



SP Crossing Apartments

PRESENTATION TO CITY COUNCIL

DECEMBER 21, 2020

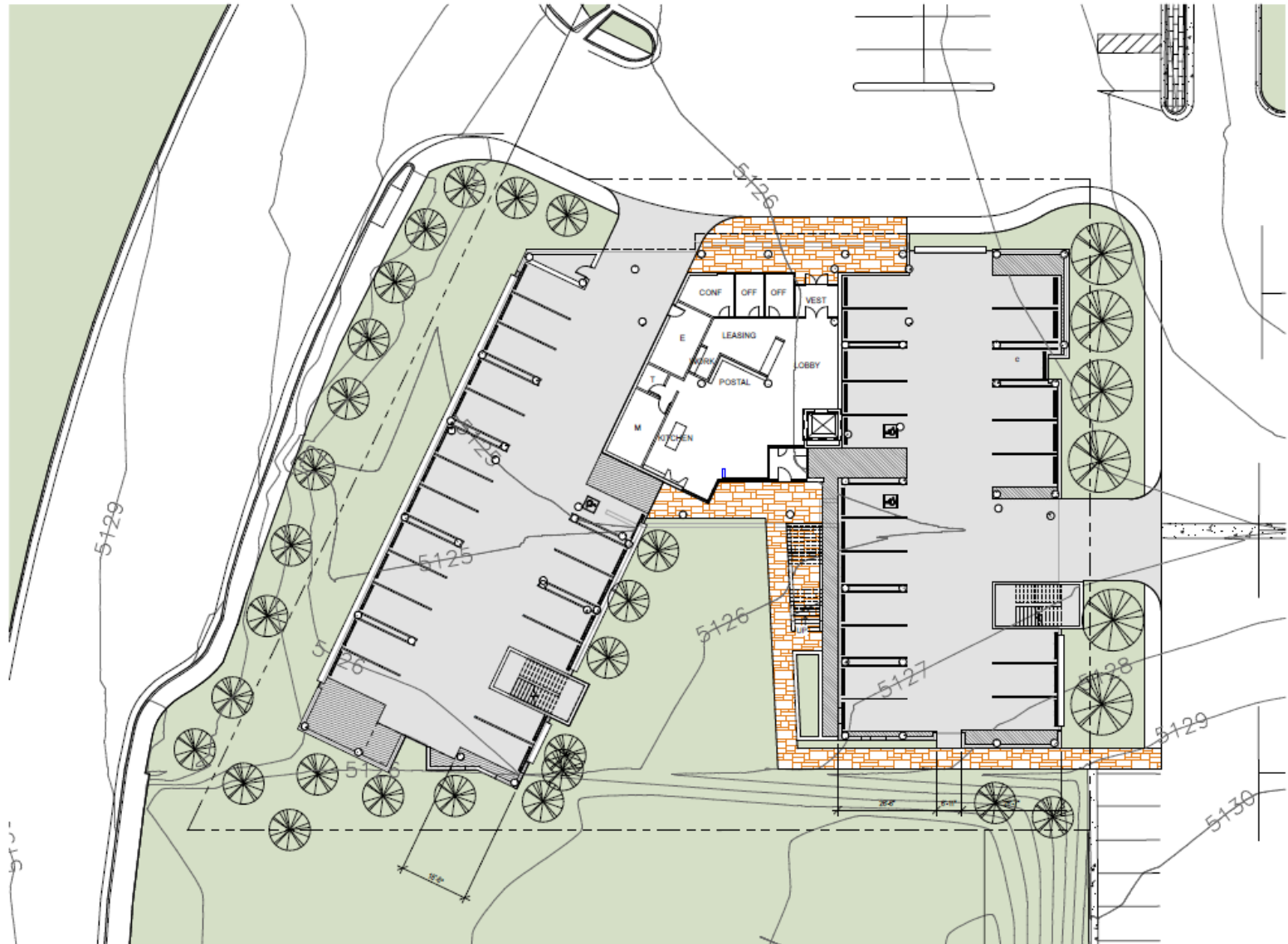
TEAM INTRODUCTION

- **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



This architectural floor plan depicts a large building complex with several interconnected wings. The plan is oriented with a north arrow pointing towards the top right. The building features a central courtyard area, which is partially enclosed by a brick wall. The wings are filled with various rooms, including what appear to be offices, classrooms, and common areas, each furnished with appropriate furniture like desks, chairs, and tables. Stairwells and elevators are strategically placed throughout the building. The surrounding landscape is shown with green spaces and numerous trees, represented by circular symbols with radial lines. A large number '5126' is visible in the lower right quadrant of the plan, likely indicating a specific location or section.

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!

