletongov.org
Cc: Bryan Kohlenberg <bwk@udfcd.org>; Rich Gunlikson <rich@gunlikson.com>; JD McCrumb <jdmccrumb@columbinevalley.org>; Frank Trainer <fhtrainer@gmail.com>; Town Planner <townplanner@columbinevalley.org>
Subject: Littleton Referral: Watson Lane Reserve (FP17-0003)

The Town of Columbine Valley forwarded the above referral from the City of Littleton to the Brookhaven HOA. The Brookhaven HOA is within the Town of Columbine Valley and owns the property that is adjacent to the Watson Lane Reserve to the west and south. You recently received a response letter from the Town of Columbine Valley (copied below) which referenced the Brookhaven HOA's concern over access through Drainageway D that is adjacent to the Watson Lane Reserve property. Drainageway D is owned by the Brookhaven HOA and we are not in agreement with, and do not consent to, the 10' cement access "road" that is being proposed through Drainageway D and that would connect Watson Lane to Brookhaven Lane.

The Brookhaven HOA supports the Watson Lane Reserve proposed development in all other respects.

We have tried to get Urban Drainage to respond to our questions and concerns before sending this email, but to date have not received any response from them. We are responding now to make sure we do not miss your deadline for comments. We have copied Urban Drainage on this email.

The developer of Watson Lane Reserve has proposed golf cart access through Drainageway D and we have told him that the issue of golf car access through Drainageway D is opposed by some of our homeowners and that we would prefer to work with him on an alternate route. We are in discussions with Mr. Trainer regarding an alternative route for golf cart, bike and pedestrian access that does not involve Drainageway D in any way. As such, having a 10' wide cement "road" constructed in our Drainageway D, with no bollards or other means to block vehicular traffic, other than the occasional Urban Drainage maintenance vehicle for which it is intended, is inappropriate and unacceptable.

Current access to Drainageway D is over grass and along a dirt path. It has been sufficient since the Drainageway was constructed over 15 years ago. We do not believe Urban Drainage has the authority to require such an over the top improvement that would open up an uncontrolled connection road between Watson Lane and Brookhaven Lane on property owned by the Brookhaven HOA. We are not opposed to some reasonable improvement being made to the access to the Drainageway; however, said improvements should not allow vehicles, including golf carts, to be able to travel from Watson Lane to Brookhaven Lane. We would prefer access from only Brookhaven Lane with the maintenance vehicles turning around within Drainageway D and returning to Brookhaven Lane to exit. This is the same arrangement that exists within the drainage area on the west side of Brookhaven Lane.

We appreciate your review of our objections to the 10' cement "road" in Drainageway D and ask that you work with Urban Drainage to come up with an alternative that does not allow through traffic access between Watson Lane and Brookhaven Lane.

Please confirm your receipt of this email and keep us in the communication loop relative to changes made to address our objections/concerns.

Sincerely,

Jay B. Neese

Member of the Board of Directors

Brookhaven HOA

January 23, 2018

Andrew Rogge

Planning Department

City of Littleton
[2255 West Berry Ave](#)
[Littleton, CO 80120](#)

Andrew:

The Town staff has no objections with the Watson Lane Reserve Final Plat as proposed. However, The Town is aware that the developer would like pedestrian, bicycle and golf cart access onto Brookhaven Lane and that the HOA has expressed concern over such access. It is the Town's hope that the developer, Brookhaven HOA and Urban Drainage are able to resolve this issue.

At their meeting on January 16, 2018, The Board of Trustees directed staff to send this letter to that effect.

Phil Sieber

Town Planner



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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

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January 31, 2018

Littleton Planning Committee
Council Chamber
Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Re: Case No. ENG17-004

To The Littleton Planning Committee:

We recently received notice in the mail of a hearing set for March 12, 2018 regarding a Use By Special Exception Permit for the property located at: 3200 Bowles Avenue, Littleton, CO 80123. First, we note that the date of the hearing posted near our home says February 12, 2018, not March 12, 2018. We then received notice the meeting may be held on February 26, 2018. But regardless of the date of the hearing, as an adjacent homeowner, we are concerned about the impacts on the floodplain potentially caused by this proposed development.

We are not opposed to any development on the property to our north, merely concerned that this proposed development will adversely impact our property.

On June 13, 2016 at 6:30 pm, the Planning Board held a meeting to discuss the proposed development of Clayton Farms. The following Board Members attended: David Bolt, Planning Board Member from District IV, Andrew Graham, PBM, District I, Bruce Stahlman, PBM, District II, Lynne Krueger, PBM, District I, Curt Samuelson, PBM, District III, RC Myles, PBM, District I, and Mark Rudnicki, Vice Chair, PBM District II. At that meeting, several of these Board Members including, David Bolt, Bruce Stahlman, RC Myles and Lynne Krueger (a noted retired Certified Floodplain Manager), and many members from the neighboring community, including from the Brookhaven and Watson Home Owners Associations, expressed concerns about the impact of the proposed development on the current floodplain. We have attached comments from this meeting for your consideration.

We identified the following drainage issues:

- The application asserts that there is drainage access to “Tract 1”, the drainage channel. Brookhaven HOA owns the land just to the south of Clayton Farms and the easements across their property to the channel have vacated, i.e. Clayton Farms can’t use them
- The application asserts that an Army Corp. of Engineers permit is not necessary. Respectfully, members of the Planning Commission and Brookhaven HOA disagree, and believe the developer should be required seek approval of the Army Corp. of Engineers regarding its large scale flood plan in case of a substantial flood.
- As discussed below, raising the elevation of the flood zones directly to the north of our property may cause flooding issues with respect to our property.

We own the property directly to the south of the proposed development (18 Brookhaven Lane, Littleton, CO 80123). We have a walkout basement with drainage below the sewer system. All sewer must be pumped up to the level of the sewer system height. We are concerned that changing the floodplain could have a negative impact on the houses south of the proposed new development. The raised elevation requirements proposed by this development might create a different flood water flow direction after the new property is completed. We are asking the developer to have an impact study done to accommodate flood water flow after the floodplain has been changed for the proposed development. Homes on the south of the drainage system may become the lowest land height in the area, creating possible flooding on homes already approved years ago for floodplain compatibility.

Below is a picture showing the location of my home relative to the proposed development. Given the proximity of my home, the currently land topography, and the limited drainage in place, we are very concerned that the/a proposed increase in elevation to get this development out of its current flood zone will lead to increased flood danger for our home.



A small drainage ditch runs just to the north of our property. We are concerned this ditch cannot accommodate additional runoff and, if the property directly north is developed, the resulting change will cause flooding of our home. The below pictures show this ditch today.

View of ditch north of 18 Brookhaven Lane



As you can see from the below, during raining periods this ditch already fills to capacity (and perhaps beyond). Our concern, therefore, is that raising the ground in the flood zones will overwhelm the capacity of this ditch to accommodate runoff causing flooding of our home.

View of ditch north of 18 Brookhaven Lane during heavy rain



View of floodplain west of 18 Brookhaven Lane during heavy rain

We know that the City of Littleton is responsible for conducting a drainage study from the FHT Ventures property at 3200 Bowles Avenue, specifically regarding Drainageway D with water exiting from this particular property. The City of Littleton determined that this drainageway can accommodate a new development of six homes. Our concern, however, is that there is not a study done to see how that property (which will be raised out of a floodplain) may impact our property at 18 Brookhaven Lane in Columbine Valley. Given that Drainageway D is serviced by Urban Drainage, but falls under the

approval of City of Littleton, Columbine Valley, as well as our own Brookhaven HOA, we think it's pertinent that a civil engineer study be done regarding home(s) that may be impacted by this change.

Should you need further information, please feel free to contact us at 720-201-5187 (Wendy Williams).

Sincerely,

Thomas and Wendy Williams
Homeowner

Cc: drt@littletongov.org
arogge@littltongov.org
Town Planner (townplanner@columbineplanner.org)
Board of Trustees (boardoftrustees@columbinvalley.org)
Urban Drainage (bwk@udfcd.org)

On Thu, Feb 1, 2018 at 8:23 PM, TERI JIM NEWLAND <JTNEWLAND14@msn.com> wrote:

To whom it may concern,

I was wanting some clarification regarding the status of Watson Lane intersection with Bowles Ave. There has been rumors that Watson Lane may become a right in/right out intersection? Can you tell me if there are any changes or discussions regarding this rumor.

Best,
Teri Newland

Sent from [Outlook](#)

----- Forwarded message -----

From: **CARYN CALLANAN** <joeandcaryncallanan@comcast.net>

Date: Mon, Jan 29, 2018 at 11:06 AM

Subject: Drainage concerns for property at [16 Brookhaven Trail](#) via Drainageway D in Brookhaven HOA, Columbine Valley

To: bwk@udfcd.org, drt@littletongov.org, arogge@littletongov.org, Wendy Williams <wendy_home@msn.com>, Tom Williams <TWilliams@uetllc.com>, Rich Gunlikson <rich@gunlikson.com>, boardoftrustees@columbinevalley.org

Good Morning,

It has come to our attention that the the City of Littleton was responsible for conducting a drainage study from the Clayton Farms property at [3200 Bowles Avenue](#) specifically regarding Drainageway D with water exiting from this particular property. It was determined that this drainageway can accommodate a new development of six homes at the above mentioned address. Our concern, however, is that there is not a study done to see how that property (which will be raised out of a flood plain) may impact our property at 16 Brookhaven Trail in Columbine Valley. Given that Drainageway D is serviced by Urban Drainage, but falls under the approval of City of Littleton, Columbine Valley, as well as our own Brookhaven HOA, we think it's pertinent that a study be done regarding home(s) that may be impacted by this change.

We look forward to hearing from you.

Regards,

Joe and Caryn Callanan

[16 Brookhaven Trail](#)