



SP Crossing Apartments

PRESENTATION TO COMMERCE CITY PLANNING COMMISSION

DECEMBER 1, 2020

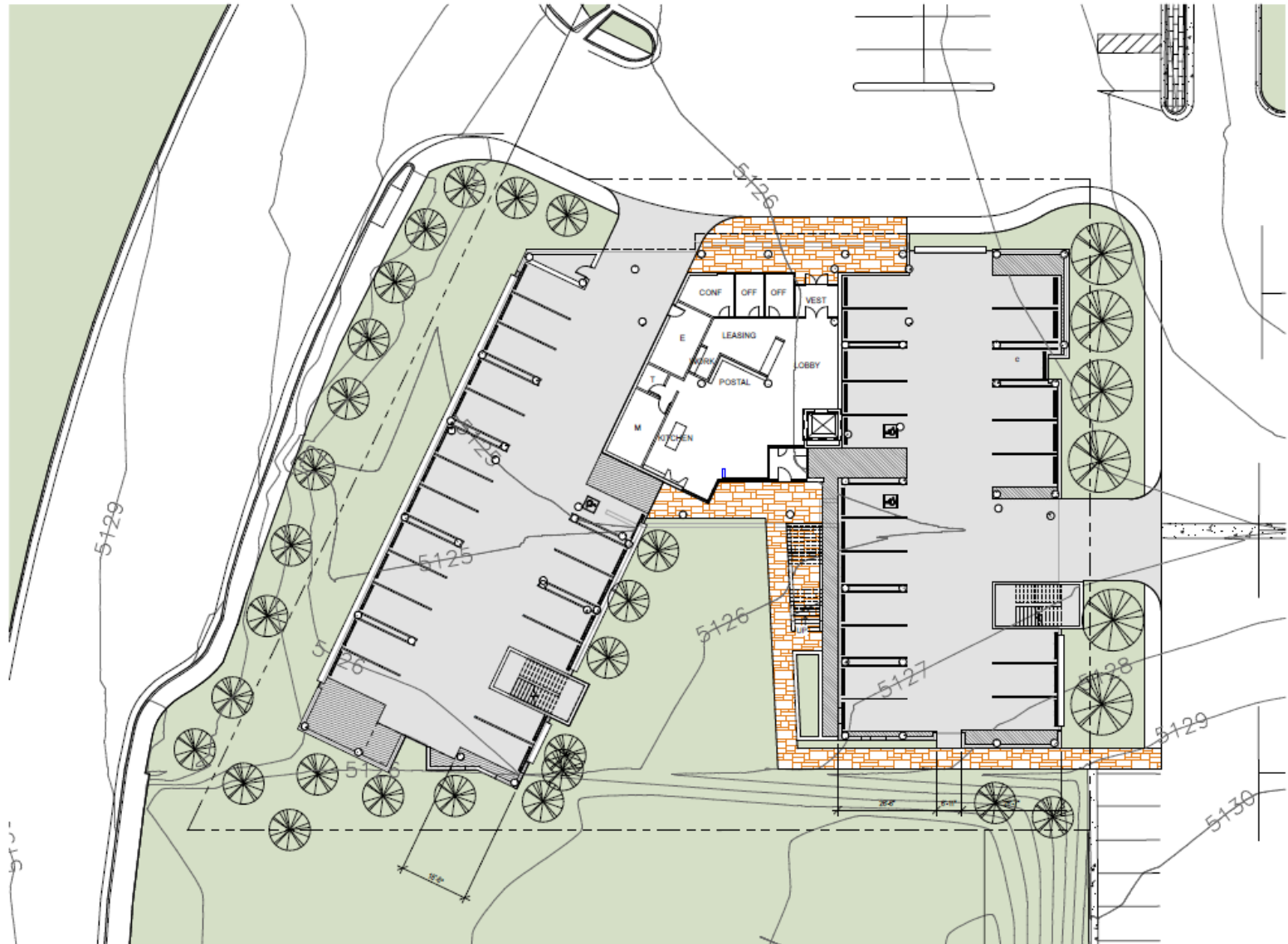
TEAM INTRODUCTION

- **Urban Land Conservancy** – rezoning applicant; owner of South Platte Crossing office building and ground lessor to SP Crossing housing development
- **Nesbitt Development** – Co-Developer, SP Crossing
- **Brinshore Development** – Co-Developer, SP Crossing
- **Christopher Carvell Architecture** – Architect
- **Wilson & Company** – Civil Engineer

CONTEXT MAP



SITE PLAN



LEVEL TWO FLOOR PLAN



PROJECT RENDERING – VIEW FROM THE SOUTH



SP CROSSING PROJECT DETAILS

- **60 units**
- **1.25 parking ratio – mix of dedicated and shared parking spaces**
- **Bedroom Mix:**
 - 1 BED - 34
 - 2 BED - 23
 - 3 BED - 3
- **Broad income mix offering units affordable to households from 30 to 80% AMI**
- **On-site management, community room, fitness center, 2nd floor terrace and courtyard picnic/play area**

AFFORDABLE HOUSING IN A TOD LOCATION

- ULC purchased the site to develop affordable housing adjacent to a train station
- The 13 mile RTD N Line opened in September 2020 connecting Downtown Denver, Commerce City, Northglenn and Thornton
- SP Crossing is located within $\frac{1}{4}$ mile of the new Commerce City/72nd Ave Station
- Primary Market Area shows strong need for affordable housing



THANK YOU!

