

# con·cept

6601 Colorado Blvd.  
Commerce City, Co 80022

Proposed zone change from **Agriculture to I-1**, and development description.  
Thank you for taking time to review the following proposed zone change and development.

**con·cept** is a new development for artists to dream, create and inspire.

## **Consistent Policies**

The proposed zone district from Agriculture to I-1 on this lot, is consistent with the policies & goals of the comprehensive plan, adopted area plan, & community plan of the city. Also the the allowed use of the zoning I-1 will be consistent with the policies & goals of the above mentioned plans, & Community plan of the City as well. It will improve the existing lot which will result in a more positive image for this area & Commerce City.

## **Compatibility and Contribution**

The proposed I-1 and its use are compatible with proposed development. There are many developments and businesses in the area that currently operate under I-1 - I-2 zoning. Our future development will provide, efficient and adequate provision of public serves, including water, sewer, electricity, gas, walkways, street, landscaping and drainage. In addition to beautiful buildings a public sculpture garden showcasing some of the tenants work is planned for an inspiring setting. The addition of an Art community will not only bring substantial notice to the community we plan on offering classes to inspire creative talent for all abilities and ages.

## **Community Need**

With Denver's sprawl a new need for artists studios in a safe & inspiring area has risen. Extremely high rents & landlords selling there buildings that were once studio spaces to many artists it has left them with no place to go. Our goal is to develop a site where artists can be inspired & create. A community just for them that is safe & reasonably priced. We will extend an invitation to the Commerce City/Denver Community to not only view art but to explore the process of it as well. The project will bring new light to the area, generate taxes, & stimulate small art related business.

## **Location**

We chose this site in Commerce City with it's close proximity to Denver and inspiring mountain views. The use of I-1 allows the artist to continue to explore with mediums and process all within the I-1 guidelines. We also felt the new light rail station at 70th and Colorado Blvd. would be a benefit to both the art community and art collectors all bringing new excitement and revenue to Commerce City.

## **Tenants**

The goal of Con.cept is to serve the art community. Studios ranging in size from 400 - 1,500 sf divide the inside of the building. An open concept with 11' walls/dividers takes advantage of the natural light the atrium type feeling given by the monorail roof design. Artists inside will consist of painters, photographers, mixed media, and small metal works. All of this type of art is very low in toxins. noise and pollution. None of this process requires high electrical or gas usage. All

of this art could be easily done in a residential living space.

### **Public Hours**

The doors to the building will be open between 10 - 5pm Monday through Friday. Saturday will be extended 10 - 7pm. We are encouraging any type of event such as a new work display to be during Saturday hours. We are asking all tenants to have a mandatory open door 1 Saturday a month. We encourage the public to come and view the process of art.

### **The Art Community**

With many months of meetings with a variety of artists we are convinced that the art community are equally excited and confident in the success of this project and site. It has been a well known fact that artists bring economic and cultural growth.

“artists have a significant role to play in renewing industrial cities and positioning them for success, “

*From Rust Belt to Artist Belt, a recent report from  
Northeast Ohio's Community Partnership for Arts and Culture*

I thank you for reviewing the proposed zone change, we can hardly wait to begin creating.  
If you have any questions, or need more information, please feel free to contact me at any time.

Respectfully, Jeanie Nuanes King 401-323-4606