

April 9, 2018

Third Creek West – PUD Concept Schematic Narrative

This narrative is intended to describe the Third Creek West property and outline the vision for this PUD Concept Schematic application.

Vision Statement

The planned community of Third Creek West is an approximately 200.5 acre mixed-use development envisioned to bring a valuable mix of residential and commercial uses to northeastern Commerce City. The property is currently zoned A-3 within unincorporated Adams County and is surrounded by agricultural and low density residential land uses. Third Creek West will act as a catalyst for residential and commercial development to the area between E-470 and the western boundary of Denver International Airport (DIA) in Commerce City.

Land Use

The Third Creek West land use plan accompanying this letter is consistent with the intent of the Commerce City C3 Vision Plan. The Commerce City C3 Plan designates the land uses for this property as Commercial, Mixed-Use E-470, Mixed-Use Corridor/Commercial, and Residential. Additionally, the Commerce City C3 plan designates a Regional Commercial Center at the intersection of 104th Avenue and E-470, as well as a Community Commercial Center at the intersection of East 104th Avenue and future Himalaya Road. The Third Creek West property PUD Concept/Schematic will promote this vision through a similar, but site-focused strategy that will best promote this property for future commercial and mixed use development, while also maintaining a strong residential foundation.

In an effort to maintain a level of consistency with the current Commerce City C3 Plan, the proposed land uses proposed in the Third Creek West PUD Concept Schematic application utilize similar descriptions, proposed densities, and intent. However, these land uses have been shifted from a more intensive commercial / mixed use program primarily fronting E-470 (as shown in the current C3 plan), to better utilize the access and frontage potential of the adjacent arterials streets (104th Avenue and Himalaya Road).

To achieve this, an approximately one thousand foot (1000') depth commercial area is proposed along 104th Avenue. This area provides better access and frontage for future users while also maintaining a similar development character as used on properties located to the west of E-470. The commercial area is envisioned as a mix of commercial, retail, office, and higher density residential land uses, similar to the intent proposed in the current C3 plan.

Mixed Use E-470 is the land use proposed within the Third Creek West PUD Concept Schematic as a transitional land use between the commercial corridor to the south and the suburban residential use proposed along the northern half of the site. The mixed use E-470 area is envisioned as a horizontally mixed use land area that facilitates higher density residential with potential pockets of non-residential uses, potentially including but not limited to commercial, retail, and office.

Residential land uses are proposed along the northern half of the site. This area will provide users for the commercial centers to the south and also provide a transitional land use from the existing low density residential homes to the north.

Parks and open space will be provided, as appropriate, for the residents of Third Creek West and the City in general. Trails and sidewalks will be provided to connect these new neighborhoods with the adjacent mixed use and commercial areas as the area build out over time. Proposed parks will offer neighborhood level amenities for residents within the community and surrounding areas. Future detail regarding park and trail amenities and dedications will be determined with future land use applications.

Oil and gas operations currently exist on site and will be addressed as appropriate. These wells will likely be capped and abandoned prior to construction. Buffering and setback requirements from these facilities will be developed during the PUD Zone Document stage. No civic uses, such as post offices, police stations, fire stations, or schools are proposed for the Third Creek West property at this time. Land dedication for schools is anticipated to be accommodated through cash-in-lieu of land dedication.

Circulation

Third Creek West is adjacent to E-470 (toll road) to the west, East 104th Avenue (major arterial) to the south, future Himalaya Road (minor arterial) to the east, and East 108th Avenue (local) to the north. Service into the site may be facilitated from East 104th Avenue, future Himalaya Road, and East 108th Avenue, with the main access points anticipated from both 104th Avenue and future Himalaya Road. Internal vehicular circulation may be supported by a system of collector, local, and/or private alley roads. The location and alignments of these roadways shall be determined at the time of PUD Permit approval. Pedestrian circulation is provided through a network of detached sidewalks located within right-of-way corridors and off-street trails which are designed to provide safe and convenient pedestrian access to major points of interest such as commercial development and parks (details forthcoming in future land use applications).

Site Strengths

The Third Creek West property is conveniently located at the intersection of E-470 and East 104th Avenue, both of which offer ideal frontage for marketing commercial and residential development. These major corridors also provide direct access for residents commuting in and out of the Denver Metro Area and to nearby Denver International Airport.

The site is currently being used as agricultural land; therefore no major wildlife habitats or floodplains are located within the site. In addition, topography is fairly subtle and there are no major development areas limited by steep slopes.

Site Challenges

Existing development is limited adjacent to the Third Creek West property, therefore extension of utilities is required for full service of the site. In addition, the property will be required to be annexed into Commerce City and petition to join the service areas/districts in the region, such as South Adams Water and Sanitary District, fire, police, and others.

As mentioned earlier in this letter, Oil and gas operations currently exist on site and will be addressed as appropriate. These wells will likely be capped and abandoned prior to construction. Buffering and setback requirements from these facilities will be developed during the PUD Zone Document stage.

Phasing

Phasing shall occur in a systematic and logical pattern, largely driven by the extension of available infrastructure and market conditions. Development within the Third Creek West property will likely occur in multiple phases, based on market conditions driving the overall timeline. It is anticipated that development is likely to begin with the residential areas of the project, followed by more intense commercial and higher density residential development, though this may change as the project moves forward to platting and build-out.

The Third Creek West property is well positioned to an important community asset and will foster continued growth within the E-470 and Airport region for Commerce City. We look forward to working closely with you and Commerce City on this exciting project as it moves through the entitlements process.