

INTERNAL SITE PLAN REVIEW


DATE: November 28, 2018,

SITE: 301 S. CENTER – HUNTER PASTEUR HOMES – P.U.D. ELIGIBILITY

REVIEWED BY:

DATE:

BUILDING:

 RS [signature]

12/10/18

D.P.W./ENGINEERING:

FIRE:

POLICE:

DDA: (If applicable)

ADDITIONAL COMMENTS:

None

PLEASE RETURN REVIEW AND APPLICATION/PLANS TO THE BUILDING
DEPT. BY 12:00 P.M. THURSDAY, DEC. 6, 2018.

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ADDITIONAL COMMENTS: Please see attached

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The Department of Public Works has no objection to the requested PUD. If approved, a full engineering review will be required, and the associated consulting fees. The City's engineering consultant, OHM advisers will be reviewing the recent information submitted as part of the traffic study and will provide their recommendations to the commission.

 12-06-18

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D.P.W./ENGINEERING: _____

✓ FIRE: See Work File

11/29/18

POLICE: _____

DDA: (If applicable) _____

ADDITIONAL COMMENTS: NO ISSUES AT THIS TIME.

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POLICE: Dust / R #270

11-29-2018

DDA: (If applicable) _____

ADDITIONAL COMMENTS: • Data regarding traffic Volumes is between 4 to 9 years old (MDOT BSEM06) - Volumes have probably Increased, with Population Increases in Area • Traffic Study Sample Size (8 Hours over 2 days) Seems a bit Small • 7 mile S Center Continues to be the major traffic area Problem w/ No Easy Solution • Daylight River Stated as being a "Private/Public" Partnership - does this include the cost? • Size of the Current Farmers Market lot which includes available lot Parking is

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Approximately 115,000 Square feet - wondering how the Square Footage compares to their proposed Parking lot location • Increased Population will put an increased demand on public Services (DPW, Fire, Police) & infrastructure.

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Ward

12/6/18

ADDITIONAL COMMENTS: Pedestrian bridge needed over River to connect neighborhood with new development. Funding for project needs to be identified. Developer needs to meet with Chamber of Commerce to identify needs + location. Commercial square footage is limited. Single family housing should be alley accessed with rear garages to avoid frequent

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curb cuts and provide more on-street parking. Upgrades to transportation issues not resolved. This is the single biggest issue and no changes were noted. Several of the amenities ~~are~~ used to meet PUD eligibility are in Phase II. How do you guarantee amenities provided later to issue permits for phase I. How are the developers paying for the project amenities used to meet PUD Eligibility. A report/statement from the Economic Development Committee will be issued next week prior to Planning Commission packets.

What are the other items on the agenda?

By Council. Council will be discussing the future of

the city of Denver, including the future of the city of Denver

and the future of the city of Denver, including the future of the city of Denver

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