

Commerce City  
Planning Division  
7887 East 60th Avenue  
Commerce City, CO 80022

Re: Aspen Hills PUD Concept Schematic

To whom it may concern,

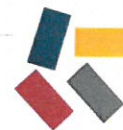
On behalf of the Applicant, Southwest Property Corp., we are pleased to provide this PUD Concept Schematic Application for the 7.2-acre property located southwest of the intersection of East 104<sup>th</sup> Avenue and Chambers Road. The property is currently zoned PUD-Commercial. The Applicant will be initiating PUD Concept Schematic in order to allow for the potential development and construction of a new multi-family residential neighborhood or self-storage facility.

This PUD Concept Schematic's primary objective is to create a vibrant residential community that supports and connects with the regional and local context. Our vision is to develop a community providing approximately 180 high quality residences with potential self-storage along the E. 104th Avenue corridor. The proposal is based on changing economic conditions. This site has not been able to draw an interested commercial user and the strong need for high-density housing within a community commercial center has become increasingly relevant within the neighborhood. According to a market study done by Newmark Knight Frank, it was concluded the highest and best use for the site would be a multi-family residential use based on adequate demand for multifamily living in the regional context. Furthermore, an additional study market study done by Apartment Appraisers & Consultants, Inc. concludes that there is demand for approximately 300 apartment units in the area.

This proposal satisfies the City's need for an additional housing typology as well as transforms the neighborhood into a mixed-use community. Surrounding the site to the north sits a mix of commercial uses including Popeye's Kitchen, UC Health Emergency Room, Dion's, First Bank, Walgreens, and Prestige Preschool Academy. The proposed multi-family residential use is designed to work together with the existing adjacent context to result in a lively, prosperous, mixed-use neighborhood that serves as an attractive place to live, work, and shop.

The City's Future Land Use Plan designates this property as a site for commercial development within a regional commercial center. A commercial land use designation for these specific parcels limits the potential of fully executing the goals and visions found in the comprehensive plan. Modifying the land use designation to a PUD with a Mixed-Use land use will better align with the goals and vision of the updated Comprehensive Plan by allowing for the flexibility for this parcel to develop according to the needs and wants of today's market. The Aspen Hills PUD Concept Schematic request is consistent with the City's Comprehensive Plan's guiding principles and supporting goals and policies for the following reasons:

- The project proposes a residential land use within a regional commercial center, striving to balance the mix of commercial and residential land uses within the regional context.
- The project is designed with the intention to make the neighborhood a compact, walkable, and transit-supportive mixed-use neighborhood.



- The project is an infill development which will be efficiently served by nearby utilities and services.
- The development will strengthen existing and future Northern Range Neighborhoods through the addition of high-density housing. The high-density residential land use will help support the internal and adjacent regional commercial land uses.

The development will provide an internal pedestrian circulation system in conjunction with the proposed internal streets. The primary entry into the project will come off the intersection of E.104<sup>th</sup> Ave. and E. 103<sup>rd</sup> Pl. A full movement secondary entrance will be provided off Altura Street. The project provides attractive streetscapes and sidewalks to improve connectivity to the surrounding community trails and open space network. The landscaping will be designed with regionally appropriate low-water, drought tolerant plant materials. In open space and buffer yards, a naturalistic approach will be incorporated into the design. These areas will incorporate informal plantings of trees and shrub beds.

Overall, we are excited about this PUD Concept Schematic because it will allow the development of a high-quality residential neighborhood within Aspen Hills and the Commerce City. The proposed residential neighborhood will provide pedestrian connections, enjoyable and useable open space, attractive streetscapes and aesthetically pleasing architecture. This neighborhood will also contribute to the variety of housing stock offered within Commerce City. As always, we look forward to working with you and city staff throughout the review and approval process.

Please do not hesitate to contact me if you have any questions or concerns, or if you require additional information regarding our submittal. Thank you again for your consideration.

Sincerely,

Adam Kantor

KEPHART