



October 16, 2020

Patrick Caldwell  
Community Development  
City of Westminster  
4800 W. 92<sup>nd</sup> Avenue  
Westminster, CO 80031

RE: The Uplands, Pillar of Fire, PLN20-0081 & PLN18-0146  
TCHD Case No. 6563

Dear Mr. Caldwell,

Thank you for the opportunity to review and comment on the amendment to the Preliminary Development Plan (PDP) and Master Official Development Plan (ODP) for the proposed residential uses located generally from 82<sup>th</sup> Avenue to 88<sup>th</sup> Avenue and Lowell to Federal Boulevard. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**On-Site Wastewater Treatment System (OWTS) – Abandonment**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. It appears that an existing building in the subject property will be demolished. Our records indicate the presence of an On-Site Wastewater Treatment System (OWTS) on the subject property. The existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact our Commerce City office by phone at 303-288-6816 or email at 4201 E. 72<sup>nd</sup> Avenue. More information is available at <http://www.tchd.org/269/Septic-Systems>.

**Fugitive Dust – Building Demolition**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. It appears that an existing building in the subject property will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the

APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

### **Vector Control – Building Demolition**

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

#### Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk

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comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD commends the applicant for incorporating eight (8) feet detached sidewalks throughout the development.

*Onsite Bicycle Amenities:*

TCHD supports the applicant's plans for incorporating bicycle amenities, including bike lanes and racks, throughout the proposed development.

Please feel free to contact me at 720-302-3184 or [ahenrich@tchd.org](mailto:ahenrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD