

NEXUS NORTH AT DIA PUD CONCEPT SCHEMATIC

PROJECT NARRATIVE

August 2017

Applicant:

Schuck DIA, LLC
2 N. Cascade Avenue, Suite 1280
Colorado Springs, Colorado 80903

Owner:

Roarty Family Limited Partnership
694 W. Majestic Ridge Place
Oro Valley, AZ 85755

Project Intent

Nexus North at DIA is a proposed 160 acre planned development that will serve as a regional and community employment center. It's strategic location, north of the DIA Tech Center, close to the Denver International Airport, Pena Blvd, and Tower Road provides a unique opportunity to create an employment center that can accommodate a variety of airport related land uses including warehouse, flex space, light manufacturing, office, distribution, high density residential, and retail.

The land use plan is organized to create an employment center, accommodate vehicular access and circulation, create regional and local pedestrian connectivity, maximize street frontage, maintain natural drainage systems, and preserve the natural integrity of, and provide access to, the Second Creek corridor. The development will incorporate on-site storm water detention and water quality improvements.

Project Location

The roughly 160 acre site is located in the Northwest Quarter of Section 28, Township 2 South, Range 66 West, and is currently not in the City of Commerce boundaries. The site is west of Tower Road bounded by E. 88th Avenue on the north, Buckley Road on the West and DIA Tech Center on the south. (See vicinity map)

Conformance to City Comprehensive Plan:

The Nexus North at DIA development is in conformance with the current Comprehensive Plan. The planned development is within the City's IGA growth boundary and the future land use is identified as (I1) Industrial/Distribution with Employment Campus/Business Center designation. Nexus North at DIA's proposed land uses are consistent with the Industrial/Distribution and commercial land use classifications. The Nexus North at DIA development will incorporate a high level design quality to its architecture and landscape treatments.

Existing Conditions:

There are no ecological site constraints or land use conditions that would keep this parcel from being developed. There is an existing Public Service easement containing two high pressure gas lines which future design will accommodate. The parcel is in the Second Creek Drainage basin, which has a mapped floodplain.. There are no bodies of water or irrigation ditches on the property.

Site layout and circulation:

Nexus North at DIA will be accessed from Tower Road to the east and the DIA Tech Center to the south via East 81st Avenue and East 83rd Avenue. Quintero Street will extend north into this property.

Types of Commercial Uses:

The proposed Nexus North at DIA property will fall into the Industrial/Distribution and Commercial land use classifications. Any of the accepted uses will be contemplated in future development plans. Multi-family is allowed in the Commercial land use category and is anticipated in order to provide housing for future workers in the area.

Integration with surrounding development:

The land to the south and east is zoned DIA Technology located in the City of Commerce City. The land to the west is the Rocky Mountain Wildlife refuge with the old Buckley Road right of way being a buffer. The land to the north is currently open space, owned by the City.