



Development Services

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January 23, 2020

Brent Bartels
Beck Architecture
1001 17th Street, Suite PL 100
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Brentbartels@beckarchitecture.com

RE: 4407, 4501 and 4505 W. Alameda

Dear Mr. Bartels,

On November 20, 2019, you submitted a pre-application for a proposed development project of 5.098 acres to create a new community-based campus related to the existing Salvation Army West campus. The proposed redevelopment plan includes plans to demolish the current community center and chapel and the existing single-family home and construct three new building types. The subject properties are zoned PUD and E-SU-Dx and have been proposed for rezoning to E-MX-3.

The City reviewed the proposal to see if the project would be subject to the Large Development Plan (LDR) process outlined in Section 12.4.12 of the Denver Zoning Code (DZC) and require the creation of a Large Development Framework (LDF). After review, it was determined that subject to conditions outlined below, the project would not be subject to LDR review at this time. Factors that weighed in to this determine are:

- There is no regional infrastructure master planning requirement for this site at this time. Preliminary review indicates the surrounding area is already developed with commercial, multifamily and residential housing. This is a large-scale infill development that can utilize the existing roadway network with consolidated access points.
- Existing plans reviewed and applicable to this property include Blueprint Denver and Comprehensive Plan 2040 along with the Barnum and Barnum West Neighborhood Plan. Blueprint Denver identifies the site with a Future Neighborhood Context of Urban Edge and a Future Street Type of Mixed-Use Arterial. A full analysis of plan consistency will be completed during the rezoning process.
- Any proposed private roads will be evaluated for the need to be dedicated as public roads.
- There is potential for a public roadway connection to South Vrain Street which can be addressed during the SDP process.
- The site is within the study area for the West Area Plan process now underway. We encourage the applicant team to stay involved with this process to fully participate and understand the future vision and plan for this site. For more information, go to https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative/Planning-Areas/West_Area_Plan.html

Preliminary Development Review Comments

Comments received during the LDR applicability phase are considered a very early review or a concept, and do not indicate future additional requirements that may be required for development or redevelopment of the site. Additional internal and external agencies may comment in future Site Development Plan submittals. Please note these comments considered the entire LDR submittal, so some may or may not be applicable to the smaller site at the time of site development plan review.

DES- Wastewater: As part of the Concept and Site Development Plan process, the following will be required:

- Preliminary Sanitary Sewer Analysis
- Preliminary Master Drainage Report
- Preliminary minimum building finish floor elevation analysis
- A PNEE (Permanent Non-Exclusive Easement) will be required to be conveyed to Denver for the storm water detention and water quality facilities that will be required for all portions and phases of the project. This PNEE will also be required to cover any proposed private sanitary sewer mains.
- Storm water management plan and permit/EC permit are required.
- Based on the site grading, the detention pond outfall may need to be designed carefully. No negative drainage impact to the adjacent properties.

Development Services – Transportation:

- The surrounding area is already developed with multifamily housing and residential. This is a largescale infill development that can utilize the existing roadway network with consolidated access point(s).
- There is potential during site development plan review to promote a public road connection through the site from Alameda to Vrain Street. This will be discussed further in the SDP process.

CPD Planning Services:

- Current zoning is not necessarily aligned with vision in "Barnum/Barnum West" area plan but the requested zoning is consistent with patterns along these major arterials. That said, this request will need to be analyzed further for appropriateness. One of the goals of the current small area plan is to "maintain residential zoning along West Alameda Avenue", which might not be consistent with the proposed E-MX-3.
- CPD Planning Services and Parks and Recreation: The Weir Gulch trail is such a great amenity in this area and will be so for any added housing units. While there seems to be adequate sidewalks along Alameda extending west from the proposed redevelopment to the trail, there is certainly not a safe crossing on Alameda to get to the trail as it extends south. This may be a good opportunity for a partnership to create a safe connection as part of the site development plan process.

Please proceed with discussions regarding the rezoning application. The project manager for your next step in the process will be Jason Morrison (Jason.Morrison@DenverGov.org).

Your project coordinator for future development of the property will be Olga Mikhailova (Olga.Mikhailova@DenverGov.org). More information on the concept plan review and submittal requirements can be found here:

<https://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/site-development-plan-review.html>.

Sincerely,



Deirdre Oss, AICP | Senior Development Project Administrator | Development Project Coordination Team
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cc: Jason Morrison, Jeff Brasel