

Nexus North at DIA

Project Narrative

Statement of Project Intent

Nexus North at DIA is a proposed 158 acre planned development that will serve as a regional, community employment and commercial 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 warehouses, flex space, light manufacturing, office, distribution, and retail.

Nexus North at DIA includes a master framework plan in which planning areas have been located and configured utilizing locational criteria associated with each respective land use. In addition to the locational criteria, the master framework plan has been configured to preserve and maintain the natural integrity of the Second Creek corridor that meanders through the northeast area of the property. Preserving and enhancing the Second Creek corridor provides a visual and functional amenity that will reinforce community and regional connectivity.

Planning areas 1-3 are located in the I-1 light industrial, office and flex campus classification which may include a variety of office, office/flex, light industrial, distribution and green industry uses.

Planning area 4 is located adjacent to the Second Creek tributary open space and trail corridor. This planning area is designed to serve as a buffer between planning areas 1-3 and the Second Creek tributary open space and trail corridor. Drainage facilities such as detention ponds may be located in this planning area.

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.

Nexus North at DIA is planned as a multi-use commercial and employment center of complimentary land uses that will be implemented and maintained utilizing integrated planning principles. These integrated planning principles will ensure that all project elements are harmonious with the natural environment of the site, compatible with each other and responsive to the DIA Tech Center project intent.

Integrated planning and design principles include the following:

- multi-use commercial and employment centers
- connectivity
- preserve and enhance natural systems
- pedestrian-oriented streetscapes
- environmental stewardship

Multi-use commercial and employment centers

- Create a multi-use employment center that can accommodate multiple land uses. These land uses may include research and development, light industrial, office/flex and "just in time" manufacturing, distribution and airport related uses.

Connectivity

- Establish safe and convenient pedestrian and automobile connections within Nexus North at DIA and adjacent properties.
- Establish safe and comfortable pedestrian connections to the Second Creek greenway.
- Create walkable commercial and employment centers.
- Reinforce pedestrian connections between development parcels.

Preserve and enhance natural systems

- Preserve the Second Creek corridor
- Provide pedestrian connections from adjacent planning area to the Second Creek corridor, E. 88th Ave, and Buckley Road trail.
- Utilize architecture and landscape architecture to reinforce edges and spaces.

Pedestrian-oriented streetscapes

- Create streetscapes for Nexus North at DIA that will provide a safe and convenient corridors for motorists and pedestrians.
- Utilize site planning, architecture and landscape elements to create visually interesting and human-scale streetscapes.
- Create a hierarchy of streetscapes that will reinforce the pedestrian connectivity along the different street classifications in nexus north at DIA.

Environmental stewardship

- Create a multi-use community that will encourage pedestrian activity and the use of multi-modal transportation.
- Utilize durable and quality construction materials for buildings and landscapes.
- Implementation of an integrated approach to landscape design and water conservation.
- Encourage the design and construction of energy efficient buildings.

The developer shall prepare design standards and guidelines to ensure the principles and the design intent for each respective element is implemented in a harmonious and unified manner. These design standards and guidelines will address each element related to site

Site planning, open areas, pedestrian and bicycle circulation, landscaping, architecture, and signage and lighting elements for the developments. The developer-formulated design standards must receive approval by the director of community development for implementation.

Design statements are prepared for Nexus North at DIA to ensure that the integrated planning principles outlined above are achieved within each design element and prepared to reinforce a uniform and harmonious character for Nexus North at DIA. The following is an outline of the design intent associated with each element.

Site planning

Intent:

Provide safe and convenient automobile and pedestrian circulation with quality site planning of buildings, parking facilities and pedestrian walks and plazas. To treat Tower Road as development frontage. To develop comprehensive, multi-site parking strategies that minimize redundant access and that maximize open space and landscaping. To locate and orient site improvements and buildings as required to preserve the natural integrity of the Second Creek corridor and Rocky Mountain Wildlife Refuge located on the west of planning areas 1 and 3.

Open areas, pedestrian and bicycle circulation

Intent:

To provide a safe, convenient and an interconnected environment for pedestrians. To minimize conflicts between automobiles, bicyclists and pedestrians. To provide pedestrian connections to community open areas including the Second Creek corridor and tributary.

Landscaping

Intent:

To mitigate the visual impact of large building and expansive parking lots. To reinforce and enhance a unified and harmonious character. To provide transitions between developed areas and the Second Creek corridor. To integrate and utilize landscape design to reinforce site design such as enhancing arrival, pedestrian circulation and building placement. To reinforce the project character with coordinated landscape along public streets. To provide safe and convenient pedestrian streetscape environments.

Architecture

Intent:

To encourage richness and diversity in building architecture that is well articulated to provide human scale, interest and orientation as well as reinforce the spatial definitions to public spaces, including streets. To encourage varied building form and profile within large structures and building groups. To provide human scale and visible orientation to entries. To minimize negative visual impacts of service areas on adjoining streets, public spaces and adjacent property. To establish complimentary levels of material quality and detail. To establish levels of material, detail and quality that will be compatible and emphasize project character. To provide durability, permanency, and quality throughout Nexus North at DIA.

Signage and lighting

Intent:

To develop and establish a comprehensive signage and monumentation program that requires coordinating the design and placement of signage with site and project design goals. To encourage coordinated sign programs governing multiple buildings and development sites. To provide lighting that provides safety and a consistent appearance. To light areas consistently that is attractive and unobtrusive. To minimize off-site light impacts and accentuate design features of the site and architecture.

Statement of Existing Amenities:

The existing site lacks few notable amenities. In its current state, the site is an open field of low grasses fenced around its perimeter. The most notable feature is second creek in the north east corner of the property and the existing Buckley road trail along the west boundary.

Statement of Project Phasing

Phasing will occur in a logical and cost effective manner based on infrastructure extension and market conditions. The project is expected to be built in several phases, moving from south to north.

Statement of Unique Features of the Development:

The proposed development will build upon the DIA Tech Center creating an employment center with a mix of airport related land uses including warehouses, flex space, light manufacturing, office, distribution, and retail. The project will connect to two great open spaces; the Rocky Mountain Arsenal Wildlife Refuge and the Second Creek Open Space. The proposed development will maintain natural drainage systems and will incorporate on-site storm water detention and water quality improvements.

Statement of Existing Challenges for the Development:

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.

Statement of Compliance with Comprehensive Goals & Policies:

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, manufacturing, and commercial land use classifications. The Nexus North at DIA development will incorporate a high level design quality to it's architecture and landscape treatments.