

Office of Development Assistance
15151 East Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: E 38th Ave & Helena St (#1589015)/Pre-Application Meeting held November 18, 2021

To whom it may concern,

The items below are in response to the key issue comments provided on initial pre-application for the above referenced project. See responses in blue.

Rezoning: The property is currently zoned R-R (Rural Residential District). The applicant will be pursuing a zoning map amendment to rezone the property to I-1 (Business/Tech District) which requires approval in a public hearing. [Acknowledged.](#)

Project Phasing: A master plan will not be required if the public improvements and both sites are developed within one project/site plan. If the project needs to be developed in multiple phases a master plan application may also be required with the site plan application. If your phasing plans change, please discuss with staff prior to application submittal. [Acknowledged. At this time no plan for phasing is anticipated.](#)

Land Use Approvals: Depending on the proposed uses and/or potential phasing of the project, master plan or conditional use applications may be required. Please review pages six and seven for additional land use information. [Acknowledged.](#)

Neighborhood Protection: Upon an approval of the rezoning, this property directly abuts an R-R zoning district and compliance with the Neighborhood Protection Standards will be required. Please review paragraph 3C on page seven for additional information. [Proposed setbacks indicated on the drawings conform to required setbacks.](#)

Tree Mitigation: The trees located south of E. 36th Place will be impacted by construction and tree mitigation will be required for the removal of any trees. In addition, for the southernmost parcel, there are trees located on the neighboring properties that could be impacted by construction. Communication with the neighboring properties will be required so that they have an understanding of the tree protection measures.

Pressure Relief Valve: The site is located between two pressure zones. Interconnection will require the installation of a Pressure Relief Valve (PRV), requiring analysis to determine its optimal location for providing maximum allowable pressure. [Acknowledged. This will be addressed in the formal SDP submittal.](#)

Fire Line Connections: Fire line connections will not be allowed within E. 38th Avenue because the zone valve creates a dead-end supply rather than a looped supply. [Acknowledged. This will be addressed in the formal SDP submittal.](#)

Utilities: Main extension is required to provide frontage to each building. A waterline will need to be installed in E. 36th Place with a PRV. Each building shall be served individually with both water and sanitary. Sanitary service cannot connect to the main within E. 38th Avenue as this is critical infrastructure. Please make connections in E. 36th Avenue or Helena. [Acknowledged. This will be addressed in the formal SDP submittal.](#)

Vehicular Access: The sites access drives/streets shall be located 150' Center-Line to Center-Line (CL-CL) from Jasper Street, Helena Street, E. 38th Avenue and E. 36th Place (locals). As proposed, the access onto 38th Avenue does not meet the spacing requirement from Helena Street or Jasper Street. [Plans have been adjusted to meet the site access requirements indicated.](#)

Public improvements: This development is required to complete the adjacent street improvements for 38th Avenue, Helena Street, Jasper Street and E. 36th Place. The roadway improvements shall be consistent with the Local Type 3 section, designated for commercial and industrial areas. The improvements include pavement, curb and gutter, street lights, 5.5' detached sidewalk and transitions to existing roadways. [Plans have been adjusted to allow for the space requirements indicated and sidewalks indicated](#)

Right-of-Way: A minimum of 5' of additional right-of-way shall be dedicated along the Helena Street, Jasper Street and the E. 36th Place frontages to be consistent with the surrounding developments. Sidewalk easements shall be dedicated for sidewalks outside of the right-of-way. [Property lines have been adjusted to accommodate the ROW dedication.](#)

Architecture
Interior Design
Planning
Construction
Management
482 S. Broadway
Suite 100
Denver, CO 80209
303-260-7277
www.de-arch.com

Detention: On-site detention and water quality/EURV is required. Underground detention may only be used as a last resort and must be approved by the City Engineer after all other alternatives have been exhausted. Please read page 18 of the notes for additional information. [Areas have been allocated on each site for detention at the low points of the sites. Exact sizes and calculations will be provided during a formal SDP submittal.](#)

Fire/Life Safety: Structures that are initially constructed as core and shell do not typically receive a certificate of occupancy. Without a certificate of occupancy, a core and shell typically does not have a fire sprinkler requirement. This complicates the transition from a core and shell to occupied spaces in relation to many building code requirements to include the potential fire protection needs of each tenant or the overall building. The architect of record will need to compensate for what the future tenants/uses may be and consider the installation of a fire sprinkler system within each structure to afford a greater opportunity to attract a variety of occupancy designations. [Acknowledged. This will be addressed in the formal SDP submittal and determined once final tenants are identified.](#)

All other items within the report shall be addressed during the formal SDP submittal phase. If you have any questions, do not hesitate to call. Thank you.

Sincerely

Andy Olree
Principal – Design Edge

Architecture

Interior Design

Planning

Construction

Management

482 S. Broadway
Suite 100
Denver, CO 80209
303-260-7277

www.de-arch.com