

TTRes at Commerce City | Neighborhood Meeting Written Summary 7/24/2024

The TTRes at Commerce City project team hosted a Neighborhood meeting for the Zone Change (Z24-0003) and Development Plan (D24-0006) applications that are currently in review with City Staff.

Meeting Information

Meeting Location: Stuart Middle School

Address: 15955 E 101st Way, Commerce City, CO 80022

When: Wednesday July 10, 2024

Time: Meeting from 6:00 pm – 8:00 pm

Where: Stuart Middle School Library

Format and Content

The neighborhood meeting focused on the Zone Change and Development Plan application submittals, but also included background information, a processes summary, Comprehensive Plan and Zoning Code goals and compliance analysis, as well as traffic improvements.

Our project team provided a presentation at the beginning of the meeting for all attendees that covered the topics listed above. The presentation was followed by an open house format where community members could walk and observe printed materials and/or handouts of the slides presented during the beginning of the meeting. Community members talked directly with members of the project team to obtain clarification and provide input on the proposed applications.

Please see the following attachments:

- Copy of the slide deck for all information provided.
- Copy of Mailing Notice sent out with full mailing list of all surrounding property owners notified

Number of attendees

A total of seven (7) members of the community joined the neighborhood meeting/open house. A copy of the sign in sheet is provided with this packet.



Written Summary of community members comments/input provided

- Traffic

- Community members expressed concerns regarding the extension of E. 102nd Ave stating that the extension would encourage potential traffic increases into the Harvest Meadows subdivision from the proposed development.
 - Applicant response: The extension of E. 102nd Avenue is to be built consistent with the City’s “Minor/Residential Collector” standards per the C3 Vision Transportation Plan Roadway Classification Plan. This roadway is designed to help facilitate traffic from local roads to major collectors and ultimately arterial roads and limit vehicular traffic onto local roads. The primary project access on the east has been located close to Chambers Road and not aligned with streets within Harvest Meadows to minimize residential cut-through traffic. The west access is aligned with Altura Street for safety and consistency, however the future connection of 102nd Avenue to Sable Blvd will be the draw of vehicle traffic to and from the west.

- Community members expressed concerns about traffic increases on Chambers Road.
 - Applicant response: A traffic impact study completed by the applicant and reviewed by City staff it was determined that the existing and future roadway and intersection network can serve the project at acceptable Levels of Service per City criteria in the short and long-term with some select non-project related and project-related improvements as indicated in the traffic impact study.

- Community members voiced a desire not to extend E. 102nd Ave from its current point of termination east to Chambers Road.
 - Applicant response: A traffic impact study completed by the applicant and reviewed by City staff it was determined that E. 102nd Avenue should be extended from Chambers to the west along the project frontage. This roadway will be built consistent with the City’s “Minor/Residential Collector” standards per the C3 Vision Transportation Plan Roadway Classification Plan.

- Some community members expressed a desire to have Altura Street and Fairplay Street closed heading south from E. 102nd Ave to limit access into Harvest Meadows.
 - Applicant response: As the roadways in question are existing public ROW, the applicant would defer to City staff and recommendation. The applicant would like to note that completing the planned street grid in the area will benefit Harvest Meadows by providing an additional access to Chambers and



eventually Sable. This will improve circulation for Harvest Meadows and provide better access for services (e.g. emergency services) but as stated above ultimately any determination or recommendation would fall to the City of Commerce decision makers.

- Community members showed favor of the proposed interim connection of E. 102nd Ave west of the site towards Sable Blvd.
 - Applicant response: The proposed interim construction of a connection from the new 102nd Avenue extension west to Sable Blvd will help to enable the future planned street grid and improve pedestrian connectivity per the C3 Vision Transportation Plan Roadway Classification Plan.

- **Development Plan comments**

- Community members asked if access to the proposed development can be provided only via Chambers Road.
 - Applicant response: With the extension of E. 102nd Avenue per the C3 Vision Transportation Plan Roadway Classification Plan and intersection spacing standards an access point to the development from Chambers Road is not permitted due to city standards. The project will provide turn lanes at 102nd Avenue and Chambers Road for northbound and southbound vehicles to exit the flow of traffic and slow down before turning onto 102nd Avenue for a safe and efficient intersection.
- Community members asked that the far west access into the development on E. 102nd Ave be removed.
 - Applicant response: Providing a secondary access that is aligned with an existing intersection (Altura Street) is best practices, further in coordination with the fire department, to aide in emergency response a secondary access is required. The project site plan has been designed so that most parking is accessed from the east entrance, which will help direct most traffic to Chambers Road.
- Community members expressed a desire to have connectivity into their neighborhood (Harvest Meadows) reduced and limit traffic and pedestrian connectivity to the Harvest Meadows neighborhood park.
 - Applicant response: The roadway improvements proposed are designed with the Transportation Plan Roadway Classification standards, as these roads are currently or will be dedicated as public ROW, the applicant will defer limiting any access to Commerce City decision makers.



- Some community members asked for larger building setbacks from E. 102nd Ave.
 - Applicant response: In addition to the 64' ROW being dedicated with E. 102nd Avenue all structures meet the minimum code required 20' setback from E. 102ND Avenue while some structures have a larger setback as indicated in the Development Plan.

- Community members expressed a desire to have a rectangular rapid flash beacon (RRFB) crosswalk at the E. 102nd Ave/Chambers Road intersection.
 - Applicant response: The applicant team understand that RRFB in Commerce City are utilized at major trail crossings, as this intersection is not an identified or proposed as a major trail crossing, the applicant team will continue to work with City staff to determine if a RRFB is warranted at this location. The proposed project improvements at E 102nd Ave/Chambers Road on the east side of the street will help enable a possible future pedestrian crossing across Chambers Road at the intersection by constructing detached sidewalks along the project site on the east side of Chambers, both sides of the new 102nd Avenue extension, and will install a marked crosswalk with accessible pedestrian ramps meeting ADA requirements to cross 102nd Avenue at Chambers Road.

- Community Members confirmed that plantings are taken from the City provided Approved Plant List.
 - Applicant response: The applicant did confirm that the plantings proposed are taken from the City's provided Approved Plant List.

- Some community members asked for increased open space within the development.
 - Applicant response: Code requirements for the R-3 zoning designation asks for a minimum of 15% of open space, as proposed this development provides 26% of open space. The applicant has ensured that all planting requirements, buffer yard requirements, and diversity requirements have been met and/or exceeded with the proposed landscaping/open space plan.

- A community member asked for increased tree planting on the south side of E. 102nd Avenue in the proposed dedicated right-of-way.
 - Applicant response: The applicant team will add right-of-way landscaping to the southern side of E. 102nd Avenue including street trees where room is available and feasible and can meet all of Commerce City standards.



- **Other concerns and comments**

- Community members asked City staff about the possibility of the City developing additional commercial businesses specifically grocery stores, stating that there is only the single grocery store at the E. 104th Ave/Chambers Road intersection which is too busy to serve the larger community.
 - Applicant response: The applicant team did meet with the Commerce City Economic Development Department which states the following:
 - “The planned multi-family development will result in an increase in the population of Commerce City. A growing population helps in the marketing and recruitment of prospective retailers.”
 - “New city residents will spend money at locally owned businesses resulting in an overall stronger business community.”
 - “Increased retail sales from residents will grow the City's tax base and help to provide additional funding for projects, programs and initiatives.”
 - The applicant team will continue to coordinate with all City staff.
- Community members expressed concerns of school capacity and school locations, asking that the subject property be developed into a school.
 - Applicant response: 27J Schools is a referral agency/stakeholder and has provided comment and has requested cash in lieu of land dedication. The applicant team will continue to work with and coordinate with 27J Schools and pay all applicable impact fees.
- Community members asked that the proposed site be a community park rather than a development.
 - Applicant response: The proposed development is aligned with the goals and visions set forth in the Comprehensive Plan and Future Land Use Map for development of this parcel.
- Community members expressed maintenance concerns of the Harvest Meadows detention area.
 - Applicant response: The applicant team understands the concerns the community members have, however as the detention pond in question is outside of the proposed project boundary, maintenance of this detention area cannot be improved with the proposed development. The applicant team did confirm that the proposed development is not designed to add additional capacity to the Harvest Meadows detention pond.



- Community members expressed a concern over water availability and potential droughts
 - Applicant response: The applicant team will continue to coordinate and work with South Adams County Water and Sanitation District (SACWSD) and City staff to ensure that sufficient public services are designed, constructed, and delivered. At this time the District has not provided any concern to the applicant of water availability.



SIGN IN

TRES AT COMMERCE CITY NEIGHBORHOOD MEETING

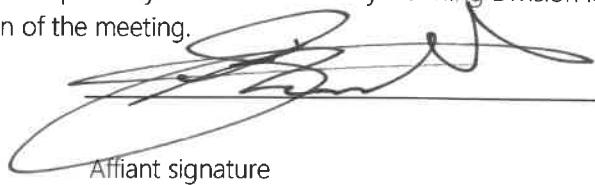
NO.	NAME	ADDRESS	PHONE #	EMAIL
1	Jan Anderson	10176 Fraser	719-688-122	
2	Matt Callan	10146 Fraser	303 920 4143	
3	Kristin Callan	" "	" "	
4	Moussa Mink	10151 Altura St.	720-308-8530	
5	Rob Yost	10138 Granby St.		
6	Mike Bonman	15161 E 101st way	720 696 3522	NA
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Surrounding Property Owner Notification Affidavit – Mailing

Surrounding Property Owner Notification (the mailing) is required at least 12 calendar days prior to the neighborhood meeting day. The Applicant shall submit this affidavit to the planning division accompanied by a list of the parties notified.

I, ABDUL BARZAK (RIPLEY DESIGN) (affiant's name), as the Applicant or representative of the Applicant for 224-003 & D24-006 (project number), do hereby swear and aver that to my own personal knowledge the following is true:

1. Applicant has given notice of the neighborhood meeting to all surrounding property owners pursuant to the requirements of the Commerce City Planning Division.
2. Surrounding properties were identified as all parcels with any part of their perimeter within 500 feet of the perimeter of the property which is the subject of the Application.
3. Applicant completed mailing to all surrounding properties and nearby homeowners' associations (HOAs) on 6/26/2024 (date), a date at least 12 calendar days prior to the neighborhood meeting date.
4. Notices sent included the information required by the Commerce City Planning Division identifying the purpose, date, time, and location of the meeting.


Affiant signature

STATE OF COLORADO)

) ss.

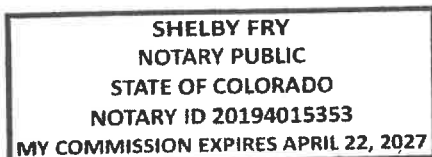
COUNTY OF LARIMER)

Subscribed and sworn to before me this 26th day of June, 2024,
by Abdul Barzak (Ripley Design), the Affiant.

Witness my hand and official seal.

My commission expires: April 22, 2027


Notary Public



YOU ARE INVITED TO A NEIGHBORHOOD MEETING

DATE: Wednesday, July 10th, 2024

TIME: 6:30 p.m. to 8:00 p.m.

PLACE: Stuart Middle School
15955 E. 101st Way
Commerce City, CO 80022

Thompson Thrift Residential and Ripley Design will be conducting a neighborhood meeting located in Commerce City. The neighborhood meeting concerns land use applications that are currently under review with Commerce City. This meeting is an opportunity for you to hear about the application and to have the opportunity to provide comments to the applicant and to Commerce City.

APPLICATION TYPE: Zone Change, Development Plan & Final Plat Application

PROJECT NAME: TTres at Commerce City

PROJECT LOCATION: 10225 Chambers Rd, Commerce City, CO 80022



PROJECT DESCRIPTION:

TTres at Commerce City is a proposed high-quality multifamily development. This neighborhood meeting will cover both the Zone Change and Development Plan applications submitted with the City. In addition to the residential buildings, accessory buildings such as garages, carports, fitness, clubhouse, and maintenance are provided for use by residents and property managers. The applicant project team will be on hand to answer any questions from the community.

ADDITIONAL INFORMATION:

This event is not sponsored or endorsed by Stuart Middle School or by Commerce City. For more information, please contact:

Abdul Barzak
Ripley Design, Inc.
419 Canyon Avenue, Suite 200
970.224.5828
Fort Collins, CO 80521
Abdul.Barzak@ripleydesigninc.com

A public copy of the land use application materials is available for viewing on the City's website by accessing the Development Projects at: [Development Projects | City of Commerce City, CO \(c3gov.com\)](#)

A public copy of the land use application materials is also available for viewing in the Commerce City Community Development Department at 7887 E. 60th Ave. Commerce City, CO 80022 by appointment. Please call 303.286.6802 for inquiries or to schedule an appointment.

Subdivision	Owner	Owner Address:	Owner City, State, Zip:
	PUBLIC SERVICE CO OF COLORADO	PO BOX 1979	DENVER CO 80201-1979
	THE ARI FIDELITY TRUST	10125 CHAMBERS RD	COMMERCE CITY CO 80022-9778
	PUBLIC SERVICE CO OF COLORADO C/O PROPERTY AND LOCAL TAXES	PO BOX 1979	DENVER CO 80201-1979
	ANDERSON-CRP TRUST	44 COOK ST STE 701	DENVER CO 80206
FRONTERRA VILLAGE FILING NO 1	ELUNICE C HOGAN COMMON TRUST	1494 KIOWA TRL	ELIZABETH CO 80107-8497
FRONTERRA VILLAGE FILING NO 1	CINDRE JUAN	10141 CHAMBERS DR	COMMERCE CITY CO 80022-9386
FRONTERRA VILLAGE FILING NO 1	HENNESSY BRADLEY AND HENNESSY ANITA	10151 CHAMBERS DRIVE	COMMERCE CITY CO 80022
FRONTERRA VILLAGE FILING NO 1	MADELLE CHERYL	10161 CHAMBERS DR	COMMERCE CITY CO 80022-9386
FRONTERRA VILLAGE FILING NO 1	HERNANDEZ GEORGE	10171 CHAMBERS DR	COMMERCE CITY CO 80022-9386
FRONTERRA VILLAGE FILING NO 1	THREADGOLD ERIC MICHAEL	10181 CHAMBERS DR	COMMERCE CITY CO 80022-9386
FRONTERRA VILLAGE FILING NO 1	SANCHEZ HAROLD K	15319 E 101ST WAY	COMMERCE CITY CO 80022
FRONTERRA VILLAGE FILING NO 1	NAIS REBECCA	15329 E 101ST WAY	COMMERCE CITY CO 80022-9296
FRONTERRA VILLAGE FILING NO 1	WEST RANDALL AND WEST LORI A	15339 E 101ST WAY	COMMERCE CITY CO 80022
FRONTERRA VILLAGE FILING NO 1	O NEAL MAURA P AND O NEAL ERIC A	15359 E 101ST WAY	COMMERCE CITY CO 80022-9296
FRONTERRA VILLAGE FILING NO 1	RUIZ ARTURO GUZMAN	15369 E 101ST WAY	COMMERCE CITY CO 80022-9296
FRONTERRA VILLAGE FILING NO 1	RANGE ROBERT L AND RANGE TANYA R	14142 DENVER WEST PKWY STE 350	LAKEWOOD CO 80401-3190
FRONTERRA VILLAGE FILING NO 1	FRONTERRA VILLAGE HOMEOWNERS ASSOCIATION INC	15338 E 101ST WAY	COMMERCE CITY CO 80022-9297
FRONTERRA VILLAGE FILING NO 1	PAYARA SHARMAN AND JOSEPH ZIMRAN	15317 E 101ST PL	COMMERCE CITY CO 80022-9543
FRONTERRA VILLAGE FILING NO 1	SAA CHHS AND SAA BRITTANY	15327 E 101ST PL	COMMERCE CITY CO 80022-9297
FRONTERRA VILLAGE FILING NO 1	OSWALT NATHAN B	15368 E 101ST WAY	COMMERCE CITY CO 80022-9297
FRONTERRA VILLAGE FILING NO 1	HENDERSON MIKE AND HENDERSON CHARLENE	15358 E 101ST WAY	COMMERCE CITY CO 80022-9297
FRONTERRA VILLAGE FILING NO 1	SCHIEDT PHILIP A	23975 PARK SORRENTO STE 300	CALABASAS CA 91302-4012
FRONTERRA VILLAGE FILING NO 1	AMERICAN HOMES 4 RENT PROPERTIES FIVE LLC	7979 E TUFTS AVE APT 1125	DENVER CO 80237-2843
HOGAN COMMERCIAL	SOUTHWESTERN PROPERTY CORP	1390 COLLEGE AVE UNIT 100	BOULDER CO 80502-7389
HOGAN COMMERCIAL	REUNION PLAZA LLC	6565 W WACO CT	AURORA CO 80016-1139
HOGAN COMMERCIAL	KIDS GURUKUL LLC	14701 E 102ND AVE	COMMERCE CITY CO 80022-8882
ASPEN HILLS OWNERS ASSOCIATION INC	JACKMAN CHRISTINE M AND JACKMAN CHELSEA M	14701 E 102ND AVE	COMMERCE CITY CO 80022-8881
ASPEN HILLS OWNERS ASSOCIATION INC	CHUNG BO AND AHN HOSUNG	14700 E 104TH AVE UNIT 2401	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	KEYS VALENTI YVETTE	14700 E 104TH AVE UNIT 2402	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	PEREZ DOMINGUEZ DIEGO A	14700 E 104TH AVE UNIT 2403	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	MESA NICOLE R	14700 E 104TH AVE UNIT 2404	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	THOMAS MATTHEW	14700 E 104TH AVE UNIT 2405	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	CARRIER MEGHAN	14700 E 104TH AVE UNIT 2406	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	WALKES JOSEPH AND WALKES SERENA	2405 E 110TH PL	NORTHGLENN CO 80233-4651
ASPEN HILLS OWNERS ASSOCIATION INC	MORAN RUIZ MARIA G AND THOMPSON BOYD	70964 HIGHWAY 50	MONTROSE CO 81401-9732
ASPEN HILLS OWNERS ASSOCIATION INC	PLEDGER RAYMOND EUGENE	14700 E 104TH AVE NO. 3103	COMMERCE CITY CO 80022
ASPEN HILLS OWNERS ASSOCIATION INC	OLGUIN LORRAINE D	14700 E 104TH AVE UNIT 3104	COMMERCE CITY CO 80022-8709
ASPEN HILLS OWNERS ASSOCIATION INC	GILMORE BARBARA A	14700 E 104TH AVE UNIT 3105	COMMERCE CITY CO 80022-8709
ASPEN HILLS OWNERS ASSOCIATION INC	GREY JAMIE AND GREY CELESTE VICTORIA AND GREY ANITA	14700 E 104TH AVE UNIT 3106	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	DAVIDSEN OLIVIA L AND DAVIDSEN MARTIN E	18080 EAST BETHANY DRIVE SUITE 400	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	AMBER COMMUNITIES INC	14700 E 104TH AVE UNIT 2501	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	FERRACHE AMANDA D AND FERRACHE ANTOINETTE L AND FERRACHE RONALD L	14700 E 104TH AVE UNIT 2502	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	DORR WATHAM J	14700 E 104TH AVE UNIT 2503	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	WEISS RACHEL LAND MAGANA JOHNATHAN M	14700 E 104TH AVE UNIT 2504	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	SALTER MICHELLE P AND SALTER ANDREW J	14700 E 104TH AVE UNIT 2505	COMMERCE CITY CO 80022-8706
ASPEN HILLS OWNERS ASSOCIATION INC	DITTHO MICHELLE T	14700 E 104TH AVE UNIT 2506	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	ROEMER GREGORY R	14700 E 104TH AVE UNIT 3204	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	GERELTOD PUREVOCHR THINDERBOLT	14700 E 104TH AVE UNIT 3203	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	PRINCE DE SOUZA NARCISSE JEAN	14700 E 104TH AVE UNIT 3202	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	THOMAS BONNY JACOB	14700 E 104TH AVE UNIT 3201	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	ARABIA DAVID M SR AND ARABIA MARCELLA M	2644 CUTLER DR	SEVERANCE CO 80514-8562
ASPEN HILLS OWNERS ASSOCIATION INC	HULL RYAN DALE	14700 E 104TH AVE UNIT 3303	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	ERDMANN DILLON AND CHAMNESS MICHAELA	14700 E 104TH AVE UNIT 3302	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	VELASCO PAOLA TAFOLLA AND QUEZADA MATTHEW	14700 E 104TH AVE UNIT 3301	COMMERCE CITY CO 80022-8710
ASPEN HILLS OWNERS ASSOCIATION INC	LARSEN PAUL W	18080 EAST BETHANY DRIVE SUITE 400	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	GILMORE COMMUNITIES INC	14700 E 104TH AVE UNIT 3501	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	LAURENCE A LABRIE REVOCABLE TRUST	14700 E 104TH AVE UNIT 3502	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	INGRAM NIA A	14700 E 104TH AVE UNIT 3503	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	AMOAKOWAA OLIVIA	14700 E 104TH AVE UNIT 3504	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	NACKERUD MICHAEL AND FOSTER KILEY	14700 E 104TH AVE UNIT 3505	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	COATS JUSTIN AND COATS AUDREY	623 GOLD HILL DR	ERIE CO 80516-9003
ASPEN HILLS OWNERS ASSOCIATION INC	ANDERSON MARY M TRUST	14700 E 104TH AVE UNIT 3402	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	KILPATRICK AMY AND KILPATRICK IAN	14700 E 104TH AVE UNIT 3403	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	HUFFMAN TINA M	14700 E 104TH AVE UNIT 3404	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	DELAROSA AND ALVAREZ RAFAEL ALBERTO	14700 E 104TH AVE UNIT 3405	COMMERCE CITY CO 80022-8711
ASPEN HILLS OWNERS ASSOCIATION INC	BECHTEL EMILY J	14700 E 104TH AVE UNIT 3002	COMMERCE CITY CO 80022-8608
ASPEN HILLS OWNERS ASSOCIATION INC	NGUYEN JENNY M	14700 E 104TH AVE UNIT 3001	COMMERCE CITY CO 80022-8608
ASPEN HILLS COMMERCIAL	CIX ADAM J	139 MITCHELL AVE STE 236	SOUTH SAN FRANCISCO CA 94080-6088
ASPEN HILLS COMMERCIAL	GVY YHIG RANGE INVESTMENTS LLC	156 E EMPORIA AVE	WICHITA KS 67202-2506
ASPEN HILLS COMMERCIAL	BAGS INVESTMENT LLC	745 MCCLINTOCK DR STE 305	BURR RIDGE IL 60527-0857
HIGH POINT SUBDIVISION	TURNER NATHAN AND KOSTERS CHRISTOPHER R	15121 E 101ST WAY	COMMERCE CITY CO 80022-9741
HIGH POINT SUBDIVISION	MANDALI ALLAN VALMIKI AND ALI AJLUCIA MELISSA	15141 E 101ST WAY	COMMERCE CITY CO 80022-9741
HIGH POINT SUBDIVISION	GRAHAM AIMEE AND BOWMAN MICHAEL	15161 E 101ST WAY	COMMERCE CITY CO 80022-9741
HIGH POINT SUBDIVISION	USERA CABRERO SABINO ANDY	15181 E 101ST WAY	COMMERCE CITY CO 80022-9741
HIGH POINT SUBDIVISION	PEREZ OLVERA ARTURO MISAL	15211 E 101ST WAY	COMMERCE CITY CO 80022-9741
HIGH POINT SUBDIVISION	HIGH POINT METROPOLITAN DISTRICT	12210 BRIGHTON RD UNIT 8	HENDERSON CO 80640-1002
HIGH POINT SUBDIVISION	SW BEGGOLD LLC ET ALS	5600 S QUEBEC ST STE 100A	GREENWOOD VILLAGE CO 80111-2205
HIGH POINT SUBDIVISION	BRECKLER DAVID M	PO BOX 393	WHEAT RIDGE CO 80034-0393
HIGH POINT SUBDIVISION	THE PEAK 1 TRUST	10168 GRANBY ST	COMMERCE CITY CO 80022-8872
HIGH POINT SUBDIVISION	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	23975 PARK SORRENTO STE 300	CALABASAS CA 91302-4012
HIGH POINT SUBDIVISION	MILOUICHEV IVAN G MILOUICHEVA ELENA I	10148 GRANBY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	YOST ROBERT M	10138 GRANBY ST	COMMERCE CITY CO 80022-8872
HIGH POINT SUBDIVISION	AMARAO SALL AND AMARAO DEBORAH M	10128 GRANBY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	PORRAS AGUSTIN AND PORRAS MARIA G	10129 GRANBY DR	COMMERCE CITY CO 80022-8871
HIGH POINT SUBDIVISION	ECHEZONA ONWUATUEGWU	10139 GRANBY DRIVE	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	SOLIS JOSE JULIAN AND RAMIREZ ROCIO	10149 GRANBY DR	COMMERCE CITY CO 80022-8871
HIGH POINT SUBDIVISION	PARTIDA OLGA LUZ SALAS AND SALAS JOSE ALONSO CARDOZA	10159 GRANBY DR	COMMERCE CITY CO 80022-8871
HIGH POINT SUBDIVISION	JONES TRACY R	10169 GRANBY DR	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	LEE VONG J AND XIONG JAMIE	10179 GRANBY DRIVE	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	ANDERSON JANET ELAINE GOEDERT LIVING TRUST THE	10176 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	TRUJILLO JOE K AND TRUJILLO MICHAEL J	10166 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	WALLE ALESSIA RAE AND DORE RYAN D	10156 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	GALLAGHER MATTHEW K AND GALLAGHER KRISTIN M	10146 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	HEESE JOSH AND HEESE ELYSE	10136 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	LOPEZ MARY C	10126 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	SHRESTHA LAMBI	10127 GRANBY ST	COMMERCE CITY CO 80022-8872
HIGH POINT SUBDIVISION	ASTBURY ERIC W AND ASTBURY ANNETTE C	10137 GRANBY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	MAUTER STEVE L AND MAUTER JEANINE E	10147 GRANBY ST	COMMERCE CITY CO 80022-8872
HIGH POINT SUBDIVISION	SALUNO ASHLEY AND SALUNO ANTHONY CHARLES	10157 GRANBY ST	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	LAGUNAS YOLANDA	10167 GRANBY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	GONZALEZ PADILLA SERGIO AND JIMENEZ-PAREDEZ AMALIA	10177 GRANBY ST	COMMERCE CITY CO 80022-8872
HIGH POINT SUBDIVISION	CUE HOLLY AND CUE RANDALL	10194 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	WALKER ROBERT LUTHER AND WALKER TWANNA MACHEL	10184 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	RAGUS ALEX C AND RAGUS OLIVIA R	10174 FAIRPLAY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	WHITE JER	14254 E IDAHO DR	AURORA CO 80012-3529
HIGH POINT SUBDIVISION	MORTENSON RAYMOND AND MORTENSON PEGGY SUE	10154 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	GREENE CHERYL	10144 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	ROMERO RICKY AND SAMORA MARIAH	10145 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	HAI TAN T AND DOAN ROSE	10155 FRASER STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	VELLELA DAVID ROBERT I AND VELLELA ASHLEY	10165 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	23975 PARK SORRENTO STE 300	CALABASAS CA 91302
HIGH POINT SUBDIVISION	AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	23975 PARK SORRENTO STE 300	CALABASAS CA 91302-4012
HIGH POINT SUBDIVISION	KUBLITSKY PAVEL V AND KUBLITSKY ANASTASIYA S	10195 FRASER ST	COMMERCE CITY CO 80022-8876
HIGH POINT SUBDIVISION	MORGAN ZACHARY A AND MORGAN STACEY J	10192 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	HONG KI WOON	10182 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	RUBIO BENITO CARRENO	10172 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	HAYWARD DAVID	10162 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	PERKINS PRISCILLA D	10152 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	MILNEK JASON T AND MILNEK ADYL	10142 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	CORTEZ ROBERTO AND CORTEZ GISELA	10132 ALTURA STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	SALDANA YVONNE	10122 ALTURA ST	COMMERCE CITY CO 80022-5208
HIGH POINT SUBDIVISION	KRAMER JOHN R AND KRAMER TRISHA S	10123 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	ULRICH BRIAN A AND ULRICH ROCHELLE C	10133 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	RODGO JESSICA AND RODGO BRIAN	10143 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	KEATING TRAVIS REID AND KEATING ELYSE BARBOUR	10153 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	RICKMAN ZACHARY	10163 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	ALVAREZ-PORTILLO FAMILY TRUST	10173 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	BURBIDGE SARRINA A	10183 FAIRPLAY ST	COMMERCE CITY CO 80022-8930
HIGH POINT SUBDIVISION	KASHKA PETER J AND ESCOBAR CANDACE A	10193 FAIRPLAY STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	HPA BORROWER 2018-1 MILL LLC	180 N STETSON AVE STE 3650	CHICAGO IL 60601-6709
HIGH POINT SUBDIVISION	COVARRUBIAS HERNANDEZ JOSE ANTONIO AND COVARRUBIAS MARIA VIVIANA	10181 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	MILNEK JASON AND MILNEK ADYL	10171 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	SUMMERFIELD KRISTY AND LUCERO RYAN	10161 ALTURA STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	MINK CHRISTOPHER L AND MINK MARISSA B	10151 ALTURA STREET	COMMERCE CITY CO 80022
HIGH POINT SUBDIVISION	FURBUSH BENSON	10141 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	BRISENO MARTIN J AND BRISENO JENNIFER L	10131 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	STERNHAGEN JOSHUA AND STERNHAGEN KRISTIN	10121 ALTURA ST	COMMERCE CITY CO 80022-8937
HIGH POINT SUBDIVISION	HIGH POINT METROPOLITAN DISTRICT	12210 BRIGHTON RD UNIT 8	HENDERSON CO 80640-1002
Foxton Village Community HOA	Foxton Village Community HOA	PO Box 8	Henderson, CO 80640
Fronterra Village Community HOA	Fronterra Village Community HOA	1776 S. Jackson St, Suite 300	Denver, CO 80120
Aspen Hills Community HOA	Aspen Hills Community HOA	3091 S. Jamaica Court, Suite 100	Aurora, CO 80014

TTRES AT COMMERCE CITY (E. 102nd Ave and Chambers Rd.)

- Neighborhood Meeting
- 07/10/24



SPEAKERS

- Thompson Thrift Residential
- The Pachner Company
- Ripley Design
- Proof Civil
- Fox Tuttle Transportation Group



MEETING OUTLINE

1. Intro to Thompson Thrift
2. Project Background
3. Zone Change Submittal
 - Existing Zoning
 - Proposed Zoning
4. Community Outreach
 - Our Approach
5. Traffic
 - Traffic Analysis
 - Extension / Dedication of ROW
 - Improvements on Chambers
 - New sidewalks, E. 102nd Ave. Extension and pedestrian connections
6. Development Plan Submittal
 - Overall Site Plan / Landscape Plan
 - Mood Boards
7. Open House
 - Questions at the tables



1 INTRO TO THOMPSON THRIFT



THOMPSON THRIFT OVERVIEW



RESIDENTIAL

COMMERCIAL

CONSTRUCTION

1986 THOMPSON THRIFT

Thompson Thrift was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company.

2008 THOMPSON THRIFT RESIDENTIAL

In 2008, John and Paul assembled the resources necessary to build the premier multifamily business unit known today as Thompson Thrift Residential.

5 Offices INDIANAPOLIS, IN

TERRE HAUTE, IN

PHOENIX, AZ

HOUSTON, TX

DENVER, CO



MULTIFAMILY LOCATIONS



RESIDENTIAL EXAMPLES



PROJECT BACKGROUND



VICINITY MAP



NEIGHBORHOOD
MEETING
LOCATION



PROCESS

- Pre-app Submittal to City - November 11th 2023
- Pre-app Submittal No. 2 to City - March 4th 2024
- Zone Change and Development Plan Submittal to City - April 4th 2024
- Zone Change and Development Plan Submittal No. 2 to City - June 18th 2024
- **Neighborhood Meeting - July 10th 2024**
- Anticipated Zone Change Public Hearing with City Council - Fall

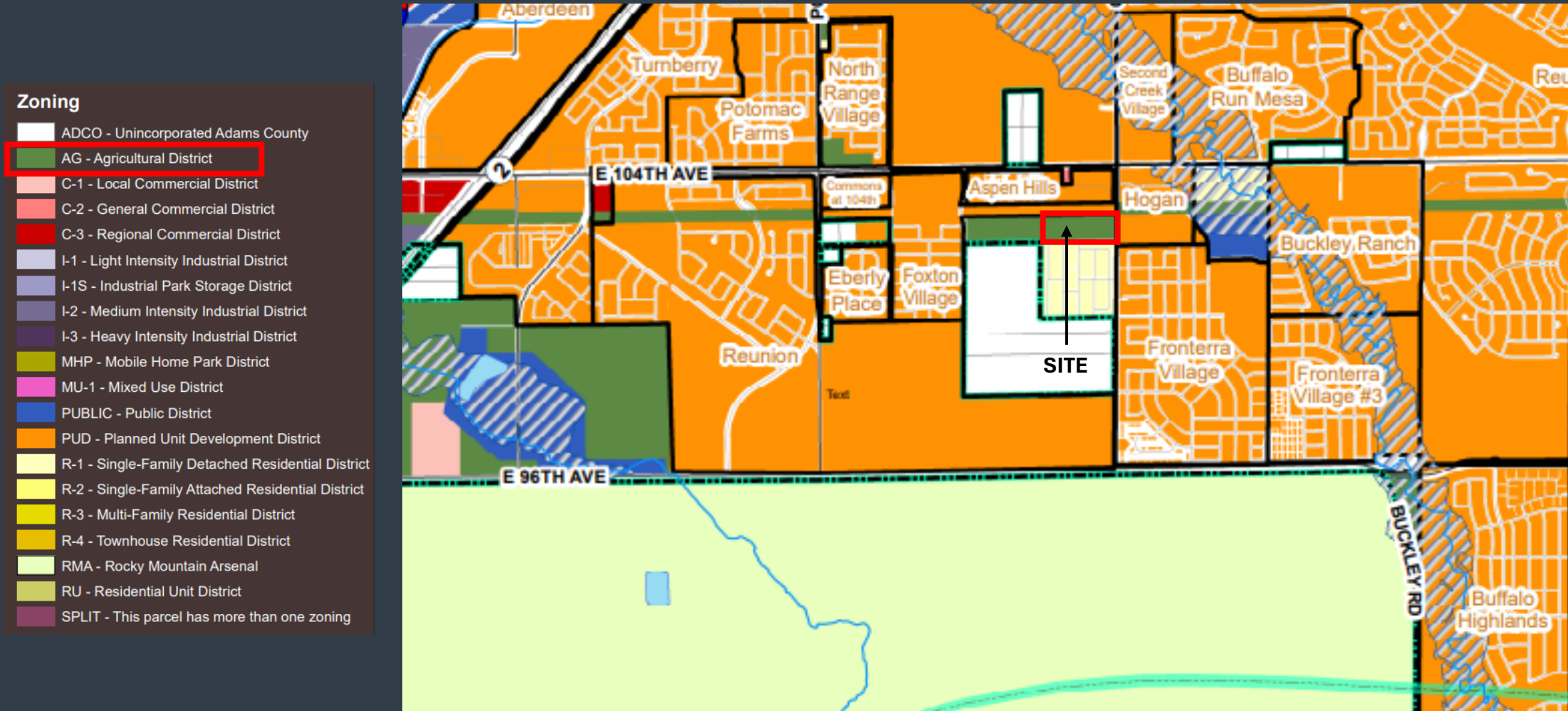


ZONE CHANGE SUBMITTAL



EXISTING ZONING MAP

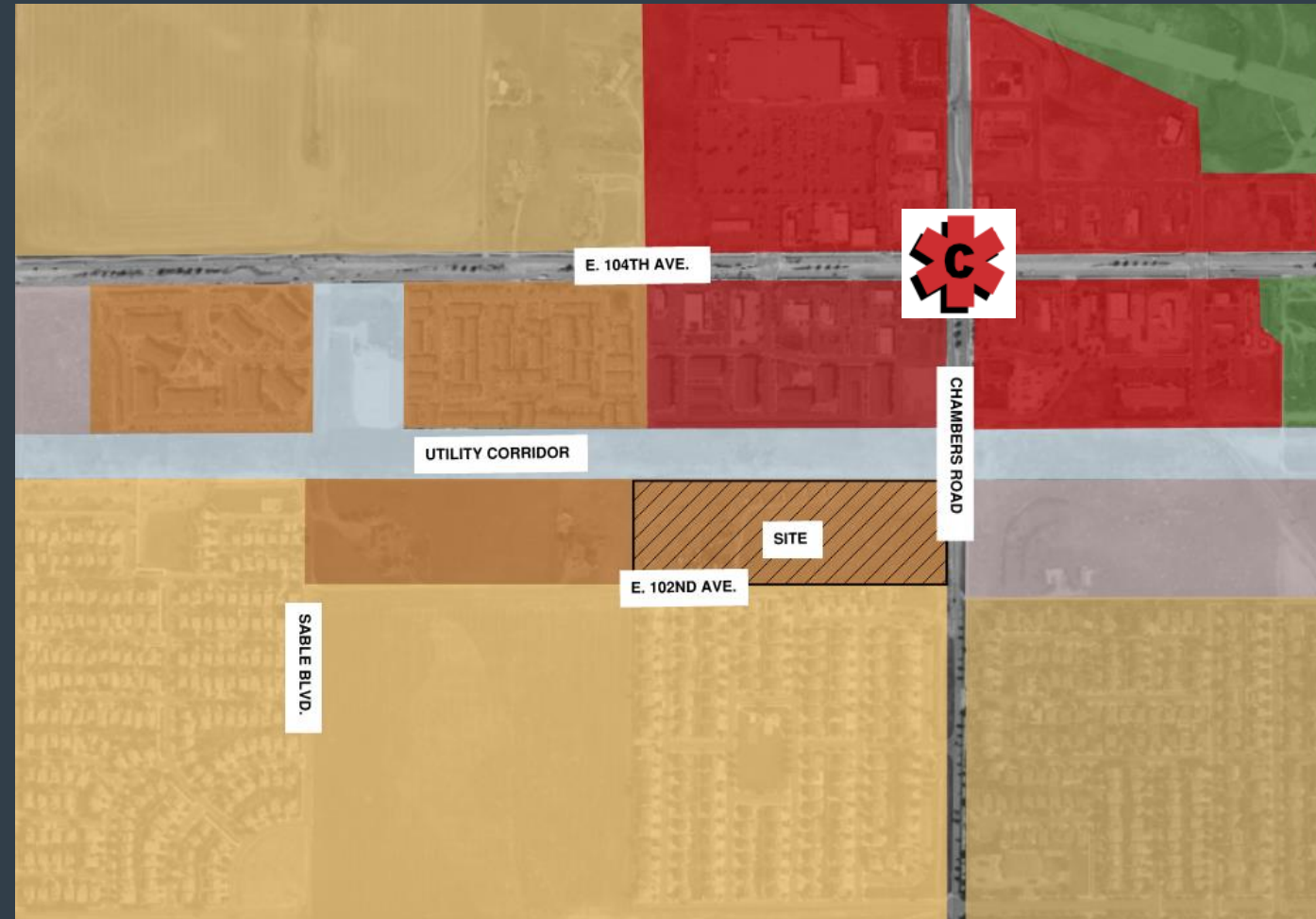
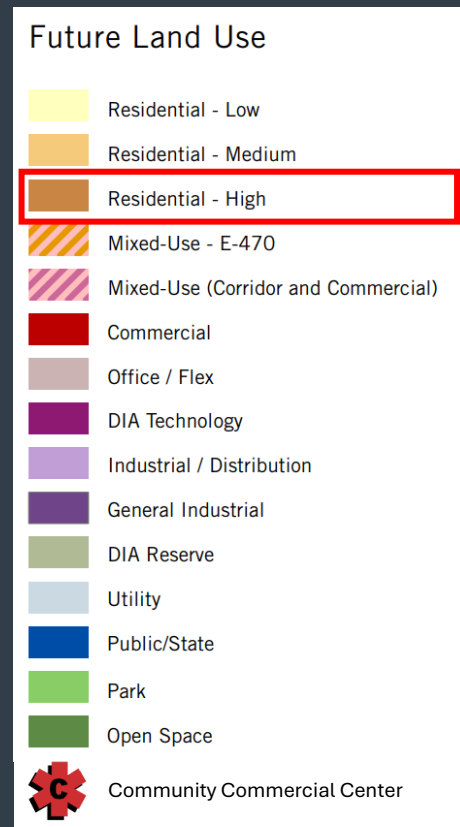
- EXISTING ZONING – AG AGRICULTURAL DISTRICT



PROPOSED ZONING - R3 MULTI-FAMILY RESIDENTIAL DISTRICT

CONSISTENCY WITH COMPREHENSIVE PLAN

- The rezone is consistent with the City's current Comprehensive Plan (adopted in 2010) and aligns with many of the guiding principles, goals and policies identified in the plan.



COMPREHENSIVE PLAN GOALS MET OR EXCEEDED

- ✓ **GOAL LU 1.1 – GROWTH AND FUTURE LAND USE PLAN CONSISTENCY:**
 - *“To implement this Plan, ensure future development is consistent with the Future Land Use Plan and map. The map provides a guide for 2035-projected growth, builds on previous plans, and reserves land for commercial and employment uses to ensure a future balanced mix of uses.”*
- ✓ **GOAL LU 3.2 – TRADITIONAL MIX OF USES IN NEIGHBORHOODS**
 - *“Encourage neighborhoods that include a traditional mix of housing types, retail services and public uses.”*
- ✓ **GOAL LU 3.6 – NORTHERN RANGE NEIGHBORHOODS STRENGTHENED**
 - *“Strengthen existing and future Northern Range neighborhoods by promoting nearby commercial centers, strong architectural design, connections from neighborhoods to commercial and recreation areas, and compatible and complementary uses along the E-470 corridor.”*
- ✓ **GOAL HN 2.1 – VARIETY OF HOUSING TYPES AND MIXED-USES WITHIN NEIGHBORHOODS**
 - *“Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g. seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.”*
- ✓ **GOAL T 1.2 – COORDINATED LAND USE/ TRANSPORTATION PLANNING**
 - *“Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions.”*
- ✓ **GOAL AD 5.1 – PEOPLE – FRIENDLY GATHERING PLACES**
 - *“Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city.”*
- ✓ **GOAL T 2.1 – CONNECTED STREET NETWORK**
 - *“Identify and reserve rights-of-way for connected streets in future development areas, to balance resident and non-resident use of the street system. The Transportation Plan will identify street connections and address barriers.”*
- ✓ **GOAL SW 2.1 – WALKABILITY FOCUS**
 - *“Focus Walkability improvements in transitional neighborhoods and new developments around schools, commercial areas, senior housing, high density housing, transit stops, parks, and other public facilities.”*



ANALYSIS OF THE ZONING CODE

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose and Intent. The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot.

ZONING	REQUIRED	MEETING OR EXCEEDING
MAXIMUM DENSITY	24 DWELLING UNITS P/ GROSS ACRE	20.80 DU/ AC <input checked="" type="checkbox"/>
REQUIRED PARKING	548 SPACES	549 SPACES <input checked="" type="checkbox"/>
BIKE PARKING	283 SPACES	318 SPACES <input checked="" type="checkbox"/>
BUILDING HEIGHT	50 FEET MAX	36'-1" <input checked="" type="checkbox"/>
BUILDING SEPARATION	15 FEET	19 – 35 FEET <input checked="" type="checkbox"/>
FRONT SETBACK	20 FEET	20 FEET <input checked="" type="checkbox"/>
SIDE SETBACK	20 FEET	20 - 25 FEET <input checked="" type="checkbox"/>
REAR SETBACK	20 FEET	20 - 25 FEET <input checked="" type="checkbox"/>
SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	30 FEET	30 FEET <input checked="" type="checkbox"/>

GARAGES	REQUIRED	MEETING OR EXCEEDING
SETBACK FROM ROW	20 FEET	20 FEET <input checked="" type="checkbox"/>

PARKING LOTS	REQUIRED	MEETING OR EXCEEDING
FROM SIDEWALK ALONG COLLECTOR	15 FEET SETBACK	15 FEET <input checked="" type="checkbox"/>

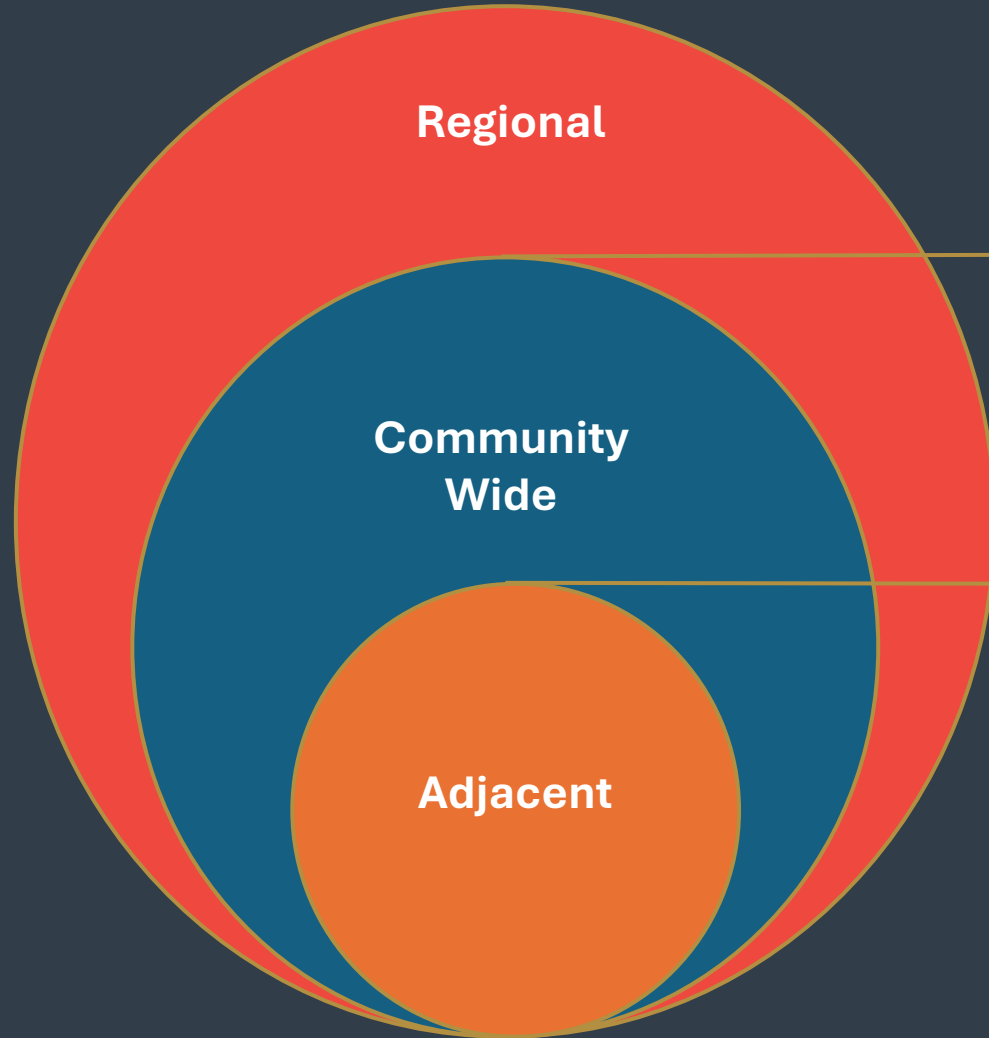
LANDSCAPING	REQUIRED	MEETING OR EXCEEDING
MINIMUM OPEN SPACE	15% OF GROSS LOT AREA	26% <input checked="" type="checkbox"/>
ROW LANDSCAPING	E. 102ND AVE (30-40 TREES)	30 TREES <input checked="" type="checkbox"/>
ROW LANDSCAPING	CHAMBERS ROAD (10-13 TREES)	10 TREES <input checked="" type="checkbox"/>
1 DECIDIOUS TREE AND 1 EVERGREEN PER 2 UNITS	142 DECIDIOUS TREES AND 142 EVERGREENS	181 DECIDIOUS AND 142 EVERGREENS <input checked="" type="checkbox"/>
6 SHRUBS PER 2 UNITS	849 SHRUBS	1,654 SHRUBS <input checked="" type="checkbox"/>



4 COMMUNITY OUTREACH



OUR APPROACH



- **Regional Organizations**
 - **Economic Development**
 - **Commerce City Chamber of Commerce**
- **Commerce City Schools**
- **City of Commerce City**
- **Commerce City Organizations**
- **Nearby HOA's and Neighborhood Groups**
- **Adjacent Neighbors (Harvest Meadows)**
- **Adjacent Businesses**
- **Adjacent Neighboring HOA's (Harvest Meadows)**



OUR COMMITMENT

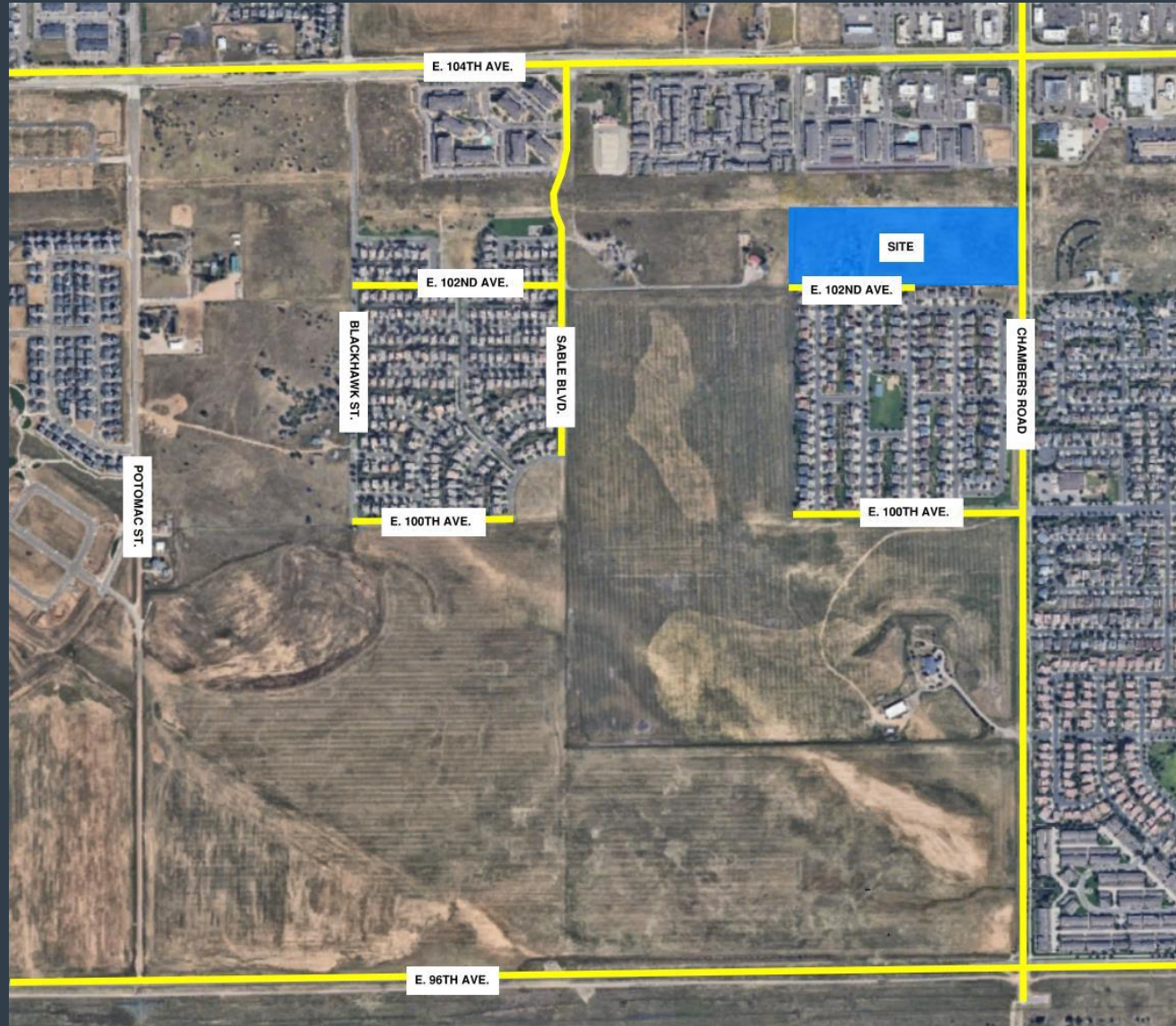
- SMALL GROUP MEETINGS
- ONE ON ONE
- BACKYARD/ ONSITE MEETINGS
- VIRTUAL MEETINGS
- COFFEE MEETINGS



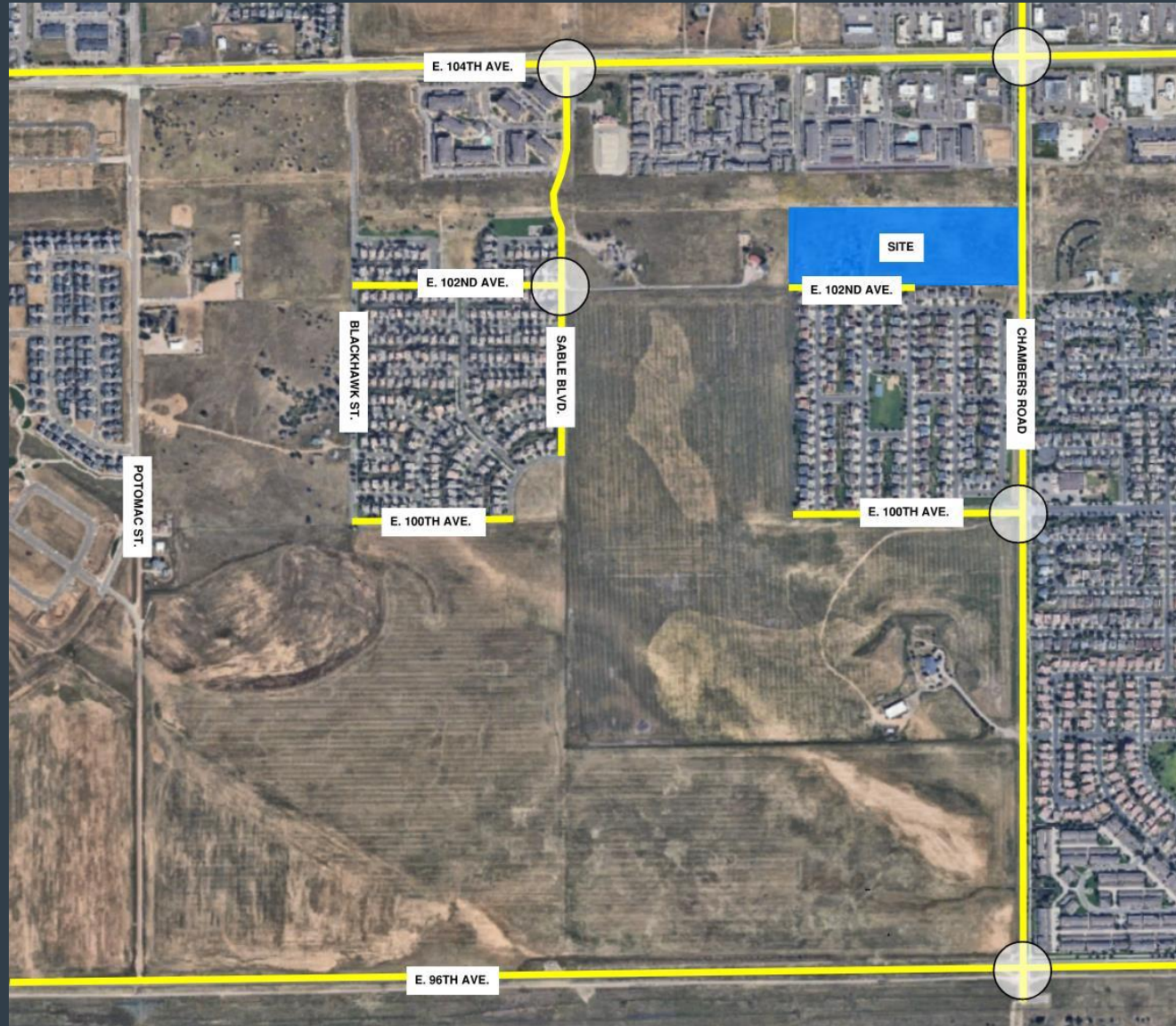
5 TRAFFIC



TRAFFIC IMPACT STUDY AREA



TRAFFIC IMPACT STUDY AREA - INTERSECTIONS



CHAMBERS ROAD



EXISTING CONDITIONS ALONG CHAMBERS ROAD

- NO SIDEWALK CONNECTION ON WEST SIDE OF CHAMBERS ROAD

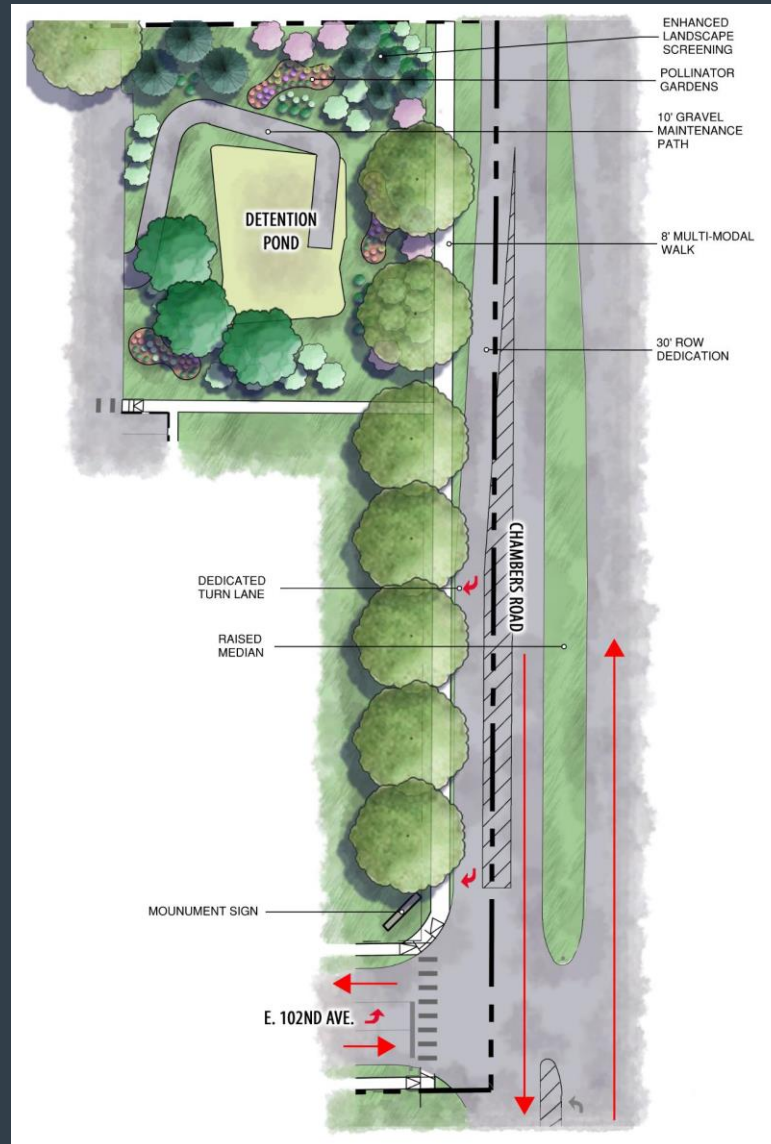
CHAMBERS ROAD FACING SOUTH WEST



CHAMBERS ROAD FACING NORTH WEST



CHAMBERS ROAD IMPROVEMENTS



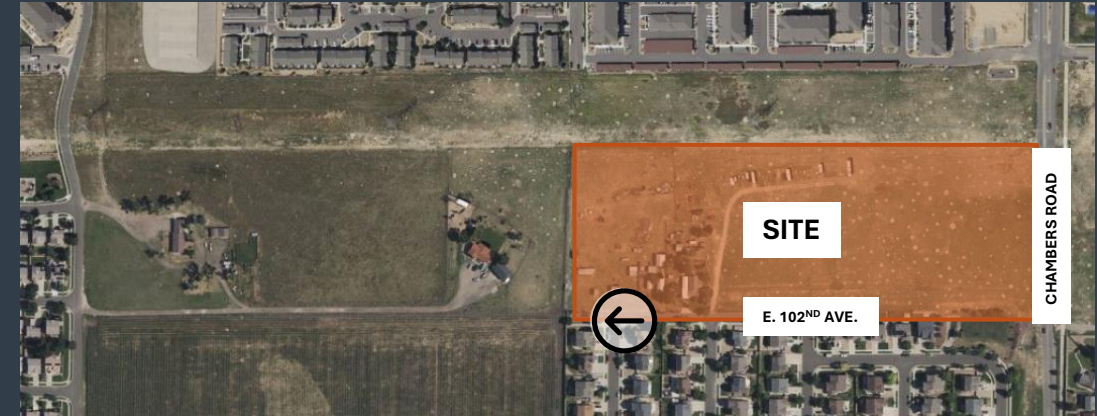
- ENHANCED LANDSCAPE ALONG CHAMBERS ROAD
- 8' WIDE MULTI-MODAL WALK
- ADDITIONAL 30' ROW DEDICATION
- NEW CROSSWALK CONNECTION ACROSS E. 102ND AVE
- DEDICATED TURN LANE



E. 102ND AVENUE



EXISTING CONDITIONS AT E.102ND AVE.



E.102ND AVE. FACING EAST






E.102ND AVE. FACING WEST



EXTENSION OF E. 102ND TO SABLE BLVD. PER CITIES TRANSPORTATION MASTER PLAN

Legend

Roadway Classification

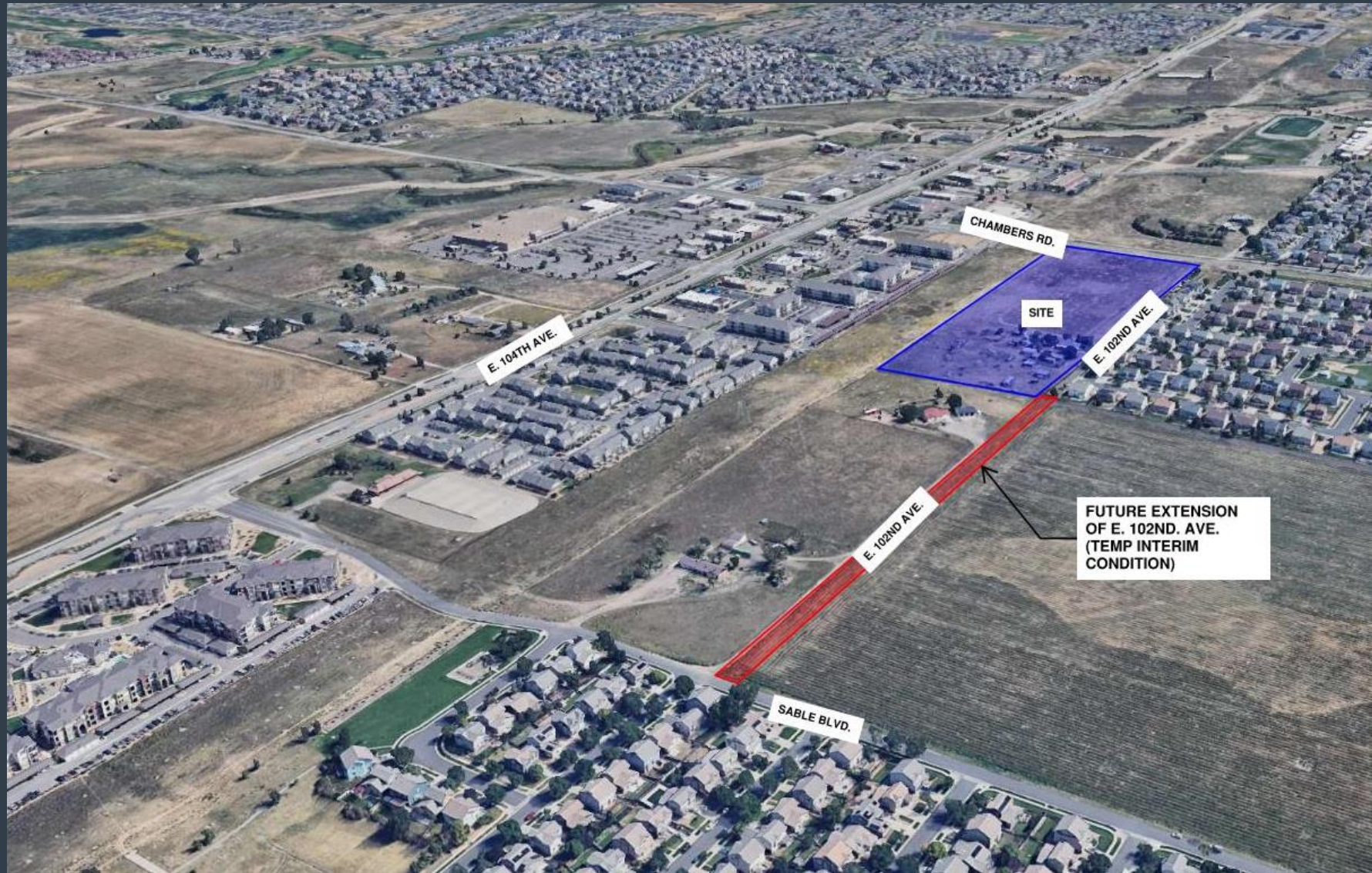
-  Principal Arterial
-  Multimodal Arterial
-  Minor/Residential Collector



PROPOSED EXTENSION OF E. 102ND AVE TO CHAMBERS ROAD



ENABLE FUTURE EXTENSION OF E. 102ND TO SABLE BLVD.



NEW SIDEWALKS ON E. 102ND AVE AND PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIVITY



PARKING



	PROVIDED	COLOR
STANDARD PARKING STALLS	413	Red
CARPORT STALLS	16	Yellow
GARAGE PARKING	109	Green
ACCESSIBLE STALLS	11	Blue

REQUIRED: 548 SPACES

TOTAL: 549 SPACES

REQUIRED PARKING															
BUILDING TYPE	UNITS/BLDG TYPE			PARKING REQUIRED (SPACES)					TOTAL PARKING REQ.	DU'S/BLDG TYPE	TOTAL DU	TOTAL 1-BEDS	TOTAL 2-BEDS	TOTAL 3-BEDS	
	1-BED	2-BED	3-BED	1-BED	2-BED	2-BED	PARKING/BLDG TYPE	# BLDGS.							
BUILDING A (MF)	24	12	0	36	21	0	57	2	114	36	72	48	24	0	
BUILDING B (MF)	12	24	0	18	42	0	60	2	120	36	72	24	48	0	
BUILDING C (MF)	12	12	12	18	21	24	63	2	126	36	72	24	24	24	
BUILDING D (MF)	0	24	0	0	42	0	42	1	42	24	24	0	24	0	
BUILDING D WITH MODEL UNIT (MF)	0	23	0	0	40	0	40	1	40	23	23	0	23	0	
SELECT20	8	10	2	12	18	4	34	1	34	20	20	8	10	2	
TOTAL PARKING REQUIRED									548			BEDS: 104	153	26	
									TOTAL DU'S:	283		TOAL BEDS:	490		

CITY REQUIREMENT BREAKDOWN

- 1.5 spaces/ 1 bedroom units +
- 1.75 spaces/ 2 bedroom units +
- 2 spaces/ 3 bedroom or more units +
- 15% of total required spaces for visitor parking



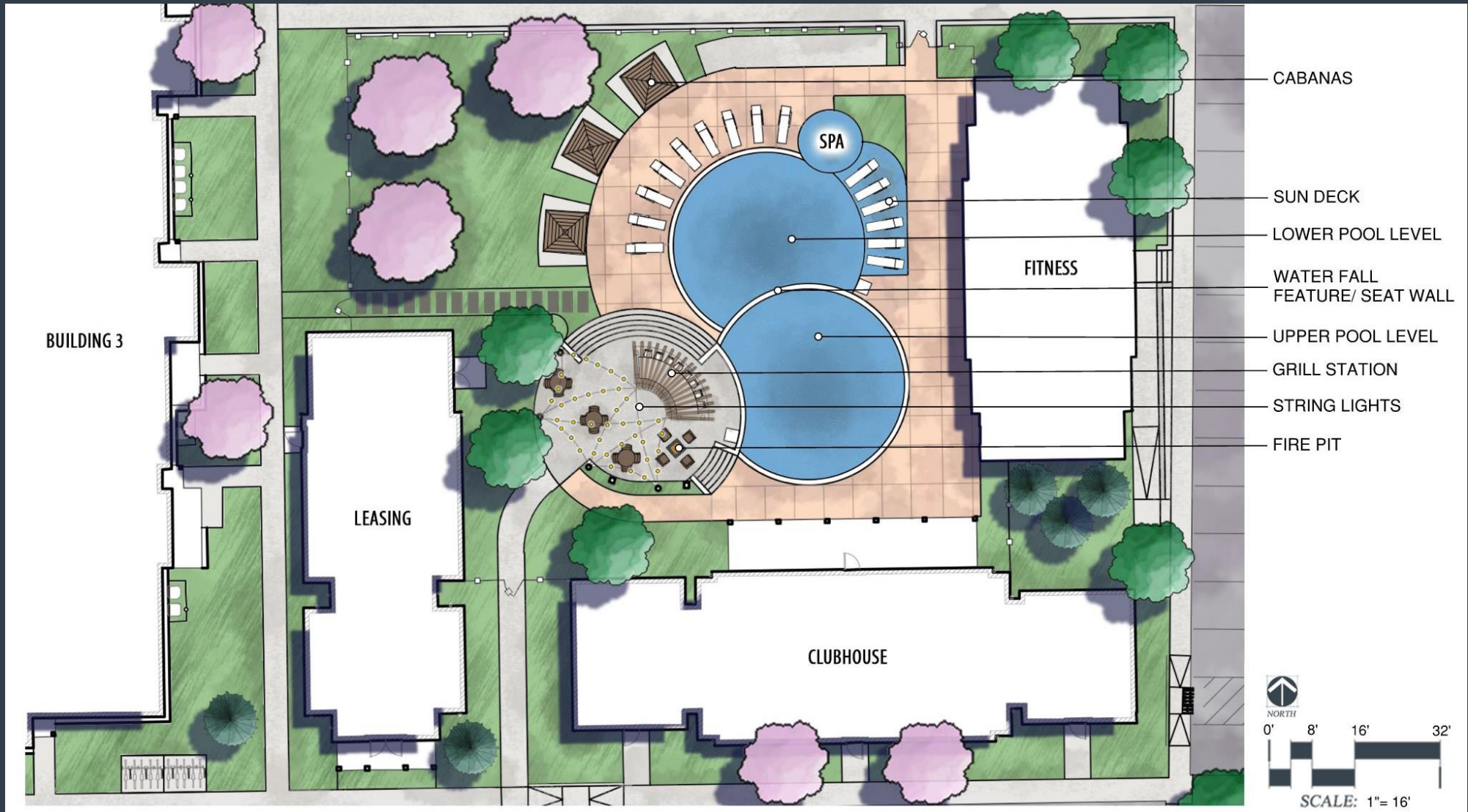
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**DEVELOPMENT
PLAN SUBMITTAL**

SITE/ LANDSCAPE PLAN



AMENITY PLAN



ARCHITECTURAL PERSPECTIVES – BUILDING B



ARCHITECTURAL PERSPECTIVES

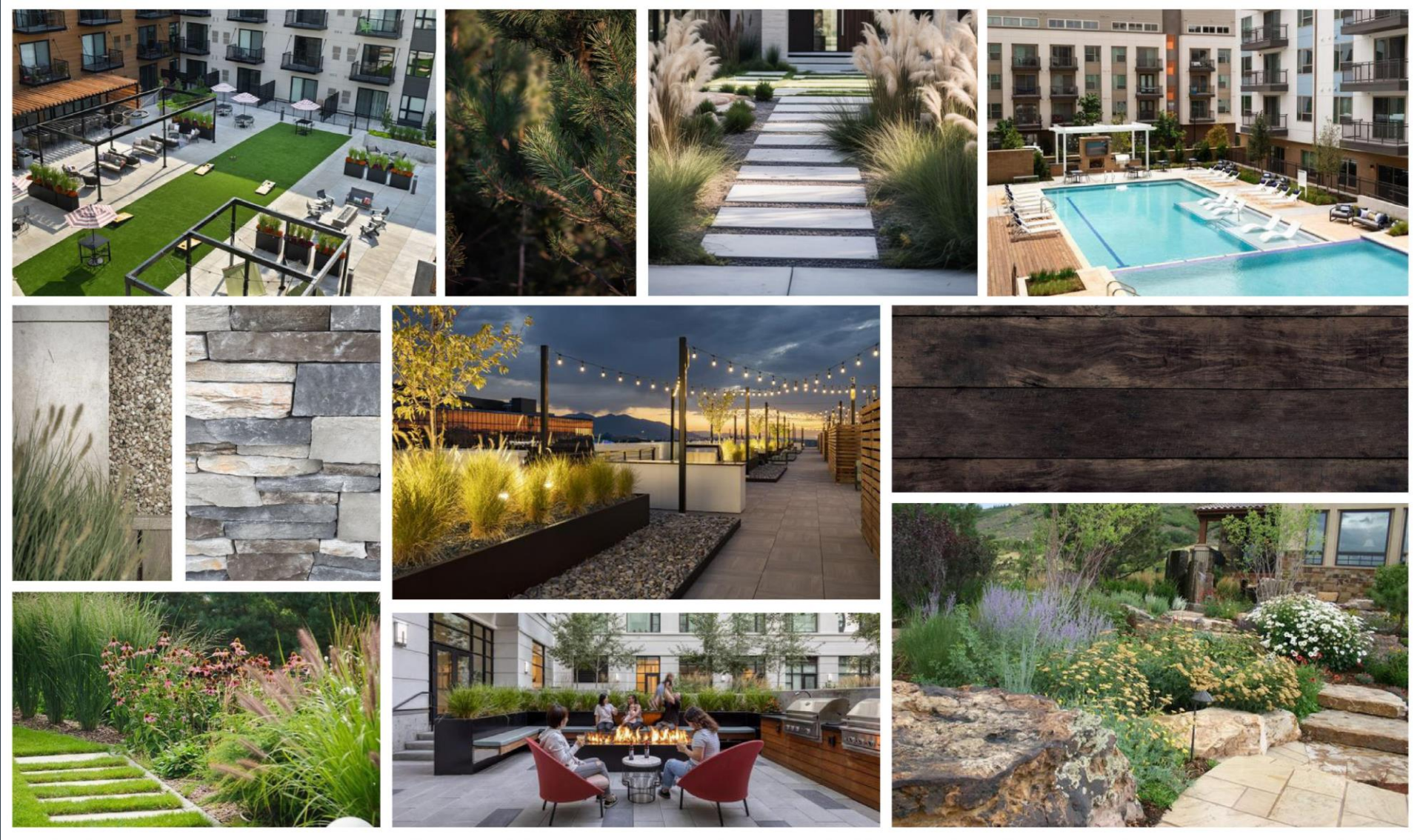
CLUBHOUSE AND MAIL BUILDING



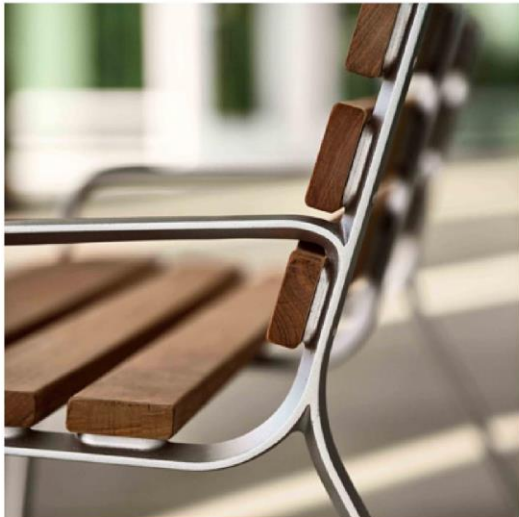
LEASING BUILDING



MOOD BOARDS - CHARACTER



MOOD BOARDS - FURNISHINGS



MOOD BOARDS – PLANTING PALETTE

SHRUBS

Berberis thunbergii
'Japanese Barberry'



Symphoricarpos albus
'Snowberry'



Ribes aureum
'Golden Currant'



Kolkwitzia amabilis
'Beautybush'



Rosa foetida bicolor
'Rose, Austrian Copper'



PERENNIALS

Native Blue Columbine
'Aquilegia caerulea'



Wallflower
'Erysimum asperum'



Blanket Flower
'Gaillardia aristata'



Native White Yarrow
'Achillea Lanulosa'



Beebalm
'Monarda fistulosa'



ORNAMENTAL GRASSES

Bouteloua Gracilis
'Blonde Ambition Grass'



Calamagrostis x Acutiflora
'Karl Forester Feather Reed Grass'



Pennisetum Alopecuroides
'Little Bunny Fountain Grass'



Molina Caerulea
'Variegated Moor Grass'



Panicum Virgatum
'Burgandy Switch Grass'



TREES

Acer Rubrum
'Red Maple'



Quercus macrocarpa
'Bur Oak'



Fraxinus americana
'Autumn Purple'



Spring Snow Crabapple
'Malus "Spring Snow"'



Japanese Tree Lilac
'Syringa reticulata'



Marcus Pachner

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