



R I F F L E S   T O   R I P P L E S

## MEMORANDUM

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**DATE:** February 4, 2022

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**TO:** Cherry Creek Basin Water Quality Authority (CCBWQA) Board of Directors

**CC:** CCBWQA Technical Advisory Committee  
CCBWQA Co-Managers

**FROM:** Richard Borchardt -CCBWQA Pollution Abatement Project Manager  
Elysa Loewen, Loewen Engineering, Inc.

**SUBJECT:** CCBWQA 2021 Land Use Referral Reviews and Land Disturbance Summaries

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The CCBWQA reviews Land Use Referrals (LURs) to check conformance with Control Regulation 72. Two Tables have been prepared to summarize this effort in 2021. Loewen Engineering is a sub-consultant to R2R Engineers and assisted in reviewing 2021 LURs.

The first Table titled “Annual Summary of Authority 2021 Land Use Reviews” summarizes the total number of land use referrals reviewed by the CCBWQA during 2021, and it includes a breakdown by Land Use Category and Agency. At the bottom of the Table, a comparison of years is included for the period of 2014 through 2021.

The second Table titled “Approximate Areas of Land Disturbance”, summarizes the approximate areas of land disturbance within Cherry Creek basin, and it includes a breakdown by Land Use Category and Agency. At the bottom of the Table, a comparison of years is included for the period of 2014 through 2021. It should be noted that this summary data:

- is based on the land use referral submittals received and reviewed by the CCBWQA; and
- tabulates the disturbance areas which are the reported lot, tract or parcel boundary area size and are not necessarily the specific area(s) disturbed by grading or construction; and,
- includes a few residential submittals reviewed which are believed to be a part of a larger subdivision proposed for built out over a multi-year period.

Eight large sized referrals (over 200 acres) were reviewed in 2021 and that are anticipated to develop over a multi-year period. These developments are identified as:

- City of Castle Pines– Canyons Superblock Plat F2 ≈ 394 acres.
- City of Aurora – Kings Point North ≈ 442 acres.
- Douglas County – Southeast Cherry Creek Road - Wildstone Ranch≈ 478 acres
- Douglas County – Canyons South≈ 309 acres

CCBWQA 2021 Land Use Referral Reviews and Land Disturbance Summaries

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**R2R Engineers Memorandum**

- Douglas County – Pinery Lake Trails ≈ 330 acres
- Douglas County – Walden Hilltop ≈ 640 acres
- Douglas County – Fields Metropolitan District Nos. 1-3 (Service Plan Referral) ≈ 638 acres
- Town of Parker – Anthology North Segment 1 A ≈ 414 acres

A breakdown of 2021 referrals and type of comments provides is included below.

Type of Comment	Number of Referrals	% of Total Referrals
Outstanding Comments/Comments to be addressed in subsequent submittal	103	32.8%
Comments requesting additional information to complete the review	42	13.4%
No Comments/No additional comments	169	53.8%
<b>TOTAL</b>	<b>314</b>	<b>100%</b>

**Cherry Creek Basin Water Quality Authority**  
**Annual Summary of Authority 2021 Land Use Reviews**  
**January 27, 2022**

Agency	Total LUR's Reviewed	Commercial	Residential	Mixed-Use	Open Space / Parks / Rec. Ctrs	Highway / Roadway /Bridge	Utility	Other
Arapahoe County	27	18	3	0	5	0	1	0
Arapahoe County Airport Authority	6	6	0	0	0	0	0	0
Aurora	51	21	20	0	4	6	0	0
Castle Pines	12	2	9	1	0	0	0	0
Castle Rock	10	6	4	0	0	0	0	0
CDOT	1	0	0	0	0	1	0	0
Centennial	2	0	0	0	2	0	0	0
Douglas County	58	7	31	0	7	2	9	2
E-470 Authority	0	0	0	0	0	0	0	0
Foxfield	0	0	0	0	0	0	0	0
Greenwood Village	0	0	0	0	0	0	0	0
Lone Tree	14	2	12	0	0	0	0	0
Parker	103	49	47	4	0	2	1	0
SEMSWA	30	18	0	0	8	4	0	0
<b>Total Number of Land Use Reviews completed in 2021</b>	<b>314</b>	<b>129</b>	<b>126</b>	<b>5</b>	<b>26</b>	<b>15</b>	<b>11</b>	<b>2</b>
Total Number of Land Use Reviews completed in 2020	223	100	50	24	4	8	31	6
Total Number of Land Use Reviews completed in 2019	193	98	66	6	8	3	6	6
Total Number of Land Use Reviews completed in 2018	216	102	69	1	9	7	16	12
Total Number of Land Use Reviews completed in 2017	198	128	43	2	10	1	11	3
Total Number of Land Use Reviews completed in 2016	265	147	60	4	15	2	26	11
Total Number of Land Use Reviews completed in 2015	198	96	54	2	11	6	22	7
Total Number of Land Use Reviews completed in 2014	154	81	44	0	15	2	8	4

**Cherry Creek Basin Water Quality Authority**  
**Approximate Areas of Land Disturbance<sup>1</sup>**  
**January 5, 2022**

Agency	Total Land Disturbance <sup>1</sup> By Agency (Acres)	Land Use Category					
		Commercial	Residential	Mixed Use	Open Space / Parks / Rec Ctrs	Highway / Bridge	Other
Arapahoe County	139.7	105.7	0.0	0.0	33.5	0.0	0.5
Centennial Airport Authority	29.3	29.3	0.0	0.0	0.0	0.0	0.0
Aurora	61.6	13.5	17.1	0.0	1.0	30.0	0.0
Castle Pines	240.7	0.0	240.7	0.0	0.0	0.0	0.0
Castle Rock	24.6	0.0	24.6	0.0	0.0	0.0	0.0
CDOT	1.6	0.0	0.0	0.0	0.0	1.6	0.0
Douglas County	471.8	159.8	85.7	0.0	65.0	0.1	161.2
E-470 Highway Authority	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Foxfield	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Greenwood Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lone Tree	196.5	1.0	195.5	0.0	0.0	0.0	0.0
Parker	418.1	171.6	244.6	0.0	0.0	0.0	1.9
SEMSWA	151.9	84.6	0.0	0.0	57.4	9.9	0.0
<b>Total 2021 Land Disturbance<sup>1</sup> (Acres)</b>	<b>1735.8</b>	<b>565.5</b>	<b>808.2</b>	<b>0.0</b>	<b>156.9</b>	<b>41.6</b>	<b>163.6</b>
Total 2020 Land Disturbance <sup>1</sup> (Acres)	1291.9	436.0	428.0	166.4	4.9	81.1	175.6
Total 2019 Land Disturbance <sup>1</sup> (Acres)	1845.0	280.2	1308.0	21.7	194.0	0.4	40.7
Total 2018 Land Disturbance <sup>1</sup> (Acres)	1818.0	363.0	1270.0	14.0	30.0	59.0	82.0
Total 2017 Land Disturbance <sup>1</sup> (Acres)	1641	777	735	28	3	15	83
Total 2016 Land Disturbance <sup>1</sup> (Acres)	1338	533	510	18	140	46	91
Total 2015 Land Disturbance <sup>1</sup> (Acres)	1351	270	1021	0	12	31	17
Total 2014 Land Disturbance <sup>1</sup> (Acres)	1732	389	1168	0	23	120	32

Note <sup>1</sup> -- All acreages shown are those of the parcel / lot or tract, are approximate, don't represent the specific area of disturbance within the parcel/lot or tract and are taken from referral submittal documents. Some referral submittals contain large tracts of land that may develop over a multi-year period.