

Project Narrative: 104th and Commons Retail

This proposed 6.97-acre retail site is strategically situated in front of our 228-unit multi-family apartment complex that is currently in entitlements. The only retail allowed under the current PUD is “Clothing”. This was an oversight by both Potomac Investors and Kephart (architect). By adding additional uses to our retail, we seek to enhance its commercial appeal by cultivating a successful hub for commerce and community engagement. Recognizing the evolving needs of the post-COVID era, we aim to expand and diversify our offerings to further contribute to the economic vitality of Commerce City. Through thoughtful additions, we seek to create a multifaceted retail destination that caters to diverse preferences while fostering a safe and welcoming environment for all. Our team also met with Brian Phetteplace in Commerce City’s Economic Development division who stated there are several interested parties in this area, however we have not received any introductions or potential incentives from our discussion that occurred on December 13, 2023.

1. "Fast Food restaurant with or without drive-thru" as a conditional use by right and “Sit-down restaurant with or without drive-thru” as a Use by Right
 - a. Recognizing the evolving post-COVID landscape, we propose the inclusion of a "Sit-down restaurant with or without drive-thru" as a use by right, catering to the changing dynamics of the restaurant industry. Our intention was to differentiate a fast food versus sit-down restaurant, as we understand Commerce City does not want more fast-food destinations and to provide healthier options for members of the community..
2. “Convenience store with a minimum of 6 pumps and a minimum of 4 EV stations”: Use by right
 - a. In response to the growing demand for EV stations, a "Convenience store with a minimum of 6 pumps and a minimum of 4 EV stations" is proposed as a "Use by right." This not only addresses contemporary needs but aligns with sustainable practices in transportation. After speaking with Economic development, there is still confusion whether it is 6 physical pumps or bays as there is no clear definition from Commerce City.
3. “Sports bar” to be included in “Food and Beverage Sales”
 - a. We are aiming to create a local hotspot where patrons can safely enjoy entertainment. This aligns with the community's desire for recreational spaces while considering the need for a local enjoyable environment.
4. Additional Retail Uses: Use by Right, <25,000 square feet.
 - a. To attract a diverse range of tenants, the proposal includes a variety of retail uses, all falling under the "use by right" category and limited to "less than 25,000 square feet." This flexibility is essential in promoting the site's attractiveness to potential tenants and aligns with the community's needs. Any retail uses over 25,000 square feet will be a conditional use. This would generate a lot of sales tax revenue for the benefit of the City.

Community and Economic Impact:

- **Job Creation:** the expansion of retail offerings will lead to the creation of new employment opportunities, contributing to the economic growth of Commerce City.
- **Vibrant Community Hub:** The additional of diverse retail uses aims to transform the site into a dynamic community hub, fostering social interaction and engagement.

Challenges and Solutions:

- **Tenant Attraction:** Currently facing challenges in securing tenants complying with existing PUD requirements, the proposed mix of uses is carefully curated to align with market trends, project's commercial viability and post-COVID consumer behavior, making the retail site more appealing to potential tenants. This provides a win-win situation for both tenants and the vibrant Commerce City community.

Conclusion:

This project envisions the transformation of our retail site into a dynamic and resilient hub that meets the evolving needs of Commerce City. By strategically introducing new uses and streamlining the development process, we aim to create a lucrative and much-needed retail destination that contributes to the economic vitality and community well-being of Commerce City.