

TTRES AT COMMERCE CITY (E. 102nd Ave and Chambers Rd.)

- City Council
- 10/20/2025



OUR TEAM



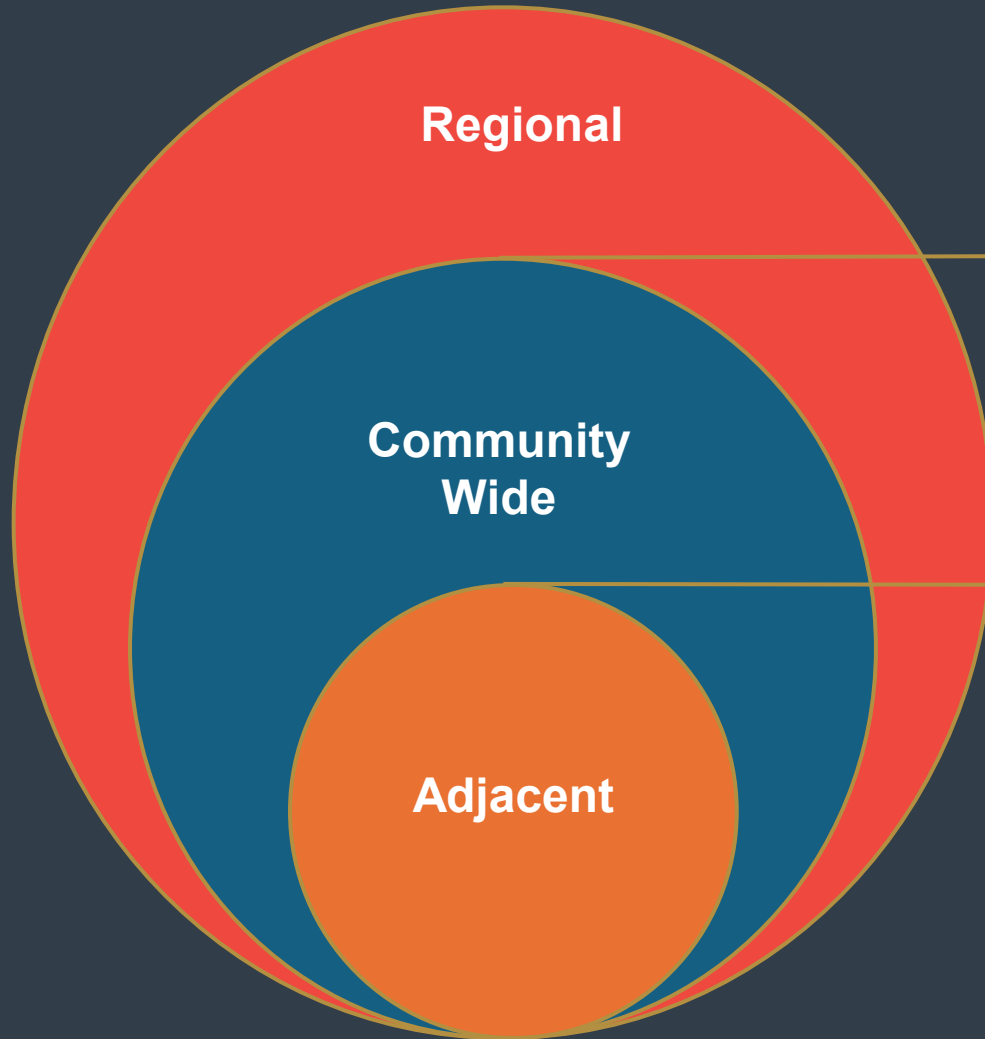
2. PROJECT BACKGROUND

VICINITY MAP



3. COMMUNITY OUTREACH

OUR APPROACH



- **Regional Organizations**
 - **Economic Development**
 - **Commerce City Chamber of Commerce**
- **27J Schools**
- **The City of Commerce City**
- **Commerce City Organizations**
- **Nearby HOA's and Neighborhood Groups**
- **Adjacent Neighbors (Harvest Meadows)**
- **Adjacent Businesses**
- **Adjacent Neighboring HOA's (Harvest Meadows)**



4. OUR REQUEST

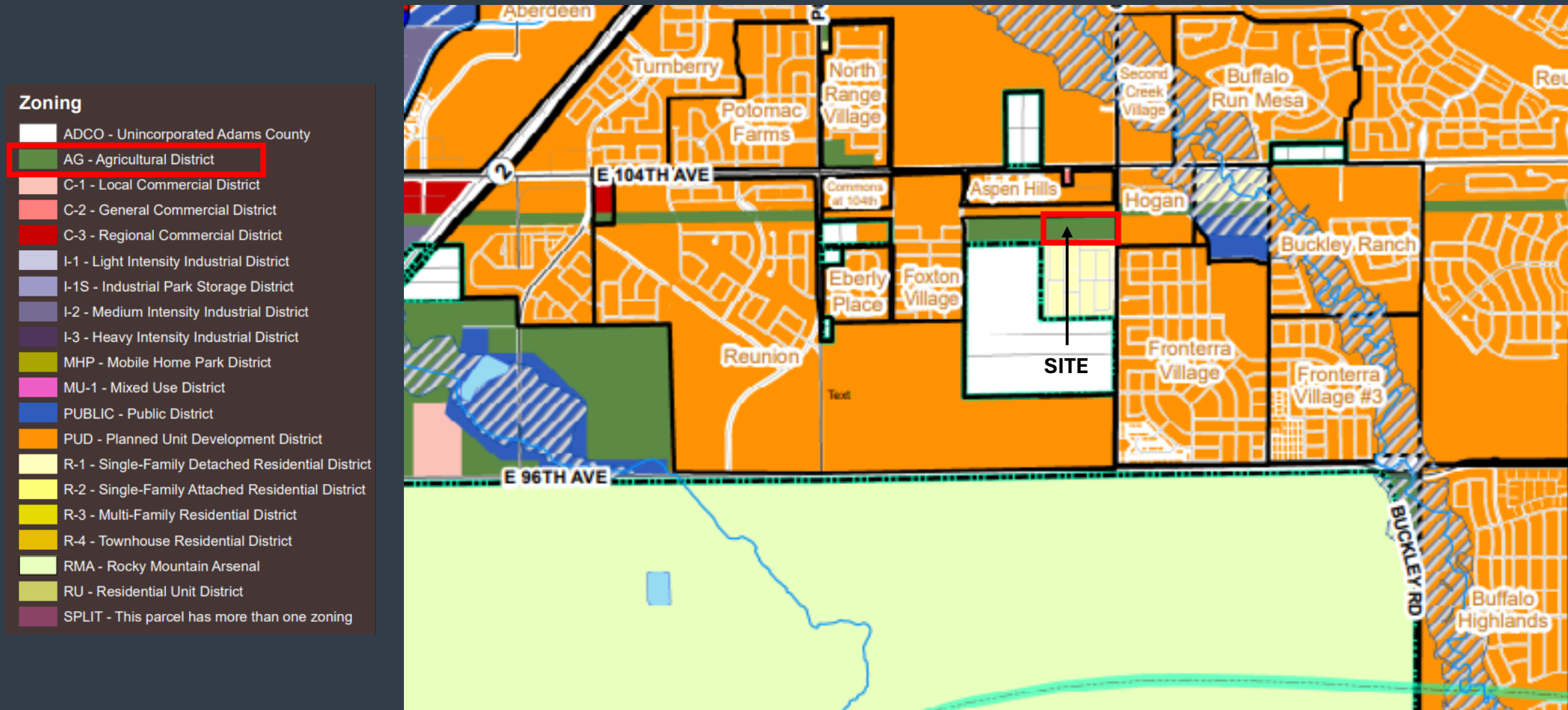
ZONE CHANGE – Z25-0002

Thompson Thrift Development, Inc. is requesting approval of a zone change from AG (Agricultural) to R-3 (Multi-Family Residential) District. The approximately 12.70-acre subject property is located at 10225 Chambers Road.



EXISTING ZONING MAP

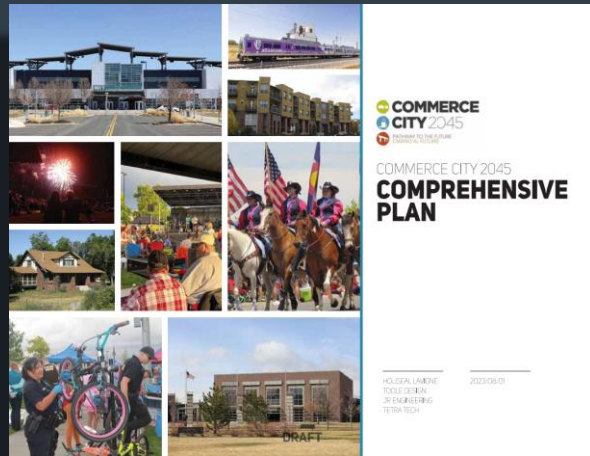
- EXISTING ZONING – AG AGRICULTURAL DISTRICT



COMMERCE CITY 2045 COMPREHENSIVE PLAN ANALYSIS

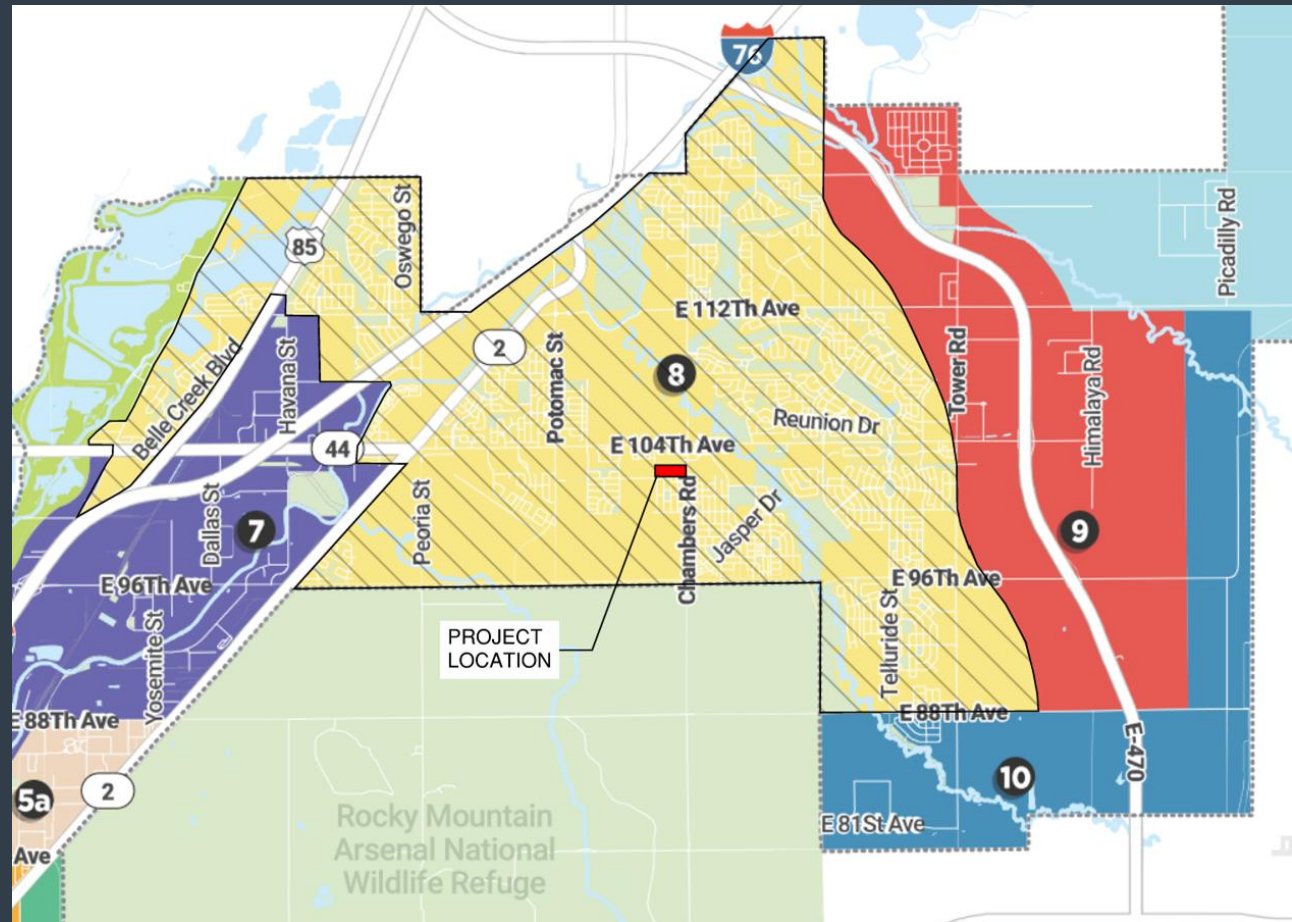
CONSISTENCY WITH 2045 COMPREHENSIVE PLAN

- The rezone is consistent with the City's 2045 Comprehensive Plan, the project location is located in the Northern Neighborhoods Character which is categorized as residential areas that, "include a mix of housing products" in Commerce City's northern range.



Legend

- | | |
|--------------------------------------|--------------------------------------|
| 1 270 Industrial District | 7 Northern Business District |
| 2 Community Connection District | 8 Northern Neighborhoods |
| 3 Stadium District | 9 E-470 Expressway Corridor District |
| 4 Central Neighborhoods | 10 DIA Gateway District |
| 5a Fusion District (Irondale) | 11 Innovation District |
| 5b Fusion District (South Rose Hill) | 12 North Airport District |
| 6 South Platte District | 13 Future Growth Areas |



2045 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED



CHARACTER AREA GOAL 1 – STRIVE FOR A BALANCED MIX OF LAND USES ACROSS THE CITY AS REPRESENTED IN THE CHARACTER AREAS PLAN AND MAP.

- *Northern Neighborhoods support Multi-Family Residential near arterial roads (Chambers and E. 104th Ave). As Northern Neighborhoods continue to develop, they should include a mix of housing products.*



CHARACTER AREA GOAL 6 – PRIORITIZE INFILL PROJECTS AS WELL AS REDEVELOPMENT WITHIN THE CITY TO MINIMIZE THE NEED FOR ADDITIONAL INFRASTRUCTURE IMPROVEMENTS.



HEALTH AND ENVIRONMENTAL SUSTAINABILITY GOAL 3– ENCOURAGE WATER CONSERVATION EFFORTS WITH DROUGHT-FRIENDLY PLANT MATERIAL, IRRIGATION SYSTEMS, AND WATER CONSERVATION INNOVATIONS.

- *The applicant has worked with and will continue to work with the City's Energy, Equity and Environment Division on the subsequent Development Plan to ensure that drought-friendly plant materials and irrigation systems are prioritized and provided.*



HOUSING AND NEIGHBORHOODS GOAL 1– PROMOTE A FULL RANGE OF HOUSING OPTIONS FOR RESIDENTS OF ALL AGES, INCOMES, PHYSICAL ABILITIES, AND LIFESTYLES.

- *The 2045 Comprehensive Plans vision is to support greater housing choices, and a variety of housing types. The Plan looks to target the “missing-middle” stating a goal to, “ increase the range of housing options with multiple units*



HOUSING AND NEIGHBORHOODS GOAL 4– BUILD NEW NEIGHBORHOODS WITH DIVERSE HOUSING, STRONG DESIGN, AND AMPLE OPEN SPACE AND AMENITIES THAT ARE WELCOMING TO ALL.

- *The project looks to deliver an upscale Class A multifamily community that champions high quality design and architecture while providing open space which exceeds code requirements.*



HOUSING AND NEIGHBORHOODS GOAL 6– CREATE A SENSE OF COMMUNITY IN ALL OF COMMERCE CITY'S NEIGHBORHOODS

- *The 2045 Comprehensive Plan envisions walkable neighborhoods with access to amenities and developments that support surrounding uses. As proposed additional roadway and pedestrian connections are designed to further the goal of a walkable community allowing access to amenities, and surrounding commercial and civic uses.*



2045 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED



TRANSPORTATION AND MOBILITY GOAL 1 –CREATE AND MAINTAIN A WELL-CONNECTED AND SAFE TRANSPORTATION NETWORK THAT INCLUDES AUTO, BICYCLE, PEDESTRIAN, AND TRANSIT OPTIONS, MAXIMIZING MOBILITY AND SUPPORTING THE CITY’S GROWTH.

- *The 2045 Comprehensive Plan sets goals to improve multi-modal connectivity and allow for alternative transportation options. As proposed the Zone Change will support a subsequent Development Plan which proposes to build upon existing roadway and pedestrian networks with new infrastructure and connectivity to established transit options.*



TRANSPORTATION AND MOBILITY GOAL 3– EXPAND AND IMPROVE TRANSIT SERVICES AND RELATED OPTIONS THROUGHOUT THE COMMUNITY.

- *The applicant has sent the Zone Change and subsequent Development Plan to City stakeholders including the Regional Transportation District (RTD) to review and provide comment. Additionally the Development Plan aims to provide additional enhanced sidewalks along Chambers Road to eliminate gaps and connectivity to transit services.*



TRANSPORTATION AND MOBILITY GOAL 5– ENCOURAGE AND SUPPORT EFFORTS TO INCREASE BICYCLE AND PEDESTRIAN CONNECTIVITY THROUGHOUT THE CITY.

- *The 2045 Comprehensive Plan sets the goal to improve pedestrian and bicycle safety along major roadways. As proposed an enhanced detached walk is planned along the entire eastern property boundary facing Chambers Road, a connection which currently does not exist.*



PARKS, OPEN SPACE, AND NATURAL ENVIRONMENT GOAL 3– FOCUS ON INCREASED RECREATIONAL OPPORTUNITIES FOR ALL.

- *As proposed Zone Change supports a Development Plan which features 26% open space which is above the code required minimum (15%). That open space features year-round development supporting amenities that encourage community gathering and both active and passive recreational opportunities.*



PARKS, OPEN SPACE, AND NATURAL ENVIRONMENT GOAL 3– GROW AND MAINTAIN THE CITY’S CONNECTED SYSTEM OF MULTI-USE TRAILS AND OPEN SPACE.

- *The project proposes additional sidewalks and connections to expand the existing network to support the vision set forth in the 2045 Comprehensive Plan*



ANALYSIS OF THE ZONING CODE

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose and Intent. The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot.

ZONING	REQUIRED	MEETING OR EXCEEDING
MAXIMUM DENSITY	24 DWELLING UNITS P/ GROSS ACRE	20.80 DU/ AC ↓
REQUIRED PARKING	548 SPACES	548 SPACES ✓
BIKE PARKING	283 SPACES	318 SPACES ↑
BUILDING HEIGHT	50 FEET MAX	36'-1" ↓
BUILDING SEPARATION	15 FEET	19 – 35 FEET ↑
FRONT SETBACK	20 FEET	20 FEET ✓
SIDE SETBACK	20 FEET	20 - 25 FEET ✓
REAR SETBACK	20 FEET	20 - 25 FEET ✓
SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	30 FEET	30 FEET ✓
GARAGES	REQUIRED	MEETING OR EXCEEDING
SETBACK FROM ROW	20 FEET	20 FEET ✓
PARKING LOTS	REQUIRED	MEETING OR EXCEEDING
FROM SIDEWALK ALONG COLLECTOR	15 FEET SETBACK	15 FEET SETBACK ✓
LANDSCAPING	REQUIRED	MEETING OR EXCEEDING
MINIMUM OPEN SPACE	15% OF GROSS LOT AREA	24.88% ↑
ROW LANDSCAPING	E. 102ND AVE (30-40 TREES)	43 TREES ↑
ROW LANDSCAPING	CHAMBERS ROAD (10-13 TREES)	11 TREES ✓
1 DECIDIOUS TREE AND 1 EVERGREEN PER 2 UNITS	142 DECIDIOUS TREES AND 142 EVERGREENS	168 DECIDIOUS AND 142 EVERGREENS ↑
6 SHRUBS PER 2 UNITS	849 SHRUBS	1,703 SHRUBS ↑



RECEIVED COMMUNITY FEEDBACK – ROW TREES

OLD PLAN:



In addition to robust plantings on the north side of E. 102nd Ave, community feedback asked for plantings to be extended to the south side of the road.

Worked with City staff to allow street tree plantings on the south side of E. 102nd Ave, **this is above and beyond** what is required by Commerce City Code.

Trees species include:

- Lindens
- Oaks
- Maples
- Honey Locusts

This creates a buffer of over 210' between existing homes and proposed residential structures in this area.

CURRENT PLAN:



***PRESENTED AT SECOND
NEIGHBORHOOD MEETING
JULY 10TH, 2025**



5 APPROVAL CRITERIA

- PLANNING COMMISSION APPROVAL ON 9-2-2025
- CITY COUNCIL WILL BASE THEIR VOTE TODAY ON THE APPROVAL CRITERIA PRESENTED TO THE PLANNING COMMISSION



CRITERIA I – CONSISTENCY WITH ADOPTED CITY PLANS

§21-3232(5)(b)(i) - The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.

HOW WE MEET IT:

2045 Comprehensive Plan (adopted Nov. 2024)

- Northern Neighborhoods Character Area vision: mix of housing, commercial, and open space
- Aligns with Character Area goals for connectivity, housing diversity, and economic vitality
- R-3 zoning supports higher-intensity uses along arterials creating a transition to single family residential behind.

2018 Housing Authority Needs Assessment

- Assessment identified shortage of housing units; this project helps fill City's need for more than 3,000 new housing units every five years as outlined in the assessment.
- Assessment identifies a lack of diversity, during a six year period in the study the total number of building permits for multifamily was 55 total units; this project proposed 283 new multifamily units.

Balanced Housing Plan & Affordable Housing Implementation

- Calls for density, diversity, and affordability; project delivers 283 new units w/ 10% deed-restricted at 80% AMI

2011 Housing Authority Strategic Plan

- Prioritizes affordable multi-family in the Northern Range; this project directly fulfills this Action Item (2-2)

BOTTOM LINE:

The proposed R-3 zoning aligns with the Comprehensive Plan and every major housing policy document adopted by Commerce City — delivering the diversity, affordability, and balance the City has identified as priorities.



CRITERIA II – COMPATIBILITY WITH SURROUNDING LAND USES (TRAFFIC & DENSITY)

§21-3232(5)(b)(ii) - The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment.

HOW WE MEET IT:

Design Transitions:

- 1-story garages along southern edge
- Multifamily oriented north/south to match existing neighborhood fabric
- Four-sided architecture, colors & materials complementing surrounding single-family homes

Traffic & Circulation:

- New E. 102nd Ave per City's Transportation Master Plan
- E. 102nd Ave. provides an additional 64' separation and pedestrian connectivity
- Parking screened or placed away from single-family edge

Landscaping & Buffers:

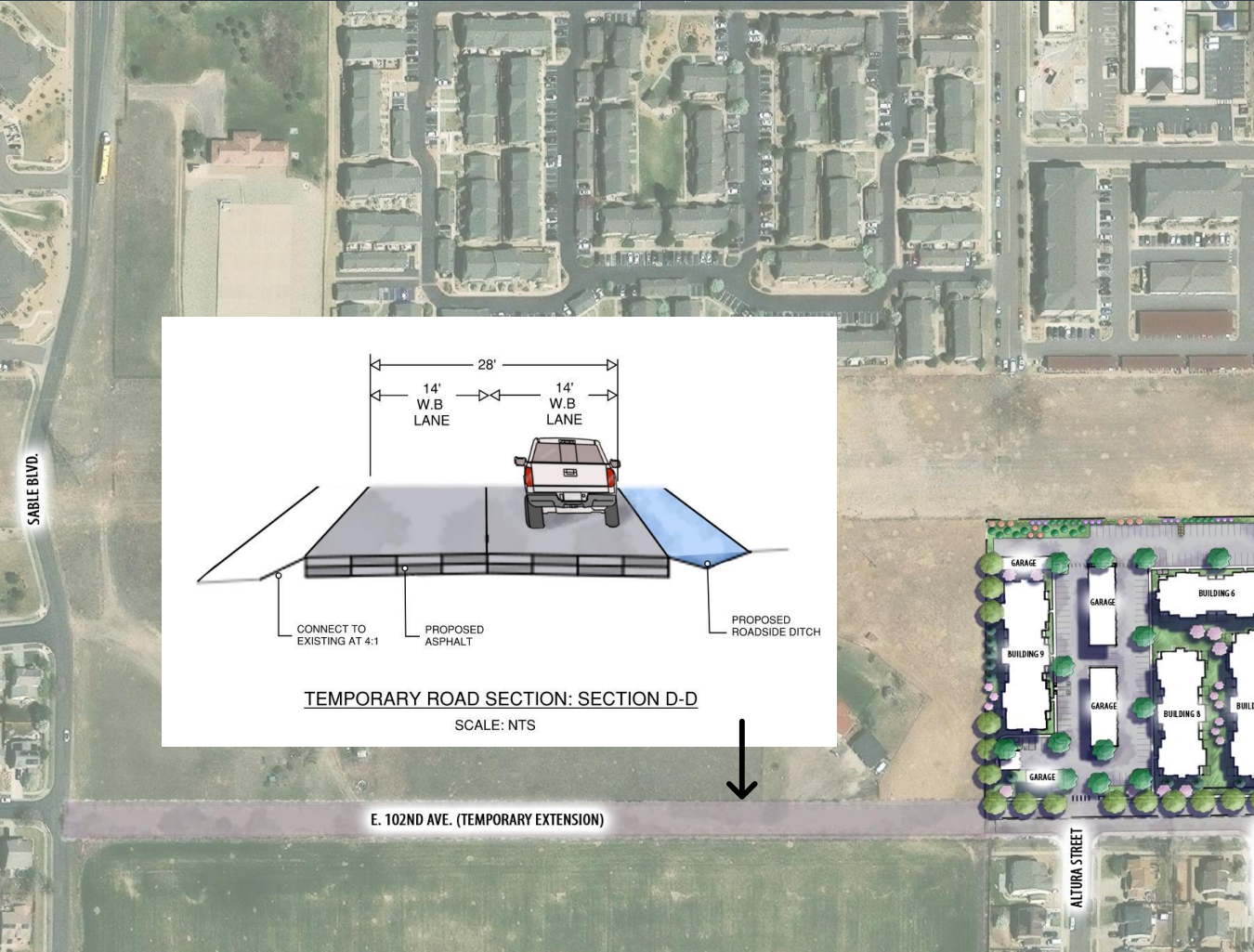
- Continuous landscape screening on all edges
- Additional trees planted on both sides of new roadway per neighborhood feedback

BOTTOM LINE:

The project thoughtfully transitions between zoning districts, matches neighborhood scale and orientation, and delivers infrastructure and landscaping improvements that ensure harmony with existing and planned development.



CRITERIA II – EXTENSION OF E. 102ND PER CITIES TRANSPORTATION MASTER PLAN



CRITERIA III – ADEQUATE PROVISION OF PUBLIC SERVICES

§21-3232(5)(b)(iii) - The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage.

HOW WE MEET IT:

Existing Infrastructure in Place:

- Chambers Rd → 12" water, 36" storm, 8" sewer mains
- E. 102nd Ave → 8" water, 4" irrigation lines
- Telecom, power, gas, fiber readily available

Street Network Enhancements:

- Extension of E. 102nd Ave to Chambers Rd & west to Sable Blvd
- Adds connectivity, sidewalks, crosswalks, and pedestrian safety
- Developer-funded offsite improvements as identified in City's Transportation Master Plan

Agency Coordination:

- Stakeholder, utilities, and agency (SACWSD, United Power, Fire Dept) reviewed multiple times since 2023
- No objections raised; service capacity confirmed
- Ongoing collaboration with City staff & referral agencies

BOTTOM LINE:

With existing utility capacity, planned roadway extensions, and full agency coordination, the project ensures efficient and adequate provision of public services.



CRITERIA IV – PARKS, SCHOOLS AND OPEN SPACE

§21-3232(5)(b)(iv) - The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space.

HOW WE MEET IT:

Open Space & Recreation:

- 26% of site dedicated to open space & gathering areas (15% required)
- Sidewalk and Trail connections to Chambers Rd & E. 102nd Ave
- Creating direct access to Rocky Mountain Arsenal Wildlife Refuge (< ¾ mile)

Schools & Education:

- Ongoing coordination with 27J School District
- District referral letters confirm capacity availability & no objections
- Project to pay all school impact fees as requested
- **Thompson Thrift paying voluntary Capital Facility Fee Foundation (\$164,140.00)**

Community Engagement:

- Two neighborhood meetings held (July 2024 & 2025)
- Feedback integrated into trail, landscaping, and school coordination

BOTTOM LINE:

The project provides significant open space, strengthens trail and park connections, and partners with 27J Schools through both required fees and voluntary contributions—fully meeting the City's standards for public uses.



CRITERIA IV

27J School District Letter



27J Schools

Greg Thompson – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Will Pierce

27J Schools Board of Education
Tom Green, President
Mandy Thomas, Vice President
Melinda Carbajal, Director
Ashley Conn, Director
Starr Trujillo, Director
Rachel Wilhelm, Director
Tracie Alvarado, Director

June 20, 2025

To Whom It May Concern:

Re: Thompson Thrift Project

School District 27J has discussed and reviewed development plans with the proposed Thompson Thrift developer. They have proposed a residential community at 10225 Chambers Road in Commerce City. Based on the information provided and our discussions with them, we believe the following:

- Having a variety of residential choices is a benefit to the community and school district. The proposed residential product (apartments) should provide an attainable housing option.
- Anticipated student generation rates are lower in apartments than in single-family residential developments. Depending on density, the expected total number of students on this site would be similar for both residential products.
- The developer has expressed a willingness to pay both the typical cash-in-lieu fees **as well as the Capital Facility Fee Foundation fees. The District appreciates this early support for school district fees that are used to contribute to the development of school sites and buildings.**

We appreciate Thompson Thrift's proactive efforts to collaborate with School District 27J on their development. The District anticipates the Thompson Thrift project will complement our current and future planning objectives and appears to present student impacts that can be absorbed by existing and planned district schools in close proximity to the site.

We look forward to continued cooperation and collaboration with Thompson Thrift and Commerce City as their applications move through the development process.

Sincerely,

A handwritten signature in black ink that reads 'Greg Thompson'.

Greg Thompson
Planning Manager
School District 27J



CRITERIA V – COMMUNITY NEED

§21-3232(5)(b)(v) - There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use.

HOW WE MEET IT:

Comprehensive & Housing Plans:

- 2045 Comp Plan → calls for mix of housing products in Northern Neighborhoods
- 2018 Housing Needs Assessment → projects shortage of 3,000 units every 5 years
- Balanced Housing & Strategic Plan → emphasize affordability and housing diversity

Economic Benefits:

- More residents will support local retail & services near the E. 104th commercial node
- Expands City's tax base, funding services & infrastructure
- Strengthens neighborhood vitality by creating walkable, mixed balance of uses

BOTTOM LINE:

The project addresses documented housing shortages, introduces affordable units, supports economic vitality, and fulfills the City's goal of a balanced, diverse housing mix.



CRITERIA V – COMMUNITY NEED

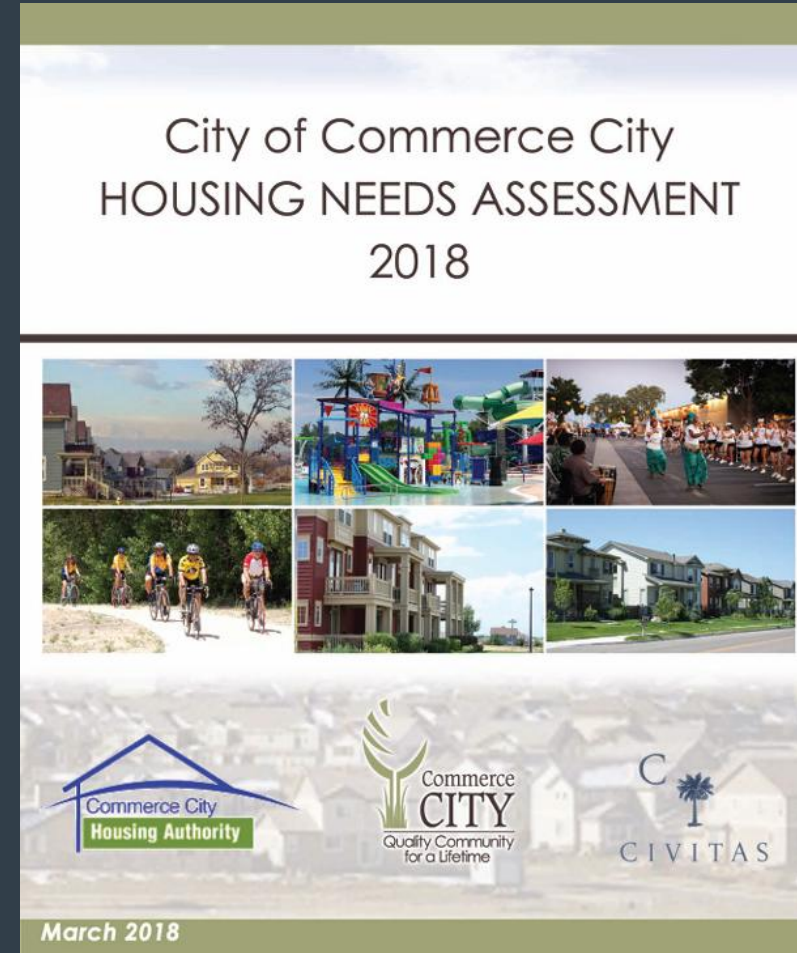
THOMPSON THRIFT TO SUPPLY 283 MF UNITS WITH 10% DEED-RESTRICTED AT 80% AMI

Housing Diversity & Affordability:

- Northern Neighborhoods are predominantly single-family today.
- Project to expand attainable housing options for young professionals, seniors and workforce households.

Project Benefits:

- Expand Housing Choices and affordability
- Strengthens retail & commercial vitality
- Supports walkable, mixed-use community near E. 104th commercial node
- Aligns with long-term economic and housing strategies.



CRITERIA VI – ZONE CHANGE

§21-3232(5)(b)(vi) - The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

HOW WE MEET IT:

Documented Change in Area:

- Northern Neighborhoods transitioning from agriculture → urban growth since 1990s (DIA, E-470)
- Last decade → significant residential & commercial boom
- Current AG zoning no longer reflects built conditions or City vision

Comprehensive Plan Guidance (Adopted Nov. 2024):

- “Promote high-density infill and redevelopment to provide greater housing choices”
- “Support multi-family development along underperforming commercial corridors”
- “Locate multi-family residential near collectors and arterial roads”

Public Interest Benefits:

- Creates infill housing near existing infrastructure & commercial corridors
- Expands housing diversity & affordability consistent with adopted policies
- Strengthens neighborhood connectivity with new collector roadway & trail linkages

BOTTOM LINE:

The Northern Neighborhoods have already transformed, and the new Comprehensive Plan calls for exactly this type of transition. Rezoning to R-3 is clearly in the public interest and reflects current market and policy realities.



APPROVAL CRITERIA

-  **CRITERIA I** - §21-3232(5)(b)(i) - The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.
-  **CRITERIA II** - §21-3232(5)(b)(ii) - The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment.
-  **CRITERIA III** - §21-3232(5)(b)(iii) - The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage.
-  **CRITERIA IV** - §21-3232(5)(b)(iv) - The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space.
-  **CRITERIA V** - §21-3232(5)(b)(v) - There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use.
-  **CRITERIA VI** - §21-3232(5)(b)(vi) - The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.



THANK YOU



APPENDIX



THOMPSON THRIFT OVERVIEW



RESIDENTIAL

COMMERCIAL

CONSTRUCTION

1986 THOMPSON THRIFT

Thompson Thrift was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company.

2008 THOMPSON THRIFT RESIDENTIAL

In 2008, John and Paul assembled the resources necessary to build the premier multifamily business unit known today as Thompson Thrift Residential.

5 Offices INDIANAPOLIS, IN
TERRE HAUTE, IN
PHOENIX, AZ
HOUSTON, TX
DENVER, CO



MULTIFAMILY LOCATIONS



RESIDENTIAL EXAMPLES



PROCESS

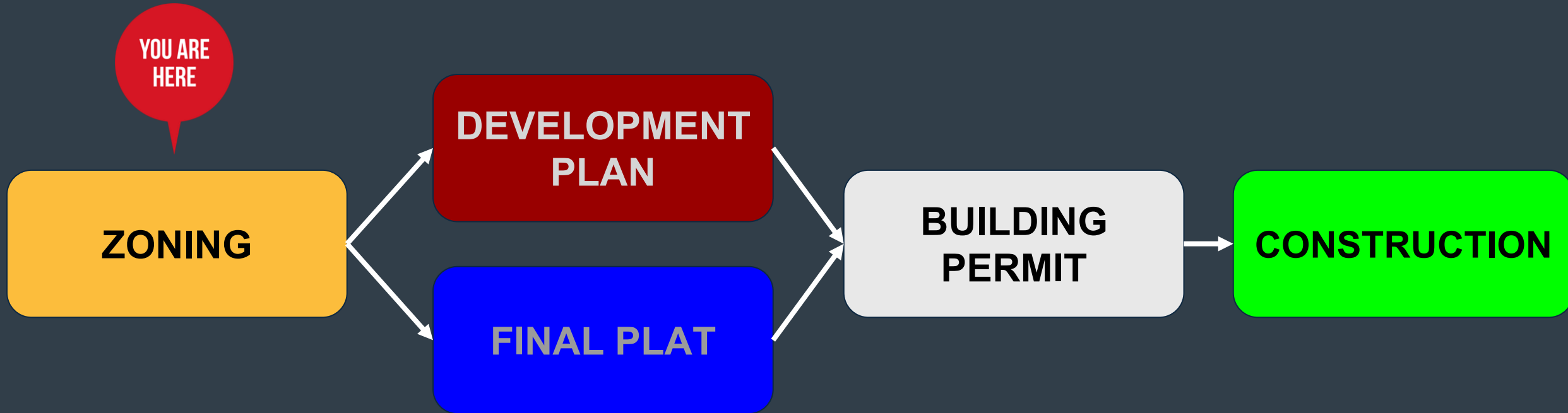
- Pre-app Submittal to City - November 11th 2023
- Pre-app Submittal No. 2 to City - March 4th 2024
- Zone Change and Development Plan Submittal to City - April 4th 2024
- Zone Change and Development Plan Submittal No. 2 to City - June 18th 2024
- Zone Change and Development Plan Submittal No. 3 to City – August 28th 2024
- Neighborhood Meeting - July 10th 2024
- 2045 Comprehensive Plan Adopted Oct 7th - Effective November 1st, 2024
- Zone Change Public Hearing with Planning Commission – November 6th 2024
- Zone Change Public Hearing with City Council – November 25th 2024
- Zone Change 2nd Reading – December 16th 2024
- Zone Change and Development Submittal No.4 to City – May 15th 2025
- Neighborhood Meeting No.2 – July 10th 2025
- Planning Commission Public Hearing – September 2nd 2025

NEXT STEPS:

- City Council 1st Reading Public Hearing - Summer 2025
- City Council 2nd Reading Public Hearing - Fall 2025



GENERAL DEVELOPMENT PROCESS



CUT-THROUGH TRAFFIC

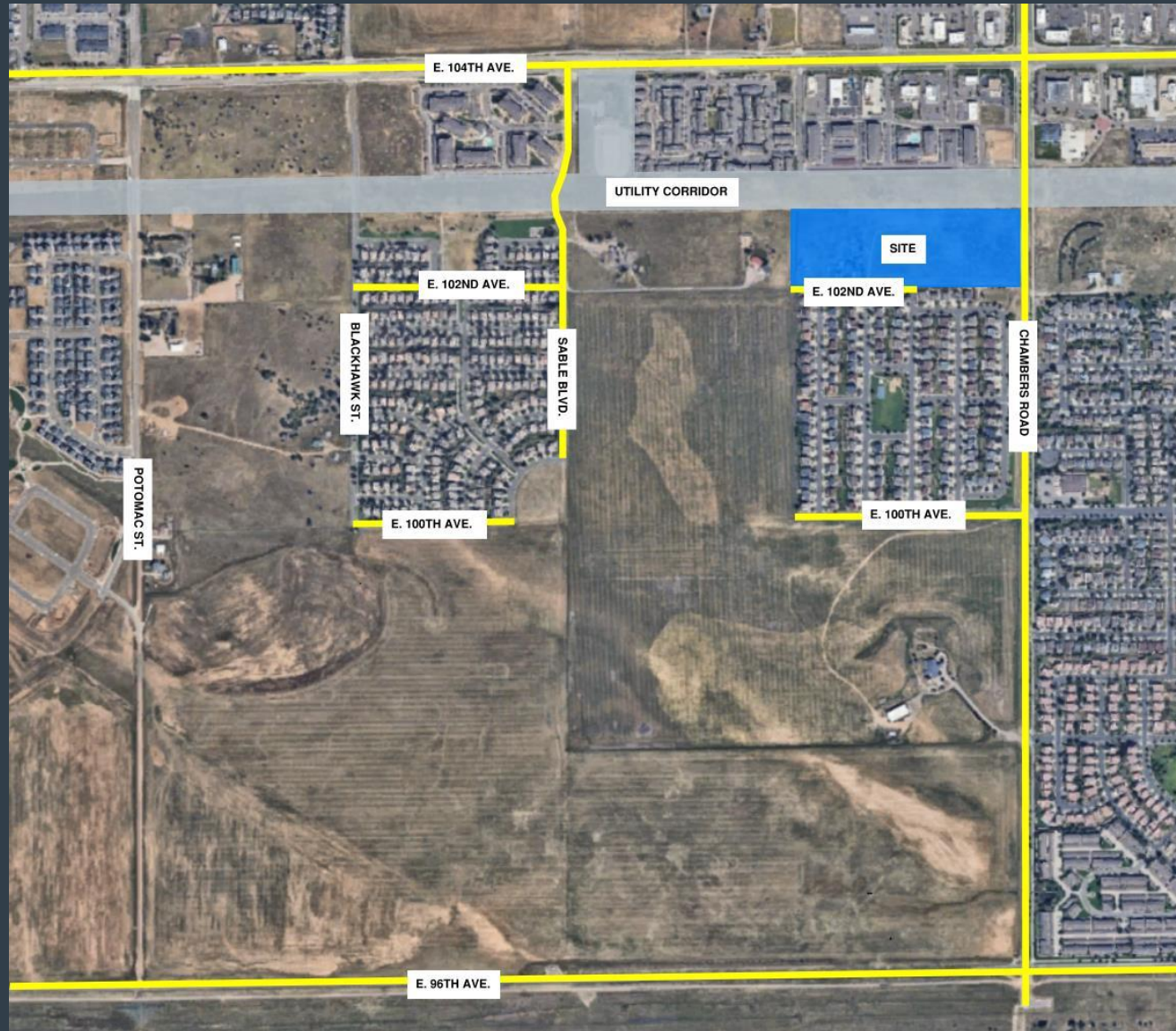


Route	Distance	Approximate Travel Time To Access Chambers Road
1	1,200 ft	33 seconds
2	1,850 ft	55 seconds*
3	2,530 ft	69 seconds*

*Does not account for stop signs or additional time required for vehicles to slow down, turn, and accelerate to change directions. Actual travel time would be longer.



TRAFFIC IMPACT STUDY AREA



CHAMBERS ROAD



EXISTING CONDITIONS ALONG CHAMBERS ROAD

- NO SIDEWALK CONNECTION ON WEST SIDE OF CHAMBERS ROAD

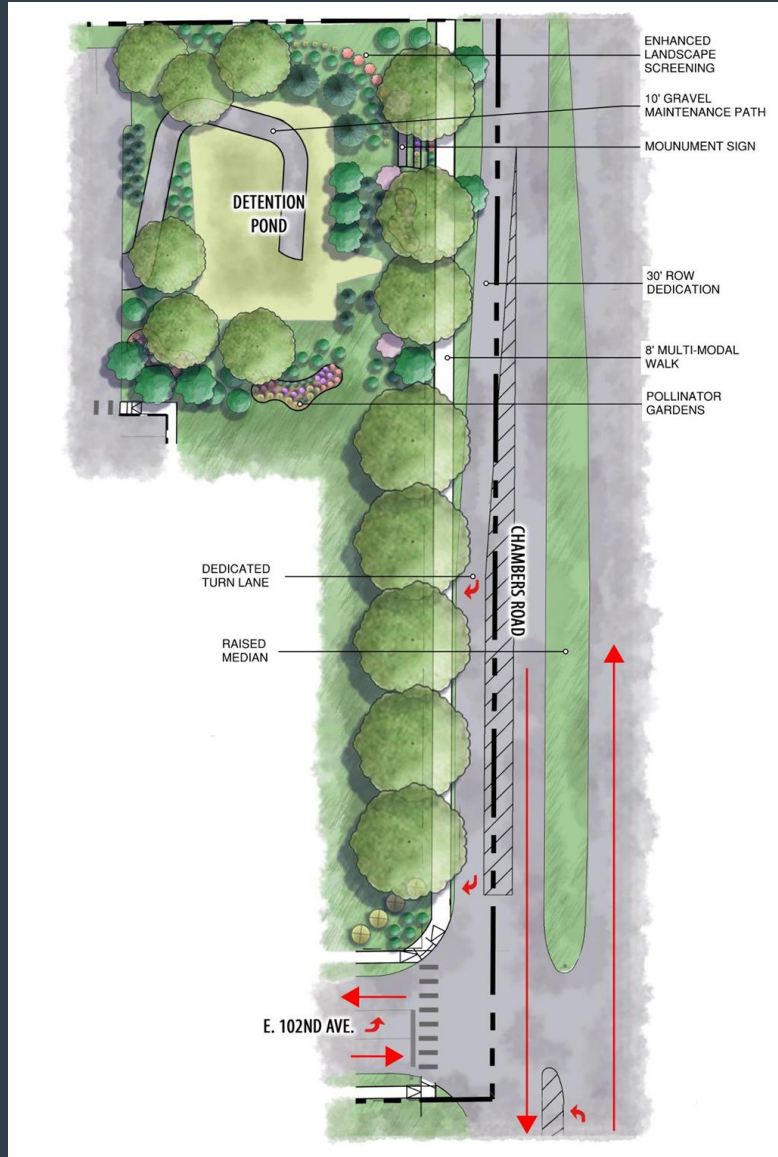
CHAMBERS ROAD FACING SOUTH WEST



CHAMBERS ROAD FACING NORTH WEST



CHAMBERS ROAD IMPROVEMENTS



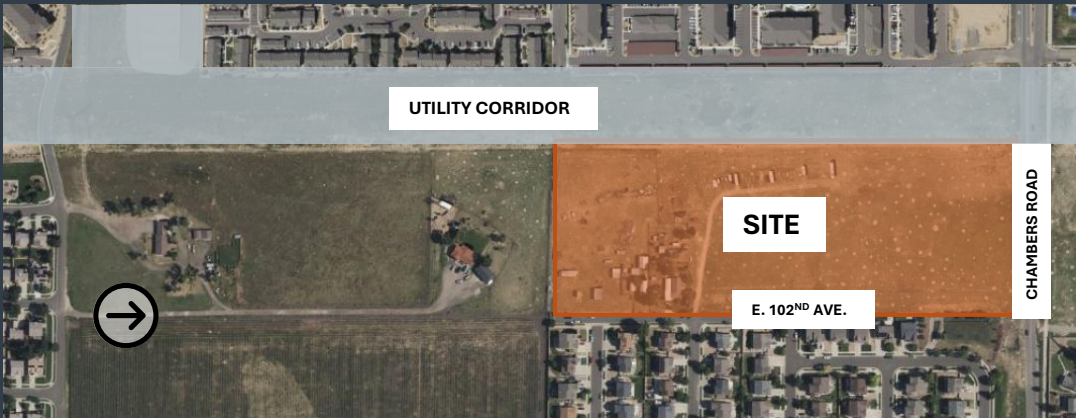
- ENHANCED LANDSCAPE ALONG CHAMBERS ROAD
- 8' WIDE MULTI-MODAL WALK
- ADDITIONAL 30' ROW DEDICATION
- NEW CROSSWALK CONNECTION ACROSS E. 102ND AVE
- DEDICATED TURN LANE



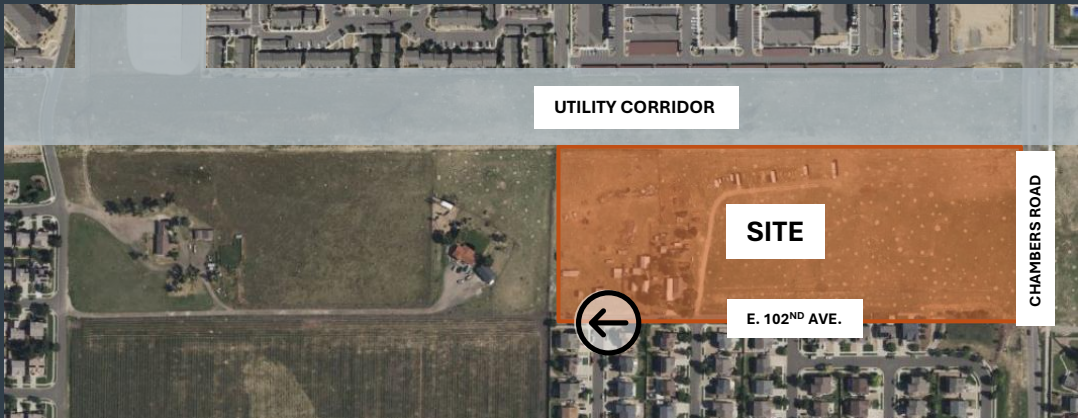
E. 102ND AVENUE



EXISTING CONDITIONS AT E.102ND AVE.



E.102ND AVE. FACING EAST



E.102ND AVE. FACING WEST



EXTENSION OF E. 102ND TO SABLE BLVD. PER CITIES TRANSPORTATION MASTER PLAN



PROPOSED EXTENSION OF E. 102ND AVE TO CHAMBERS ROAD



ENABLE FUTURE EXTENSION OF E. 102ND TO SABLE BLVD.



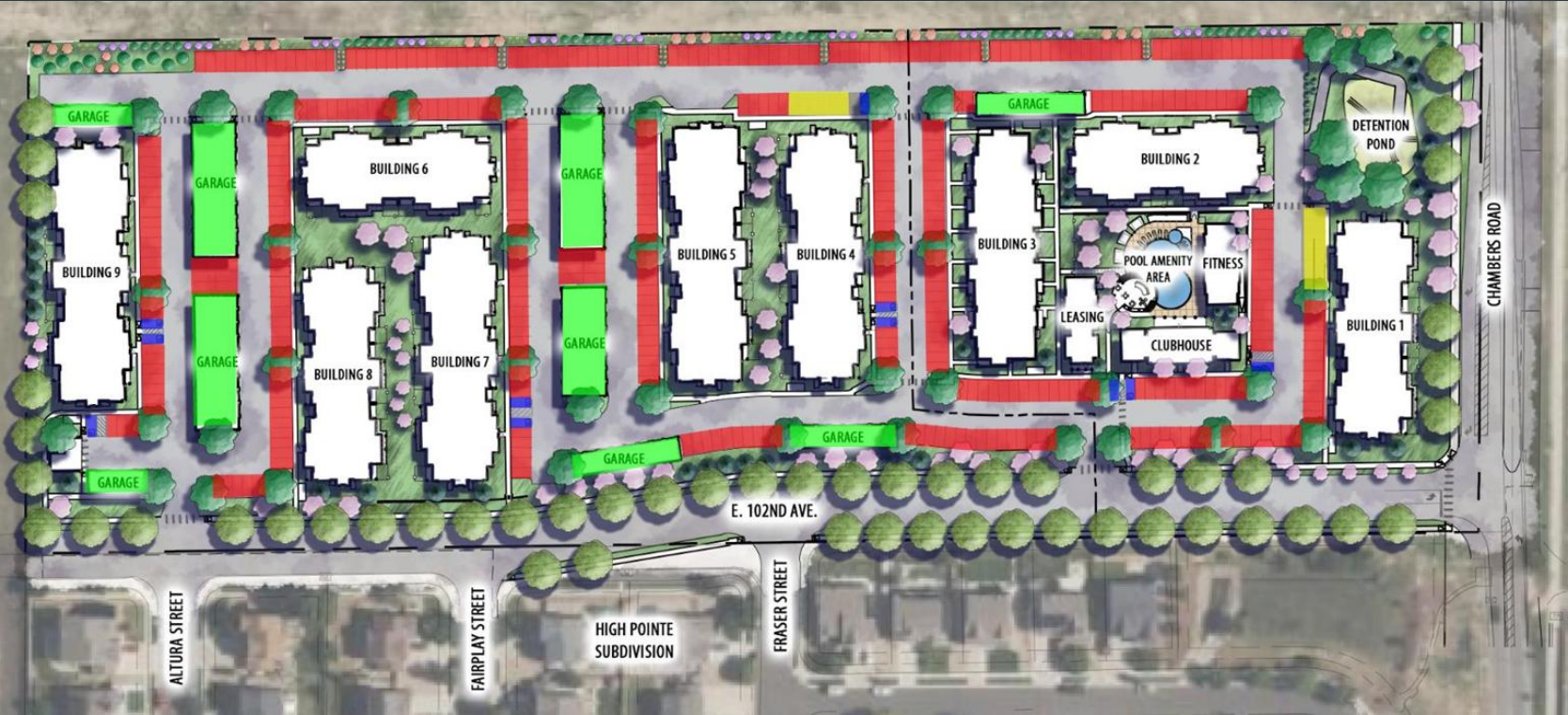
NEW SIDEWALKS ON E. 102ND AVE AND PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIVITY



PARKING



	PROVIDED	COLOR
STANDARD PARKING STALLS	416	
CARPORT STALLS	14	
GARAGE PARKING	104	
ANSI GARAGE PARKING	3	
ACCESSIBLE STALLS	11	

REQUIRED:	548 SPACES
TOTAL:	548 SPACES

REQUIRED PARKING																
BUILDING TYPE	UNITS/BLDG TYPE			PARKING REQUIRED (SPACES)						TOTAL DU'S/BLDG. TYPE	TOTAL DU	TOTAL 1-BEDS	TOTAL 2-BEDS	TOTAL 3-BEDS		
	1-BED	2-BED	3-BED	1-BED	2-BED	2-BED	PARKING/BLDG TYPE	# BLDGS.	TOTAL PARKING REQ.							
BUILDING A (MF)	24	12	0	36	21	0	57	2	114	36	72	48	24	0		
BUILDING B (MF)	12	24	0	18	42	0	60	2	120	36	72	24	48	0		
BUILDING C (MF)	12	12	12	18	21	24	63	2	126	36	72	24	24	24		
BUILDING D (MF)	0	24	0	0	42	0	42	1	42	24	24	0	24	0		
BUILDING D WITH MODEL UNIT (MF)	0	23	0	0	40	0	40	1	40	23	23	0	23	0		
SELECT20	8	10	2	12	18	4	34	1	34	20	20	8	10	2		
TOTAL PARKING REQUIRED									548			BEDS:	104	153	26	
										TOTAL DU'S:	283	TOAL BEDS:		490		

CITY REQUIREMENT BREAKDOWN

1.5 spaces/ 1 bedroom units +
1.75 spaces/ 2 bedroom units +
2 spaces/ 3 bedroom or more units +
15% of total required spaces for visitor parking



TRAFFIC & PARKING

Infrastructure Solutions from Neighborhood Feedback

The extension of E 102nd Ave is designed to help facilitate traffic from local roads to major collectors and limit traffic on to local roads. The extension of E 102nd Ave is consistent with the City's "Minor/ Residential Collector" standards per the C3 Vision Transportation Plan Roadway Classification Plan.

We are working on connectivity and solutions with City staff on the Chambers/E. 102nd Ave intersection as part of the Development Plan.

The extension of E. 102nd Ave per the Cities C3 Vision Transportation Plan Roadway Classification Plan paired with intersection spacing standards an access point to the development from Chambers Road is not permitted due to City Standards.

The roadway improvements proposed are consistent with the Transportation Plan Roadway Classification standards as public R.O.W. Limiting any access is deferred to Commerce City decision makers.



2010 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED

✓ **GOAL LU 1.1 – GROWTH AND FUTURE LAND USE PLAN CONSISTENCY:**

- *"To implement this Plan, ensure future development is consistent with the Future Land Use Plan and map. The map provides a guide for 2035-projected growth, builds on previous plans, and reserves land for commercial and employment uses to ensure a future balanced mix of uses."*

✓ **GOAL LU 3.2 – TRADITIONAL MIX OF USES IN NEIGHBORHOODS**

- *"Encourage neighborhoods that include a traditional mix of housing types, retail services and public uses."*

✓ **GOAL LU 3.6 – NORTHERN RANGE NEIGHBORHOODS STRENGTHENED**

- *"Strengthen existing and future Northern Range neighborhoods by promoting nearby commercial centers, strong architectural design, connections from neighborhoods to commercial and recreation areas, and compatible and complementary uses along the E-470 corridor."*

✓ **GOAL HN 2.1 – VARIETY OF HOUSING TYPES AND MIXED-USES WITHIN NEIGHBORHOODS**

- *"Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g. seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services."*

✓ **GOAL T 1.2 – COORDINATED LAND USE/ TRANSPORTATION PLANNING**

- *"Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions."*

✓ **GOAL AD 5.1 – PEOPLE – FRIENDLY GATHERING PLACES**

- *"Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city."*

✓ **GOAL T 2.1 – CONNECTED STREET NETWORK**

- *"Identify and reserve rights-of-way for connected streets in future development areas, to balance resident and non-resident use of the street system. The Transportation Plan will identify street connections and address barriers."*

✓ **GOAL SW 2.1 – WALKABILITY FOCUS**

- *"Focus Walkability improvements in transitional neighborhoods and new developments around schools, commercial areas, senior housing, high density housing, transit stops, parks, and other public facilities."*



ECONOMIC IMPACT

As part of the development review process, the Cities Economic Development Department has reviewed the Zone Change submittal and provided the following comments:

“THE PROPOSED SUBDIVISION WOULD ALLOW FOR THE DEVELOPMENT OF A NINE BUILDING MULTI-FAMILY DEVELOPMENT WITH 283 RENTAL UNITS.”
(Supported by **GOAL HN 2.1 AND GOAL RR 2,**)

GOAL HN 2.1 – VARIETY OF HOUSING TYPES AND MIXED-USES WITHIN NEIGHBORHOODS

- The Site Plan includes high-density and multi-family housing near collector and arterial streets, transit, and services as proposed in the Comprehensive Plan.

GOAL RR 2 – FOCUS ON REDEVELOPMENT TO STRENGTHEN VIABILITY AND MIXED-USE IN TARGETED AREAS.

- *“Commerce City will strategically contribute to redeveloping targeted areas as identified in the Comprehensive Plan to accommodate current and future employment and residential needs.”*

“THE PLANNED MULTI-FAMILY DEVELOPMENT WILL RESULT IN AN INCREASE IN THE POPULATION OF COMMERCE CITY. A GROWING POPULATION HELPS IN THE MARKETING AND RECRUITMENT OF PROSPECTIVE RETAILERS.” (Supported by **GOAL RR 1 AND GOAL ED 1.2**)

GOAL RR 1 – INCREASE FOCUS ON INFILL DEVELOPMENT

- *“The city recognizes the benefits of infill to balance and retain the character of stable neighborhoods with increasing economic development opportunities and will promote high-quality infill in the Northern Range.”*

GOAL ED 1.2 – RECRUITMENT OF BUSINESSES

- Additional residential will aid in marketing and recruitment of prospective retailers as identified by City Economic Development Process.

“NEW CITY RESIDENTS WILL SPEND MONEY AT LOCALLY OWNED BUSINESSES RESULTING IN AN OVERALL STRONGER BUSINESS COMMUNITY.”
(Supported by **GOAL ED 2 AND GOAL ED 2.4**)

GOAL ED 2 – RETAIN AND INCREASE A STRONG EMPLOYMENT BASE

- *“A strong and vibrant economy depends first and foremost on the well-being of Commerce City’s existing industry and job base. An integral part of the city’s economic development strategy is to build on effective relationships, with existing businesses, that focus on partnerships with the business community to address obstacles to expansion in Commerce City.”*

GOAL ED 2.4 – HOUSING AND JOBS BALANCE/ REVENUE PRODUCING USES

- Increased housing types ensures a balance as new growth occurs in the Northern Range.

“INCREASED RETAIL SALES FROM RESIDENTS WILL GROW THE CITY’S TAX BASE AND HELP TO PROVIDE ADDITIONAL FUNDING FOR PROJECTS, PROGRAMS AND INITIATIVES.” (Supported by **GOAL ED 1**)

GOAL ED 1 – INCREASE ECONOMIC DIVERSIFICATION AND OPPORTUNITIES FOR CLEAN, PROSPEROUS BUSINESS

- The Economic Development Strategic Plan will allow Commerce City to chart its economic future, increase prosperity and provide workforce opportunities.





DEVELOPMENT PLAN SUBMITTAL



DEVELOPMENT PLAN



LANDSCAPING - CONCEPTUALS

SHRUBS

Berberis thunbergii
'Japanese Barberry'



Symphoricarpos albus
'Snowberry'



Ribes aureum
'Golden Currant'



Kolkwitzia amabilis
'Beautybush'



Rosa foetida bicolor
'Rose, Austrian Copper'



PERENNIALS

Native Blue Columbine
'Aquilegia caerulea'



Wallflower
'Erysimum asperum'



Blanket Flower
'Gaillardia aristata'



Native White Yarrow
'Achillea Lanulosa'



Beebalm
'Monarda fistulosa'



ORNAMENTAL GRASSES

Bouteloua gracilis
'Blonde Ambition Grass'



Calamagrostis x acutiflora
'Karl Forester Feather Reed Grass'



Pennisetum alopecuroides
'Little Bunny Fountain Grass'



Molina caerulea
'Variegated Moor Grass'



Panicum virgatum
'Burgandy Switch Grass'



TREES

Acer rubrum
'Red Maple'



Quercus macrocarpa
'Bur Oak'



Fraxinus americana
'Autumn Purple'



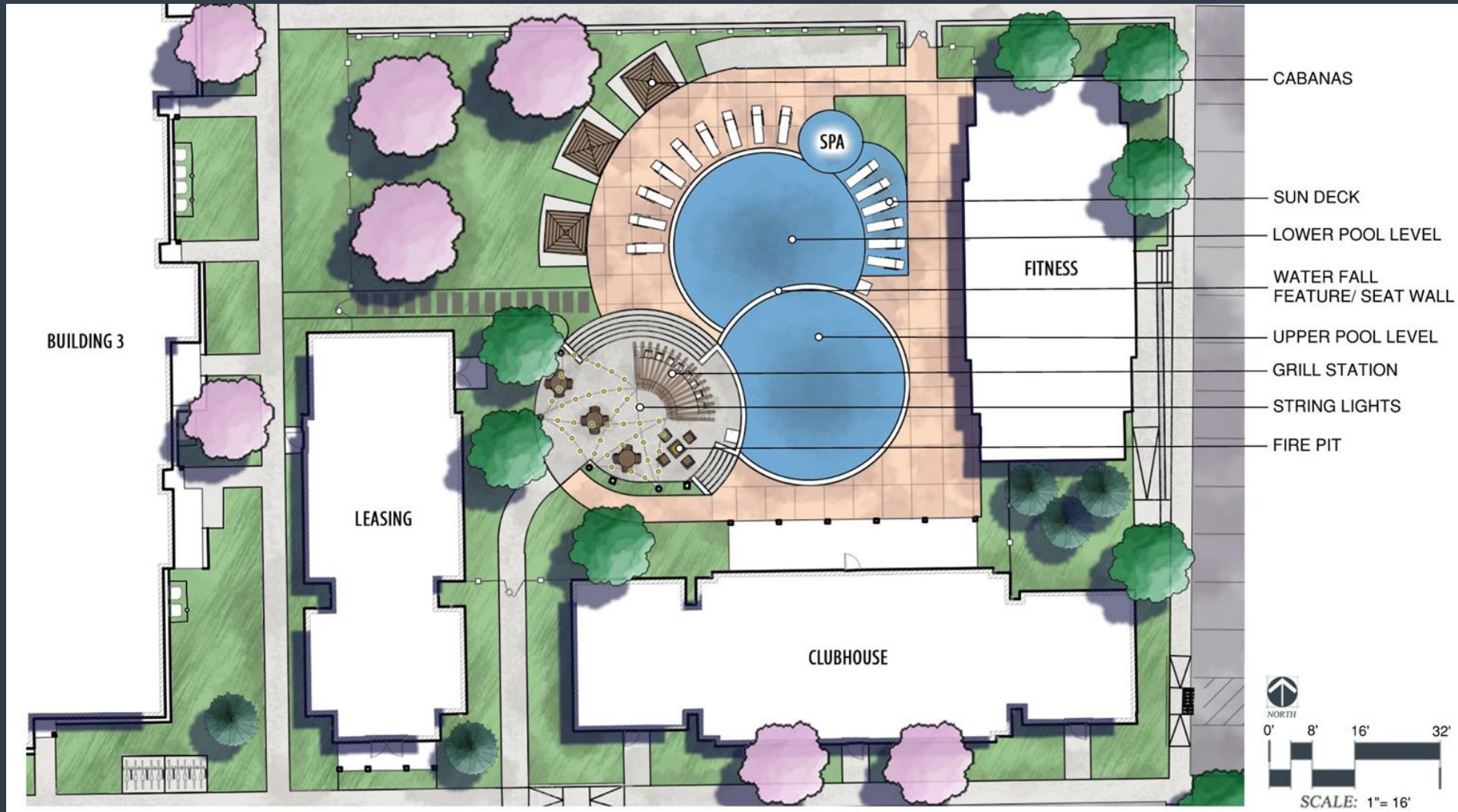
Spring Snow Crabapple
'Malus 'Spring Snow''



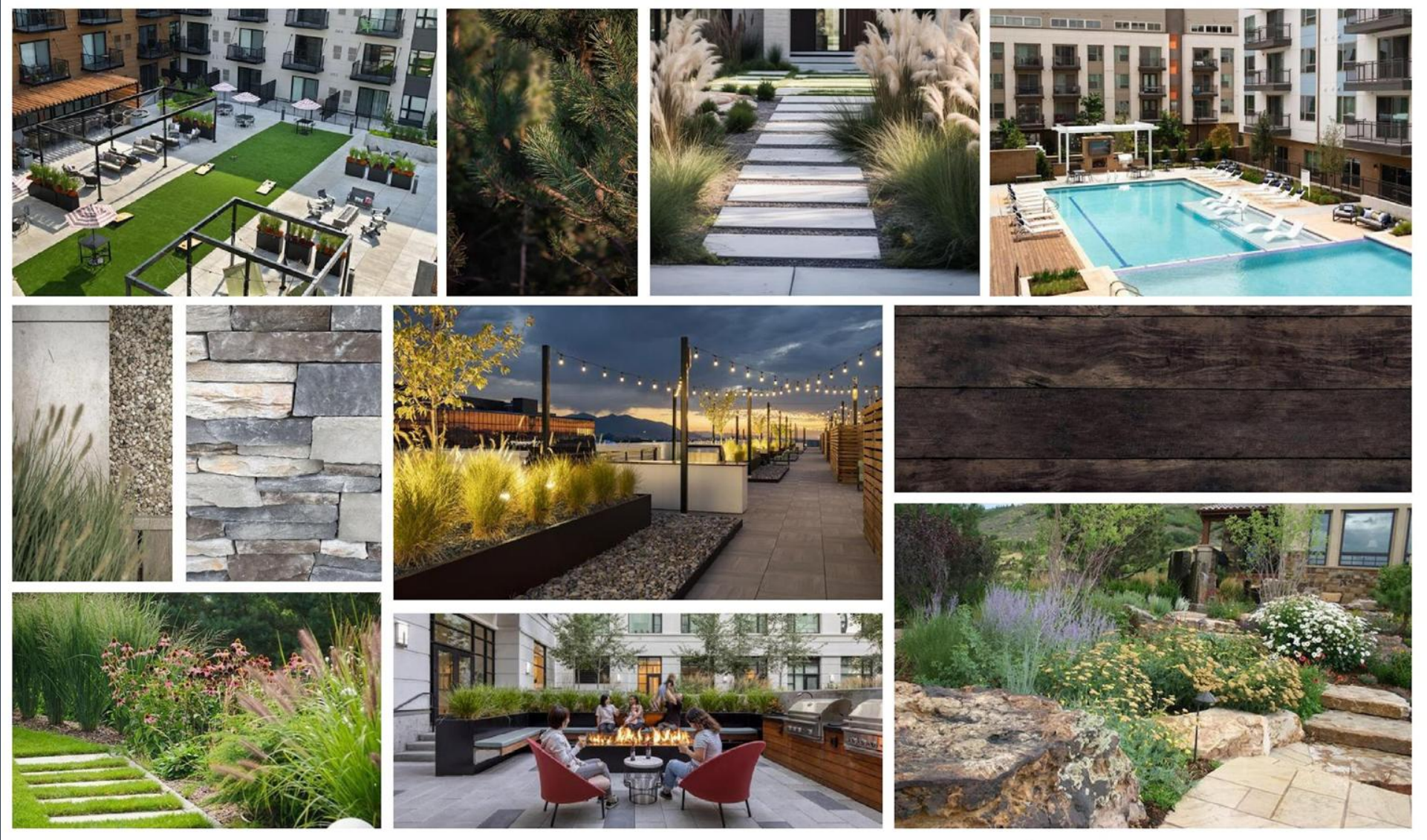
Japanese Tree Lilac
'Syringa reticulata'



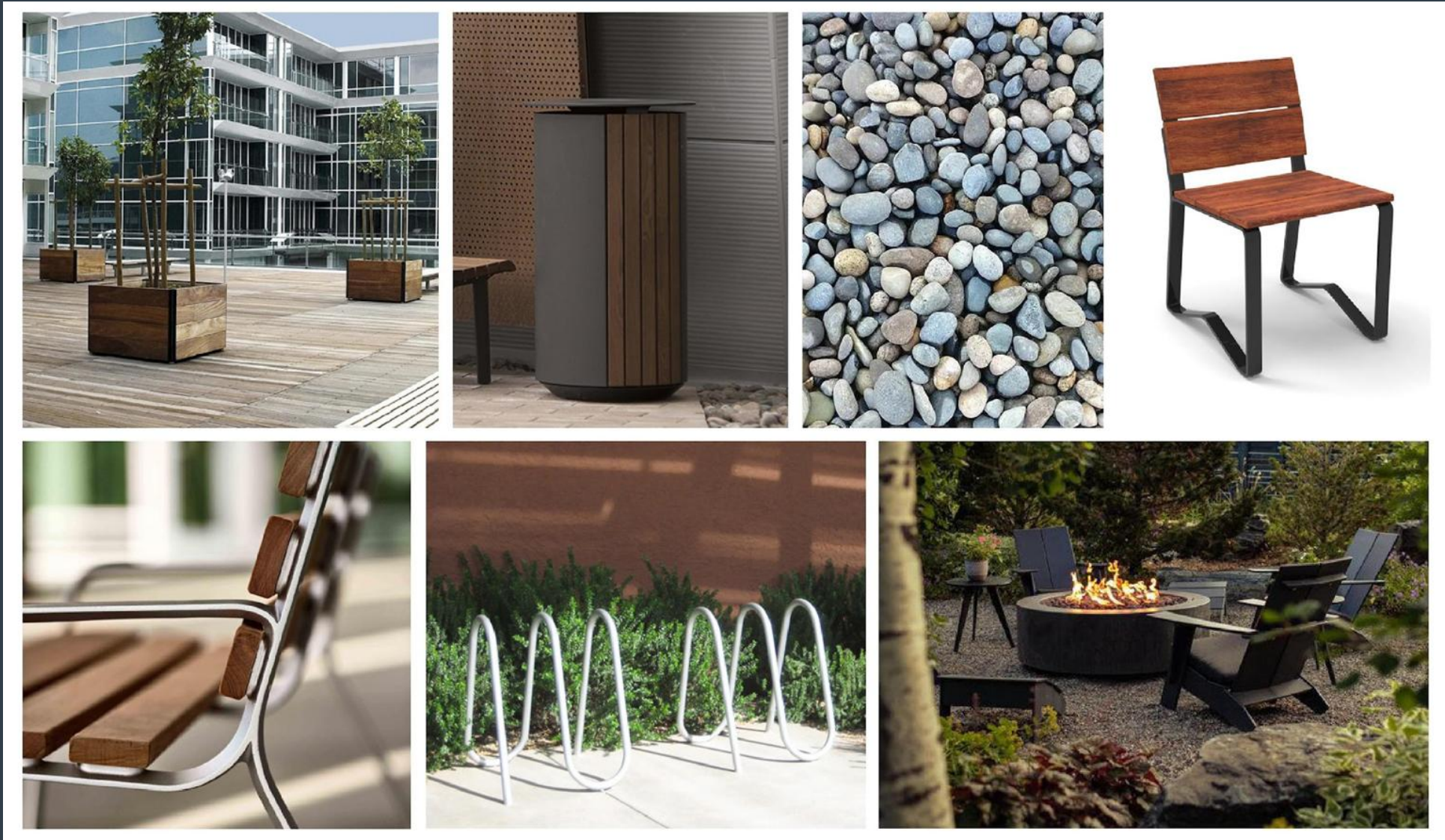
AMENITIES



AMENITIES – CONCEPTUAL IMAGERY



AMENITIES – CONCEPTUAL IMAGERY



CONCEPTUAL ARCHITECTURE & CHARACTER



CONCEPTUAL ARCHITECTURE & CHARACTER

CLUBHOUSE AND MAIL BUILDING



LEASING BUILDING



LANDSCAPING & BUFFERING SUMMARY

Planning Solutions from Neighborhood Feedback

15% open space is required by code. As proposed, this development provides over 20% of open space.

We have added plantings on the south side of E. 102nd Ave and right-of-way street trees where available.

All structures meet the required setback requirements and some structures have larger setbacks as indicated in the Development Plan.



ZONING APPROVAL CRITERIA

(5) Approval Criteria. An application may be approved if: (b) The zone change meets all of the following:

- ✓ (i) The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
- ✓ (ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- ✓ (iii) The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- ✓ (iv) The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- ✓ (v) There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
- ✓ (vi) The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

