

SP CROSSING PUD ZONE DOCUMENT AT 7190 COLORADO BOULEVARD

TOWNSHIP 3 SOUTH, NORTHWEST QUARTER OF SECTION 6, RANGE 67 WEST OF THE 6TH P.M.

STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESETS THAT ADAMS TOWER NP CENTER LLC BEING THE (OWNER) OF THAT PART OF THE ENTIRE PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT; BEGINNING AT BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, AS NOTED ON THE "COLO CON SUBDIVISION" RECORDED OCTOBER 19, 1971 UNDER RECEPTION NO. 938931 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°55'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 512.40 FEET TO A POINT THAT IS THE NORTHEAST CORNER OF PLOT 5 OF ADAMS COUNTY POULTRY FARMS, RECORDED MARCH 19, 1923 UNDER RECEPTION NO. 90239 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE SOUTH 00°02'30" EAST ALONG THE EAST LINE OF SAID PLOT 5, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT IS ALSO THE NORTHEAST CORNER OF COLO CON SUBDIVISION, A RESUBDIVISION OF SAID PLOT 5, RECORDED OCTOBER 19, 1971 UNDER RECEPTION NO. 938931 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE SOUTH 00°02'30" EAST, CONTINUING ALONG SAID EAST LINE A DISTANCE OF 597.78 FEET TO A POINT THAT IS 664 FEET NORTH OF THE SOUTHEAST CORNER OF PLOT 7 AND ON THE EAST LINE OF PLOT 7 OF SAID ADAMS COUNTY POULTRY FARMS PLAT; THENCE SOUTH 89°55'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID PLOT 7, A DISTANCE OF 257.80 FEET, TO A POINT THAT IS ON THE WEST LINE OF SAID PLOT 7 AND 664 FEET NORTH OF THE SOUTHWEST CORNER OF SAID PLOT 7; THENCE NORTH 00°02'30" WEST ALONG THE WEST LINE OF SAID PLOT 7, A DISTANCE OF 176.00 FEET, TO A POINT THAT IS THE NORTHWEST CORNER OF SAID PLOT 7; THENCE SOUTH 89°55'00" WEST, ALONG THE SOUTH LINE OF SAID PLOT 5 OF SAID ADAMS COUNTY POULTRY FARMS PLAT, A DISTANCE OF 214.32 FEET TO A POINT THAT IS ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 2, AS STATED IN THE LEGAL DESCRIPTION OF SAID COLO CON SUBDIVISION; THENCE ALONG THE SAID RIGHT OF WAY AS NOTED ON SAID COLO CON SUBDIVISION THE FOLLOWING THREE COURSES:

- 1) NORTH 25°28'53" EAST, A DISTANCE OF 245.25 FEET;
- 2) NORTH 37°33'00" EAST, A DISTANCE OF 2.70 FEET TO A POINT OF NON-TANGENT CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 53°03'09" WEST, HAVING A DELTA OF 13°01'42", A RADIUS OF 1015.00 FEET, A DISTANCE OF 230.40 FEET TO A POINT THAT IS 30.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 89°55'00" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO. CONTAINING 198,701 SQUARE FEET OR 4.562 ACRES OF LAND, MORE OR LESS.



VICINITY MAP

SCALE 1" = 200'

SHEET INDEX

01	COVER SHEET
02	PUD DESCRIPTION
03	LAND USE SCHEMATIC
04	LAND USE TABLE, PRIMARY STRUCTURE BULK STANDARDS & GENERAL NOTES
05	DESIGN OPTIONS

EXECUTED THIS _____ DAY OF _____, AD 20__

OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

I, MARK S. MARSHALL, PERSON OF CONTACT FOR ADAMS TOWER NP CENTER LLC, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNITY DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

MARK S. MARSHALL

I, KATY HULAC, ASSOCIATE DIRECTOR OF REAL ESTATE AND PERSON OF CONTACT FOR THE URBAN LAND CONSERVANCY, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNITY DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

KATY HULAC

I, JOHN BISSELL, PRESIDENT AND PERSON OF CONTACT FOR SOUTH PLATTE CROSSING CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNITY DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

JOHN BISSELL

CITY APPROVAL:

APPROVAL OF THE COMMERCE CITY PLANNING COMMISSION:
APPROVED THIS _____ DAY OF _____, 20__

CHAIRPERSON

APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY:
APPROVED THIS _____ DAY OF _____, 20__

CITY CLERK

MAYOR

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME
THIS _____ DAY OF _____, 20__

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ADAMS COUNTY CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M, THIS _____ DAY OF, 2020

BY: _____
COUNTY CLERK AND RECORDER

RECEPTION NUMBER: _____

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STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

PROJECT INTENT

BRINSHORE DEVELOPMENT AND THE NESBITT DEVELOPMENT GROUP ARE VERY EXCITED ABOUT THIS OPPORTUNITY IN PARTNERSHIP WITH THE URBAN LAND CONSERVANCY TO PROVIDE DEVELOPMENT EXPERTISE ON SP CROSSING - A TOD ENHANCED AFFORDABLE HOUSING PROJECT.

WE BELIEVE THAT THIS 4 STORY, 60 UNIT MIXED USE PROJECT ON 0.81 ACRES OF LAND WILL HAVE A SIGNIFICANT IMPACT ON THE ENTIRE CITY AND PROVIDE A CATALYST FOR REVITALIZATION SURROUNDING THE 72ND & COLORADO BOULEVARD COMMUTER RAIL STOP.

THE PROJECT IS DESIGNED IN A 'U' SHAPE - WITH FLANKED HOUSING WINGS FRAMING AN INTERIOR LANDSCAPED SOUTH FACING COURTYARD ENHANCING THE PROJECT'S ABILITY TO PROVIDE DAYLIGHT PENETRATION TO ALL UNITS & COMMON AREAS.

THE 4 STORY LAYOUT INCLUDES A MIX OF ONE, TWO, AND THREE BEDROOM UNITS SERVICING A VARIETY OF MODERATE INCOME RESIDENTS & FAMILIES. THE BUILDING'S AMENITIES INCLUDE APPROXIMATELY 5,000 SF OF COMMON AREAS ON TWO LEVELS OVERLOOKING THE SOUTH FACING COURTYARD. THESE AMENITIES INCLUDE A SECOND LEVEL COMMUNITY LOUNGE & RECREATION ROOM THAT OPENS OUT TO A DECK OVERLOOKING THE COURTYARD. THE PROPOSED OUTDOOR PATIO DECK IS LINKED TO THE SOUTH FACING LANDSCAPE COURTYARD BY AN ARCHITECTURAL STAIR LINKING BOTH LEVELS. THE MAIN LEVEL INCLUDES: 40 TUCK UNDER PARKING SPACES WITHIN THE TWO FLANKED HOUSING WINGS AND A CENTRAL MAIN COMMONS ENTRY LOBBY WILL RECEIVE GUESTS FROM THE FRONT DROP-OFF AREA. A CHECK-IN DESK, A LEASING OFFICE, PATIO/LOUNGE AT LEVEL ONE, A POSTAL FACILITY, AND BUSINESS CENTER ARE INCLUDED AS WELL.

CO-LOCATED ON THIS 4.5-ACRE SITE IS A 70,000 SF OFFICE BUILDING THAT PROVIDES EMPLOYMENT FOR BOTH ADAMS COUNTY AND COMMERCE CITY - THE PROJECT WILL ACCOMMODATE AN ADDITIONAL 35 SPACES OF SHARED PARKING.

THIS NEW 60 UNIT BUILDING WILL BE ALL ABOUT ATTENTION TO DETAIL WITH A PLAN LAYOUT THAT PROVIDES FOR A VARIETY OF PANORAMA VIEWS, SAFETY AND PRIVACY. IT WILL BE A BUILDING THAT IS TARGETED TO SMALLER WORKING FAMILIES THAT ARE INTERESTED IN THE CONVENIENCE OF THIS TOD LOCATION. THE UNIT AMENITIES WILL INCLUDE AIR CONDITIONING, A WASHER & DRYER IN ALL UNITS, FULL-SERVICE KITCHENS, AND INTERNET/BROADBAND CONNECTIVITY THROUGHOUT.

COMPREHENSIVE PLAN GOALS AND POLICIES

MIXED-USE IS DEFINED AS A TYPE OF URBAN DEVELOPMENT, THAT BLENDS RESIDENTIAL, COMMERCIAL, CULTURAL, INSTITUTIONAL AND OFFICE ; WHICH IS INTEGRATED TO A SUSTAINABLE ENVIRONMENT. BRING RESIDENTIAL TOGETHER ALONG AND ALMOST ADJACENT TO A TRANSIT STATION IS THE FRAMEWORK FOR CREATING AN URBAN ENVIRONMENT. IN REVIEW OF THE 2010 COMMERCE CITY C3 COMPREHENSIVE PLAN, THE INTERSECTION AT EAST 72ND AVENUE AND COLORADO BOULEVARD IS PLANNED FOR A MIXED-USE (TRANSIT/COMMERCIAL) CORRIDOR. THE SP CROSSING AT 7190 COLORADO BOULEVARD PROJECT IS A LAND USE THAT SATISFIES THE FUTURE PLANNING BY COMMERCE CITY. THE RESIDENTIAL LAND USE WITH THE CLOSE PROXIMITY WOULD MEET THE GOALS FOR THE C3 COMPREHENSIVE PLAN.

INTENT : ADAMS TOWER

WHEN THE ADMINISTRATION OF ADAMS COUNTY RELOCATED THE SERVICES IN THE FORMER ADAMS COUNTY HUMAN SERVICES BUILDING TO THEIR NEW LOCATION APPROXIMATELY 7 MILES FARTHER NORTH IN THE COUNTY, IT LEFT A SIGNIFICANT SERVICE GAP IN THE COMMERCE CITY COMMUNITY. ULC'S CONCEPT FOR THE EXISTING PROPERTY IS TO FILL SOME OF THE VOID CREATED BY THE RELOCATION BY DEVELOPING A COMMUNITY SERVICES HUB THAT PROVIDES BELOW-MARKET RENT OFFICE SPACE TO NON-PROFITS AND OTHER SOCIAL ENTERPRISE COMPANIES. ULC IS PARTNERING WITH THE CITY OF COMMERCE CITY AS WELL AS WITH ADAMS COUNTY TO IDENTIFY POTENTIAL SERVICE PROVIDERS THAT WOULD BENEFIT FROM WORKING IN A COLLABORATIVE ENVIRONMENT WITH OTHER MISSION-ALIGNED ORGANIZATIONS TO CREATE A "ONE-STOP-SHOP" AT A CONVENIENT LOCATION. CURRENT TENANTS INCLUDE YOUTH SERVICES, EDUCATIONAL SERVICES, EMPLOYMENT TRAINING, HEALTHCARE SERVICES AND MENTAL HEALTH SERVICES.

EXISTING CHALLENGES AND SITE OPPORTUNITIES

THE PROJECT'S SITE IS CHALLENGED BY ITS PERIMETER BOUNDARIES WITH A WEST FRONTAGE ON COLORADO BOULEVARD AND SURFACE PARKING FOR THE OFFICE BUILDING NORTH AND EAST OF OUR BUILDING. WITH THESE CONSTRAINTS LIES OPPORTUNITY FOR THE DESIGN TEAM TO PROPOSE A UNIQUELY SHAPED BUILDING FOOTPRINT IN RESPONSE TO THE SITE'S CONSTRAINTS AND OPPORTUNITIES AS FOLLOWS:

- MAINTAIN THE SITE'S RIGHT-IN DECEL LANE AND PRIMARY SITE ENTRY FROM COLORADO BOULEVARD. PROVIDE PARALLEL PARKING / AUTO DROP-OFF LANE FOR RESIDENTS & GUESTS JUST OFF THE PRIMARY EGRESS TO THE SITE.
- ENHANCE THE EXISTING COLORADO BOULEVARD FRONTAGE/LANDSCAPE BUFFER OF APPROXIMATELY 20 FT WITH AN ADDITIONAL 15 FT OF LANDSCAPE BUFFER OR APPROXIMATELY 35 FT OF COMBINED LANDSCAPE AREA ALONG THIS FRONTAGE
- WITH A SITE PERIMETER ENCOMPASSING 0.81 ACRES, WE DECIDED TO PROVIDE AN ADDITIONAL LANDSCAPE BUFFER OF APPROXIMATELY 25 FT IN ORDER TO ENHANCE THE RESIDENTIAL EXPERIENCE AND PROVIDE A BETTER LANDSCAPE SETBACK ADJACENT TO THE SHARED PARKING SURROUNDING THE SITE TO ITS EAST.
- VISIBILITY & IDENTITY TO SP CROSSINGS SITE IS ENHANCED FROM ITS COLORADO BOULEVARD FRONTAGE AND ITS PROXIMITY TO THE LIGHT RAIL STOP ACROSS THE STREET. WITH THESE TWO POSITIVE FORMS GIVES THE BUILDING ITS SHAPE AND ORIENTATION ENHANCES ITS STREET APPEAL TO THE COMMUNITY - YET PROVIDES A WELCOME PARTITION TO ITS OFFICE BUILDING NEIGHBOR. WITH STRONG SITE LINES AND A HIGH WALKABILITY SCORE TO THE TOD STATION, WE BELIEVE WE HAVE CREATED A WIN-WIN SITUATION FOR COMMERCE CITY.

UNIQUE FEATURES

THE 60 UNIT MULTI-FAMILY PROJECT IS PROPOSED AT A LOCATION THAT PROVIDES FOR EASY ACCESS; ADJACENT TO RTD'S 72ND AND COLORADO N LINE TRANSIT STATION; ADJACENT TO PUBLIC SCHOOLS AND ALONG A TRAIL SYSTEM THAT CONNECTS TO MULTIPLE LOCATIONS. AS A WITHDRAWAL PARCEL OF AN EXISTING 6 STORY OFFICE BUILDING; HERE IS AN OPPORTUNITY FOR ADDING HIGHER DENSITY IN A MORE SUBURBAN AREA OF MIXED RESIDENTIAL, OFFICE, RETAIL AND PUBLIC AMENITIES. THE USE OF SHARED PARKING IS AN ENRICHED WAY OF USING PARKING STALLS MORE EFFICIENTLY AS AN EFFECTIVE WAY TO PROVIDE SUSTAINABILITY IN DENSER PROJECT. THE PROPOSED AFFORDABLE HOUSING PROJECT IS LOCATED JUST TWO BLOCKS NORTH OF THE 72ND AVENUE COMMUTER RAIL STATION AT 72ND AVENUE. THE STATION CAN ALSO BE REACHED ALONG THE FERNALD TRAIL THAT CAN BE ACCESSED AT 72ND AVENUE.

EXISTING AMENITIES

THE MULTI-FAMILY PROJECT IS LOCATED WEST OF COLORADO BOULEVARD AND JUST SOUTH OF 72ND AVENUE. THE BRIGHTON DITCH RUNS ALONG THE WESTERLY SIDE OF COLORADO BOULEVARD; WITH A TRAIL HEAD FOR THE FERNALD TRAIL AT 72ND AVENUE. THE PROJECT IS LOCATED ALONG 2 MAJOR TRANSPORTATION CORRIDORS; AND A BUS STOP IS LOCATED AT 72ND AND COLORADO BOULEVARD INTERSECTION. A ELEMENTARY SCHOOL AND MIDDLE SCHOOL ARE LOCATED TO THE EAST OF THE PARCEL AND PROVIDES GREAT AMENITIES TO THE SURROUNDING NEIGHBORHOOD. BASED ON THE PROJECT'S LAYOUT AND LOCATION; THERE WILL BE SUFFICIENT PUBLIC ACCESS, PEDESTRIAN SAFETY AND TRANSPORTATION OPTIONS THAT WILL PROVIDE FOR SUFFICIENT LEVEL OF SERVICE FOR THE PROJECT. THE SITE DRAINS FROM EAST TO WEST WITH AN INLET LOCATED ALONG COLORADO BOULEVARD. PUBLIC UTILITIES FOR STORMWATER, SANITARY SEWER, GAS/ELECTRIC ARE PROVIDED IN CLOSE PROXIMITY OF THE PROJECT. THE STUNNING VIEWS FROM THE SITE ACROSS THE SOUTH PLATTE RIVER TO THE FRONT RANGE FOOTHILLS IS UNENCUMBERED. THE PARCEL IS NOT LOCATED IN THE SOUTH PLATTE RIVER FLOODPLAIN.

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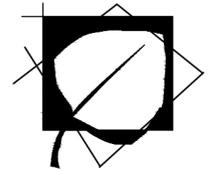
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STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY



- PLANNING AREA A**
EXISTING OFFICE BUILDING
(3.75 AC)
- PLANNING AREA B**
MULTI-FAMILY DEVELOPMENT
(0.81 AC)

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Land Use Table					
Planning Area	Use	Size (Acres)	Percent of Total	Density	Total Dwelling Units Allowed
A	Existing Office	3.75	1.22%	0.43 FAR	N/A
B	High Density Multi-Family	0.81	5.63%	74 du/ac	60 Units

Planning Area	A	B
Area/Uses***	3.752 AC	0.81 AC
Allowable Uses	C-2 Zone District Uses/Public Zone District (USE BY RIGHT)	*R-3 Zone District
Prohibited Uses	Fueling Station, Drivethru Restaurant and Car Wash	
Required Parking Spaces**	80% of the LDC Requirements	75 Spaces (1.25 Spaces/Dwelling Unit)

* R-3 ZONE DISTRICT WITH COMMERCIAL USES ALLOWED AS A USE BY RIGHT IN THE C-1 ZONE DISTRICT (MAX 25% OF FAR IN ANY BUILDING)

** A SHARED PARKING AGREEMENT FOR UP TO 35 SPACES WITH OFFICE BUILDING TO THE EAST IS ANTICIPATED FOR THIS PROJECT

*** THE PLANNING AREA ACREAGES MAY BE ADMINISTRATIVELY VARIED BY 15% WITHOUT A PUD ZONE DOCUMENT AMENDMENT

Primary Structure Bulk Standards										
Planning Area	Minimum Building Height (ft.)	Maximum Building Height (ft.)	Minimum Lot Size (sf.)	Minimum Lot Frontage (ft.)	Minimum Front Setback (ft.)	Maximum Front Setback	Minimum Side Setback (ft.)	Minimum Side Setback Adjacent to Local or Collector Street (ft.)	Minimum Rear Setback (ft.)	Minimum Floor Area Ratio
A	15	80	10000	70	20	N/A	20	15	20	0.05
B	15	55	21870	100	15	N/A	15	15	10	6 DU

* PLANNING AREA A OFFICE FAR EXCLUDES BASEMENT AREA OF 11,807 SF (0.27 AC).
* MAXIMUM BUILDING HEIGHT IS TO PARAPET AND DOES NOT INCLUDE THE ROOFTOP, MECHANICAL EQUIPMENT, ELEVATOR OR STAIRWELL OVERRUN.

GENERAL NOTES

- SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
- ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.

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DESIGN OPTIONS

SP CROSSING AT 7190 COLORADO BOULEVARD IS A AFFORDABLE HOUSING PROJECT WHICH WILL INCLUDE 60 UNITS. UNITS WILL BE 1, 2 AND 3 BEDROOMS. THE PROJECT WILL HAVE A LOBBY, COURTYARD AND ADJACENT PASSIVE/ACTIVE LANDSCAPE YARD FOR THE RESIDENTS. THE PROJECT WILL BE CONSTRUCTED ON 0.65 ACRES OF AN EXISTING PARKING LOT SERVING THE 6 STORY OFFICE BUILDING AT THE INTERSECTION OF 72ND AVENUE AND COLORADO BOULEVARD. THE PROXIMITY TO THE NORTH COMMUTER RAIL IS WITHIN AN EASY WALK. THE PROJECT WILL REQUIRE 60 PARKING SPACES, WITH 40 BENEATH THE BUILDING FOOT PRINT AND 35 SHARED PARKING STALLS WITH THE OFFICE BUILDING. THE CREATION OF HIGHER DENSITY IN THIS PORTION OF COMMERCE CITY IS THE FUTURE OF PROVIDING RESIDENTIAL DEVELOPMENT ALONG THE COMMUTER RAIL CORRIDOR. THE SITE IS CURRENTLY BEING USED FOR OFFICE SPACE AND MAY CONTINUE TO BE USED AS SUCH UNTIL THE TIME OF PUD DEVELOPMENT PERMIT FOR THAT AREA.

SHARED PARKING:

THE COMMERCE CITY ZONING CODE (R-3) TYPICALLY REQUIRES THAT MULTI-FAMILY DWELLING BE PROVIDED WITH AT LEAST ONE PARKING SPACE PER DWELLING UNIT, PLUS ONE COMPACT PARKING SPACE PER DWELLING UNIT. THIS PUD IS REQUESTING A VARIANCE FROM THESE REGULATIONS, TO 1.25 STALLS PER DWELLING UNIT TO A TOTAL OF 75 STALLS. WITH THE CLOSE PROXIMITY TO SCHOOLS, PARKS, MASS TRANSIT AND COMMUTER RAIL; WE FEEL THAT THIS VARIANCE OF 1.25 STALLS PER DWELLING UNIT WORKS WELL WITH THE PEDESTRIAN AND SAFETY OF THE NEIGHBORHOOD. SIMILAR OR EVEN REDUCED PARKING REQUIREMENTS FOR AFFORDABLE HOUSING WITHIN 1 MILE OF A TOD/TRANSIT STOP IS COMMON AMONG HIGHER DENSITY PROJECTS IN THE DENVER METROPOLITAN AREA. WE DO NOT ANTICIPATE ADVERSE SITUATIONS WHERE ANY OVER-FLOW OR ON-STREET PARKING WILL BE REQUIRED FOR THIS DEVELOPMENT.

BUILDING SETBACKS:

WITHIN THE PUD ZONE DISTRICT, WE BELIEVE THAT SP CROSSING IS AN OPPORTUNITY FOR THE OWNERSHIP GROUP (URBAN LAND CONSERVANCY / SP CROSSINGS LAND HOLDINGS LLC) TO CREATE A UNIQUE AND INNOVATIVE DEVELOPMENT THAT INCREASES DENSITY, YET MAXIMIZES OPEN SPACE ON THIS 0.81 ACRE INTERIOR LOT. WITH THAT SAID, THE DESIGN HAS MAXIMIZED OPEN SPACE WITH A SOUTH FACING LANDSCAPE COURTYARD. BECAUSE SP CROSSING IS PRIMARILY A MULTI-FAMILY DEVELOPMENT WITH DENSITY THAT IS APPROPRIATE TO ITS TOD LOCATION, THE DEVELOPMENT TEAM HAS PROPOSED SETBACKS THAT ENHANCE THE R-3 DISTRICT STANDARDS FOR AN INTERIOR LOT AS FOLLOWS:

R-3 Bulk Standard / Requirement	Setback/Buffer Provided
Minimum Front Yard Setback: 20 FT	18 FT, With drop off entry
Minimum Side Yard Setback: 20 FT (E Colo. Blvd)	15 FT, with an additional 15FT of ROW landscape or 30 FT landscape buffer
Minimum Side Yard Setback: 20 FT (interior assumed property line)	7 FT to assumed property line + 18 FT of landscape & sidewalk buffer = a combined 25 FT buffer facing the shared surface parking to the east
Minimum Rear Yard Setback: 20 FT	20 FT @ east wing 10 FT, 15 Ft, 25 FT off west residential wing
Minimum Lot Frontage: 100 FT	152 FT @ front yard

LANDSCAPING REQUIREMENTS FOR PLANNING AREA B ONLY:

THE SITE LANDSCAPE DESIGN SHALL CONSIST OF LANDSCAPE IMPROVEMENTS FOR OPEN SPACE, ROW, ENHANCED LANDSCAPE BUFFERS, LANDSCAPING ON SLOPES, OPEN COURTYARD WITH PLAY AND GATHERING AREA FOR RESIDENCE. THE FOLLOWING IS THE LANDSCAPE REQUIREMENTS FOR THE SITE.

ALL OPEN SPACE AREAS (EXCLUDING ROW, ENHANCED LANDSCAPE BUFFER AND LANDSCAPE ON SLOPES AREAS) SHALL MEET THE FOLLOWING REQUIREMENTS:

- 1 DECIDUOUS/EVERGREEN TREE OR TWO ORNAMENTAL TREES PER/3,000 SF OF OPEN SPACE.
- 1 DECIDUOUS/EVERGREEN SHRUB OR 2 PERENNIALS/ORNAMENTAL GRASSES PER/600 SF OF OPEN SPACE (50% MUST BE DECIDUOUS).
- LANDSCAPE BEDS MUST CONTAIN 75% LIVING PLANT MATERIAL COVERAGE.
- UP TO 50% MAXIMUM OF THE LANDSCAPE AREA CAN BE TURF.
- MULCH - TWO TYPES REQUIRED.
- EXISTING OPEN SPACE TREES COUNT TOWARDS THIS TOTAL.

ALL ROW AREAS SHALL MEET THE FOLLOWING REQUIREMENTS:

- TREE LAWN AREAS ALONG STREET FRONTAGES TREES SPACED AT 50' ON CENTER, ON AVERAGE.
- EXISTING ROW TREES COUNT TOWARDS THIS TOTAL.

ENHANCED LANDSCAPE BUFFER AREA SHALL MEET THE FOLLOWING REQUIREMENTS. BUFFER AREAS OCCUR ALONG THE BUILDING BOTH EAST, WEST AND SOUTH SIDES AND MAY INCLUDE A COMBINATION OF THE FOLLOWING.

- LANDSCAPE BUFFER AREA SHALL BE 10' WIDE AND SHALL USE PLANTINGS OF DECIDUOUS, EVERGREEN, ORNAMENTAL TREES IN COMBINATION WITH SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES.
- 3 DECIDUOUS/EVERGREEN TREE OR TWO ORNAMENTAL TREES EVERY 100 LINEAR FEET, ON AVERAGE.
- 5 DECIDUOUS/EVERGREEN SHRUB OR 2 PERENNIALS/ORNAMENTAL GRASSES EVERY 100 LINEAR FEET ON AVERAGE (50% MUST BE DECIDUOUS).
- LANDSCAPE BEDS MUST CONTAIN 75% LIVING PLANT MATERIAL.
- UP TO 50% MAXIMUM OF THE LANDSCAPE AREA CAN BE TURF.
- MULCH - TWO TYPES REQUIRED.
- EXISTING ENHANCED LANDSCAPE BUFFER TREES COUNT TOWARDS THIS AVERAGE.

LANDSCAPING ON SLOPES WITH SLOPE BANKS 5' OR GREATER, IN VERTICAL HEIGHT WITH SLOPES GREATER THAN 3:1 SHALL MEET THE FOLLOWING REQUIREMENTS.

- SLOPED AREAS TO BE PLANTED WITH GROUND COVER OR LANDSCAPE BEDS THAT CONTAIN 50% LIVING PLANT MATERIAL AND USE ROCK MULCH WITH WEED BARRIER.
- ALL PLANT MATERIAL TO BE IRRIGATED.

PLANT MATERIAL SIZE:

TYPE	MINIMUM SIZE
▪ DECIDUOUS TREE	2" CAL
▪ EVERGREEN TREE	6' B & B
▪ ORNAMENTAL TREE	1-1/2" CAL
▪ DECIDUOUS/EVERGREEN SHRUBS	5 GAL
▪ PERENNIALS/ORNAMENTAL GRASSES	1 GAL

THE PROPOSED MULTI-FAMILY PROJECT WITHIN THE SP CROSSING AND THE EXISTING OFFICE BUILDING AT 7190 COLORADO BOULEVARD PUD SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED BY THE CITY OF COMMERCE CITY ZONING ORDINANCES; EXCEPT AS NOTED ABOVE. DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S APPROVAL PROCESS UNDER THE CITY'S ORDINANCE, STANDARDS AND REQUIREMENTS OUTLINED IN THIS PUD ZONE DOCUMENT.

PROPOSED ALTERATIONS TO DESIGN STANDARDS

- * A BUILDING ENTRANCE WILL NOT BE REQUIRED ALONG COLORADO BOULEVARD FOR PLANNING AREA B, SO LONG AS CLEARLY VISIBLE PEDESTRIAN ROUTS TO THE MAIN ENTRANCE ARE PROVIDED.
- * PEDESTAL PARKING BENEATH ANY BUILDING ON SITE WILL BE SCREENED FROM VIEW FROM THE RIGHT OF WAY BY LANDSCAPING OR DECORATIVE SCREEN FENCING OR A COMBINATION OF THE TWO.
- * A MINIMUM OF 50% OF ALL DWELLING UNITS WILL HAVE A PATIO, PORCH OR BALCONY.

ADDITIONAL ENHANCED DESIGN STANDARDS PROVIDED INCLUDE:

- * ENLARGED OUTDOOR TERRACE/BALCONY OVERLOOKING SOUTH LANDSCAPED COURTYARD THAT IS CURRENTLY 830 SF IN SIZE
- * CONNECTING ARCHITECTURAL STAIR LINKING SOUTH COURTYARD TO 2ND LEVEL PATIO/BALCONY
- * EXTERIOR BRICK FACADE ON PRIMARY STREET ELEVATION ON COLORADO BOULEVARD THAT WILL BE A MINIMUM OF 20% BRICK
- * SHADING FINS AT SOUTH AND WEST WINDOW EXPOSURE WITH OVERSIZED WINDOWS
- * ENTRY CANOPY AT PLAZA DROP-OFF TO MAIN ENTRY IS CURRENTLY A 3' x 60' LONG PROJECTION ON THE NORTH ELEVATION AT THE DROP OFF. IT ALIGNS WITH A TUCK UNDER SOFFIT THAT IS RECESSED AT THE LOBBY.
- * ENHANCED SOUTH FACING LANDSCAPE COURTYARD (REFER TO PROPOSED LANDSCAPE FEATURES)

Consultant



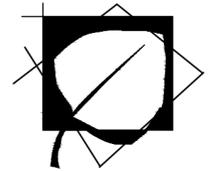
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PUD ZONE DOCUMENT

DATE SUBMITTED

6/26/20

RESUBMITTALS

9/21/20

10/29/20

Sheet:

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