

December 6, 2018

Third Creek West – PUD Zone Document Narrative

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

Vision Statement

The planned community of Third Creek West is an approximately 237.0 acre mixed-use development envisioned to bring a dynamic mix of residential and commercial uses to northeastern Commerce City. The property is currently zoned A-3 in unincorporated Adams County and is surrounded by agricultural and low density residential land uses, but also adjacent to the Reunion planned community on the west side of E-470 and south of 104th Avenue. Third Creek West will act as a catalyst for commercial and residential development to the area between E-470 and the western boundary of Denver International Airport (DEN) in Commerce City.

Land Use

The Third Creek West PUD Zone Map, 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, and Mixed-Use Corridor/Commercial. 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 platform for those land use opportunities are inherent in the PUD Zone Document application.

Consistent with the land use plan presented to Planning Commission and Staff with the PUD Concept/Schematic application, a mix of potential neighborhood and regional level commercial uses and a variety of residential types and densities are proposed. Local and regional level commercial uses are proposed within approximately 49.7 acres located along the E. 104th Avenue frontage. The proposed commercial location has a minimum depth of 1,000 feet, which allows flexibility for a variety of uses. Commercial, office, retail, and potential mixed-use retail/multi-family uses are permitted in this area. Densities within this commercial area will range from 8-40 dwelling units per acre for multi-family residential uses (as part of a vertical mixed-use development) and up to 0.25 FAR for non-residential uses.

Central to the Third Creek West property and accessed by proposed collector roadways spurring from both E. 104th Avenue and Himalaya Road, is approximately 22.7 acres of mixed-use development. Medium to high density residential land uses (4-12 dwelling units per acre) are planned in this area to provide a transition from the higher intensity commercial land uses to the south. Neighborhood level commercial is also planned within this area at key locations. A maximum of 0.25 FAR is planned for the mixed-use portion of the community for non-residential land uses.

The northern 111.6 acres of the Third Creek West property is proposed for residential uses. This area is envisioned to provide a mix of densities and housing types that transition from higher densities on the south to lower densities to the north. Medium densities are encouraged in Planning Area B (4-12 dwelling units per acre), and low to medium densities are encouraged in Planning Area A (3-8 dwelling units per acre).

Additionally, 26.4 acres of Agricultural District (AG) are proposed for the detention facilities located east of Himalaya Road. These planning areas are intended for future development.

***Please note, for purposes of preparing utility reports and the traffic study for this PUD Zone Document, an maximum of 1,050 residential units has been permitted based on current and near-term market conditions. Additionally, the maximum allowed 0.25 FAR densities have been included for non-residential property.

Parks, Open Space, and Trails

A system of pocket parks and open spaces are integrated throughout these Planning Areas and will connect residents to key points within the community, as well as adjacent existing and future amenities such as retail destinations and schools. Parks are proposed to be located in strategic areas of the community to maximize service areas, provide easy access for both pedestrians and vehicles, and provide central organizing features to the smaller neighborhoods within the larger community.

Trails are proposed to provide connections between parks, future retail/commercial uses to the south, and future neighborhoods to the east. The regional trail system will be continued along the frontage of the property on 104th Avenue.

Existing Significant Natural Features

The Third Creek West PUD property is currently being utilized as agricultural land. There are no known significant natural features such as large trees, specialized vegetation, floodways, or wildlife habitat within the site.

Oil and Gas

Oil and gas operations currently exist on site, however the surface use agreements for these locations are currently being renegotiated. The existing sites will likely be capped and abandoned and relocated to an area east of Himalaya Road. A 50-foot setback to livable structures is required with these capped and abandoned locations. In addition, landscape and buffering requirements are encouraged and are further outlined in this PUD Zone Document.

Circulation

Third Creek West is located adjacent to E-470 (toll road) to the west, East 104th Avenue (principal arterial) to the south, future Himalaya Road (minor arterial) to the east, and existing East 108th Avenue (local) to the north. Service into the site is planned to 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. Collector roads are planned to provide connections for residents to the regional arterial road grid system. These collectors are envisioned as central organizing features and will provide a gateway for residents and visitors entering the community. A system of local public and private roads will provide internal organization and access for local residents. 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 attached/detached sidewalks located within right-of-way corridors and off-street trails. These are designed to provide safe and convenient pedestrian access to key points of interest such as commercial uses and parks. The location and alignments of future pedestrian corridors shall be determined at the time of PUD Permit approval.

Schools

Students from the Third Creek West PUD property will attend existing nearby schools. Future school locations are likely to be planned east of Himalaya Road. However specific locations and dedication requirements will be determined with future applications and coordination with the 27J School District.

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. It is anticipated that development is likely to begin with the residential areas of the PUD, followed by non-residential development in the future, though this may change as platting and build-out occur.

Regional Integration

The Third Creek West community is anticipated to ingrate well with existing and proposed land uses. A variety of residential densities will provide additional residential opportunities to the area and will transition well from existing residential uses to the north. Proposed commercial uses along 104th Avenue are also consistent with the Commerce City C3 Vision Plan, as well as future plans for retail and commerce centers along 104th Avenue via the Reunion planned community.

We believe Third Creek West will become an important community asset and foster continued growth within the E-470 and Airport region for Commerce City. We look forward to working closely with Commerce City on this exciting proposal as it moves through the entitlements approval process.