

Conceptual Pedestrian Connectivity & Amenities

Settlers Crossing Filing No. 4
Planning Area B | Commercial Development

LOCATION

96th Avenue & Tower Road
Commerce City, Colorado

Owner

96 Tower Investors, LLC.

DATE

April 2026

Introduction & Design Intent

A Walkable, Connected Commercial District at the Gateway to Settlers Crossing

Planning Area B of Settlers Crossing Filing No. 4 is envisioned as a pedestrian-oriented commercial neighborhood center located at the northeast corner of 96th Avenue and Tower Road in Commerce City. The design intentionally prioritizes pedestrian scale and connectivity, linking the commercial core to the surrounding residential filings of Settlers Crossing, the adjacent neighborhood park and tract, and the public street network at 96th Avenue, Tower Road, and Settlers Lane.

This package is submitted to demonstrate how the pedestrian network, site amenities, and gathering spaces integrate with the surrounding community and advance Commerce City's goals for walkable, mixed-use neighborhood centers as articulated in the 2045 Comprehensive Plan and the Land Development Code.

Core Design Principles

Continuous Pedestrian Network. Primary and secondary pedestrian connections form a continuous, clearly identifiable network that extends from the public right-of-way through the commercial core and to the adjacent residential filings.

Connectivity to the Neighborhood. Dedicated pedestrian connections are provided at Settlers Lane and across the site's eastern edge to link directly to Settlers Crossing Filing Nos. 1, 2, and 3 and the neighborhood park.

Active Street Frontages. Building pads along 96th Avenue and Tower Road are proposed to be designed in a manner that would activate the street edge, with tenant patios (where appropriate), landscaping, and pedestrian-scaled architecture addressing the public right-of-way.

Gathering Spaces Throughout. Four distinct pedestrian gathering areas are proposed strategically located at corners, mid-block connections, and activity nodes to create a sequence of destinations within the walking network. These gathering area locations are only approximate and subject to change.

Safe, Comfortable, Year-Round Use. Shade, lighting, landscape buffers, and high-quality paving materials are proposed at the amenity areas to ensure comfortable pedestrian use across all four Colorado seasons.

Reading the Conceptual Plans

How the two site plans (attached, following) work together

Exhibit A — Colored Conceptual Site Plan

The colored conceptual site plan illustrates the proposed commercial building layout, parking arrangement, vehicular circulation, and landscape character for Planning Area B. The plan identifies four numbered site amenity areas keyed to the legend:

- 1 — Corner Pedestrian Gathering Area.** In the vicinity of the northeast corner at 96th Avenue and Tower Road. High-visibility gateway amenity designed to activate the primary intersection.
- 2 — Pedestrian Gathering Area.** Central mid-block gathering space serving the interior commercial pads and providing a destination within the walking network.
- 3 — Pedestrian Connection and Seating Area.** Northern edge along Settlers Lane, providing a direct pedestrian link to residential Filing Nos. 1, 2, and the adjacent park tract.
- 4 — Pedestrian Connection and Seating Area.** Settler's Lane connection at Argonne Street, tying Planning Area B to Filing No. 3 and the future Planning Area A mixed-use parcel.

Exhibit B — Pedestrian Connections Plan

The pedestrian connections overlay identifies the continuous network of walkways and crossings that stitch the site together. Two tiers of connection are shown:

Primary Pedestrian Connections (dashed blue) run along the perimeter streets, through the main east-west site spine, and to each of the four gathering areas. These are designed to carry the highest volume of pedestrian traffic and include wider walks, enhanced paving, and landscape buffers.

Secondary Pedestrian Connections (dotted blue) thread through the parking fields and interior drive aisles, providing direct access from parked vehicles to building entries and from building to building without requiring pedestrians to share drive aisles.

Together, the two exhibits demonstrate a site that is walkable at every scale — from the regional network (Tower Road, 96th Avenue) down to the individual tenant entrance.

Pedestrian Amenity Menu

A curated palette of elements for the four gathering and connection areas

The following pages present a menu of pedestrian amenities that may be deployed individually or in combination at each of the four numbered gathering areas. Final selections will be coordinated with tenant mix, solar orientation, and Commerce City staff review. Each category includes a formal description of intent and function, a visual reference illustrating the character of the element, and a palette of specific options available within that category.

The menu is organized into five categories: Seating & Shade; Landscape & Planters; Art & Placemaking; Activity Amenities; and Lighting & Materials. All selections will be consistent with the overall design character of Settlers Crossing and the adjoining residential filings.

01 AMENITY CATEGORY Seating & Shade

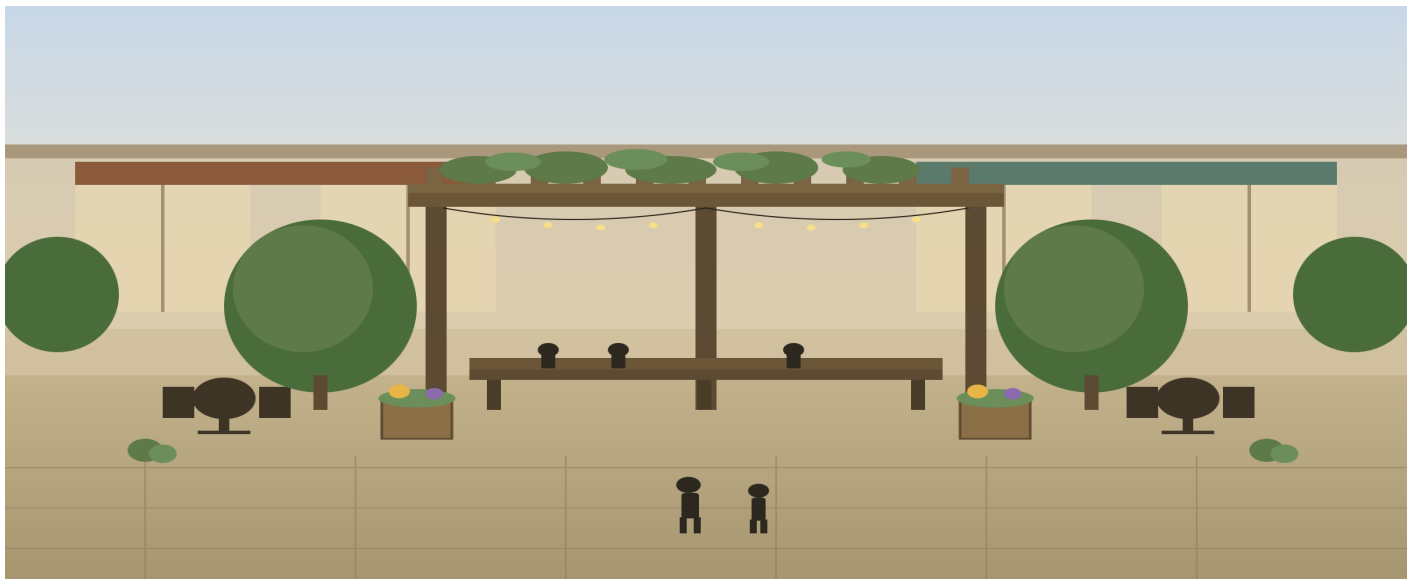


Figure: Visual character reference — Seating & Shade

Design Intent

Seating and shade elements anchor every gathering area and transform passive sidewalks into places where people linger, meet, and dwell. Shade is particularly critical in the Colorado Front Range climate, where summer afternoon sun on unshaded hardscape is a primary barrier to pedestrian comfort.

Palette of Options (NOT ALL OPTIONS WILL BE IMPLEMENTED AT EACH AREA. THIS IS A MENU)

- **Freestanding Pergolas & Trellises.** Shade structures over central gathering areas. Support climbing plantings, string lighting, and scheduled tenant events.
- **Shade Sails & Canopies.** Fabric tension structures in an earth-tone palette. Lower cost than rigid structures and easily reconfigurable over smaller patios.
- **Benches & Seat Walls.** A mix of freestanding powder-coated metal/wood benches and integrated stone or concrete seat walls at planter edges. Provides seating without consuming additional floor area.

- **Movable Cafe Tables & Chairs.** Tenant-managed loose furniture at tenant patios (Amenity Area 1). Activates the edge in the proximity of 96th & Tower corner.
- **Building-Integrated Awnings.** Tenant storefront awnings coordinated across the development for a consistent pedestrian-scaled facade.

02 AMENITY CATEGORY Landscape & Planters

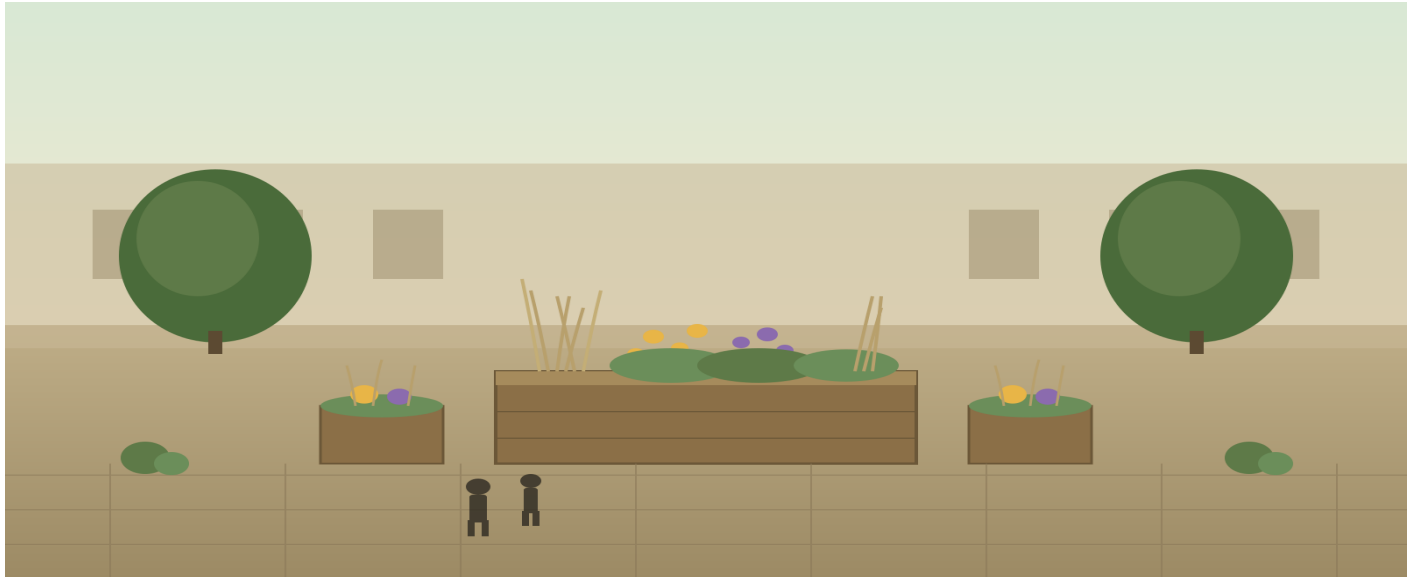


Figure: Visual character reference — Landscape & Planters

Design Intent

Landscape softens the hardscape edge, provides seasonal interest, and defines pedestrian spaces without the need for fences or walls. All plant selections will favor native and adapted species consistent with Commerce City's water conservation standards and the character of the surrounding short-grass prairie.

Palette of Options (NOT ALL OPTIONS WILL BE IMPLEMENTED AT EACH AREA. THIS IS A MENU)

- **Raised Planter Walls.** Corten steel or board-formed concrete/wood raised planters double as informal seat walls at the edges of gathering areas.
- **Native Ornamental Grasses.** Blue grama, little bluestem, and feather reed grass provide year-round structure, winter interest, and minimal irrigation demand.
- **Pollinator Perennial Beds.** Coneflower, yarrow, salvia, and penstemon mixes to support pollinators and provide bloom from May through October.
- **Canopy Shade Trees.** Honeylocust, Kentucky coffeetree, and Chinkapin oak along primary pedestrian connections and at gathering area perimeters.
- **Ornamental Tree Clusters.** Serviceberry, crabapple, and hawthorn clusters at entries and key view corridors for four-season visual interest.

03 AMENITY CATEGORY Art & Placemaking

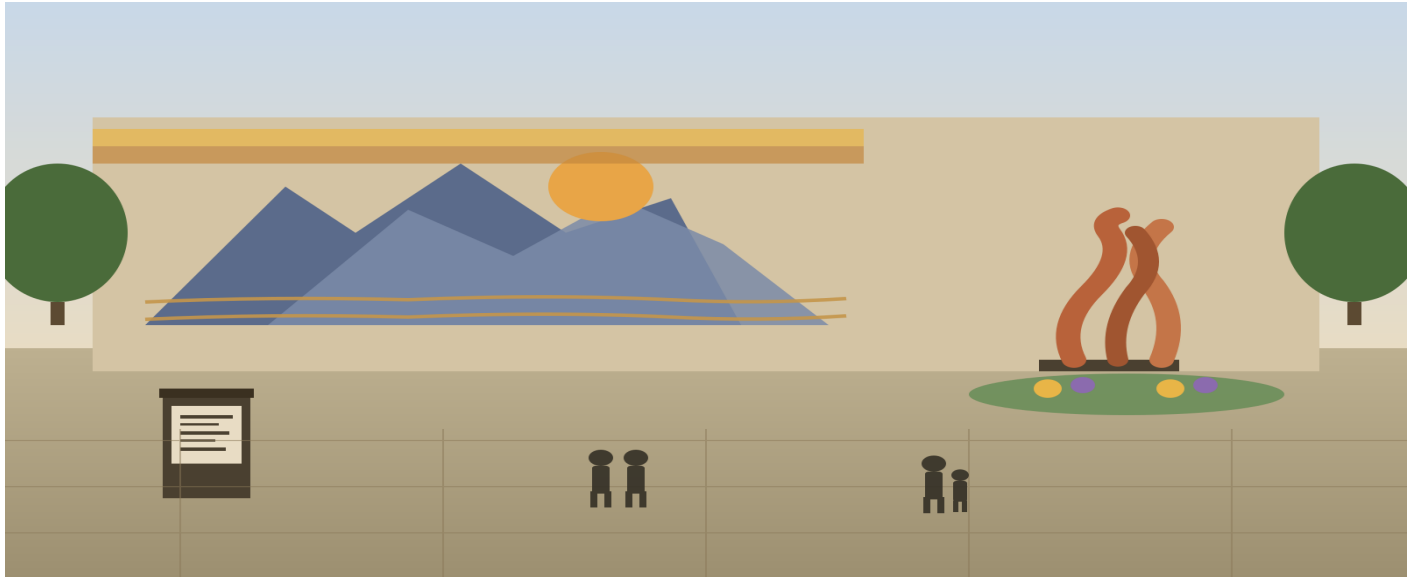


Figure: Visual character reference — Art & Placemaking

Design Intent

Public art and placemaking elements create identity, draw visitors into the site, and give the development a distinct sense of place that differentiates it from conventional commercial centers. Art selections will reflect the Front Range landscape, Commerce City’s heritage, and the agricultural character of the area.

Palette of Options (NOT ALL OPTIONS WILL BE IMPLEMENTED AT EACH AREA. THIS IS A MENU)

- **Commissioned Sculpture.** A signature piece at Amenity Area 1 (96th & Tower corner) serves as the development’s gateway landmark and photo destination.
- **Building Mural Program.** Curated wall mural(s) on select tenant walls with themes drawn from the South Platte, Front Range foothills, or agricultural heritage of the site.
- **Monument Signage.** Coordinated monument signs in a unified material palette (corten, stone, timber).
- **Integrated Paving Patterns.** A site logo, compass rose, or graphic pattern inlaid in unit paving at key gathering areas to reinforce identity.
- **Interpretive Elements.** Panels or plaques referencing local history, or Colorado ecology.
- **Seasonal & Temporary Installations.** Space reserved for rotating community art, tenant-sponsored displays, or seasonal programming coordinated with Commerce City.

04 AMENITY CATEGORY

Activity Amenities

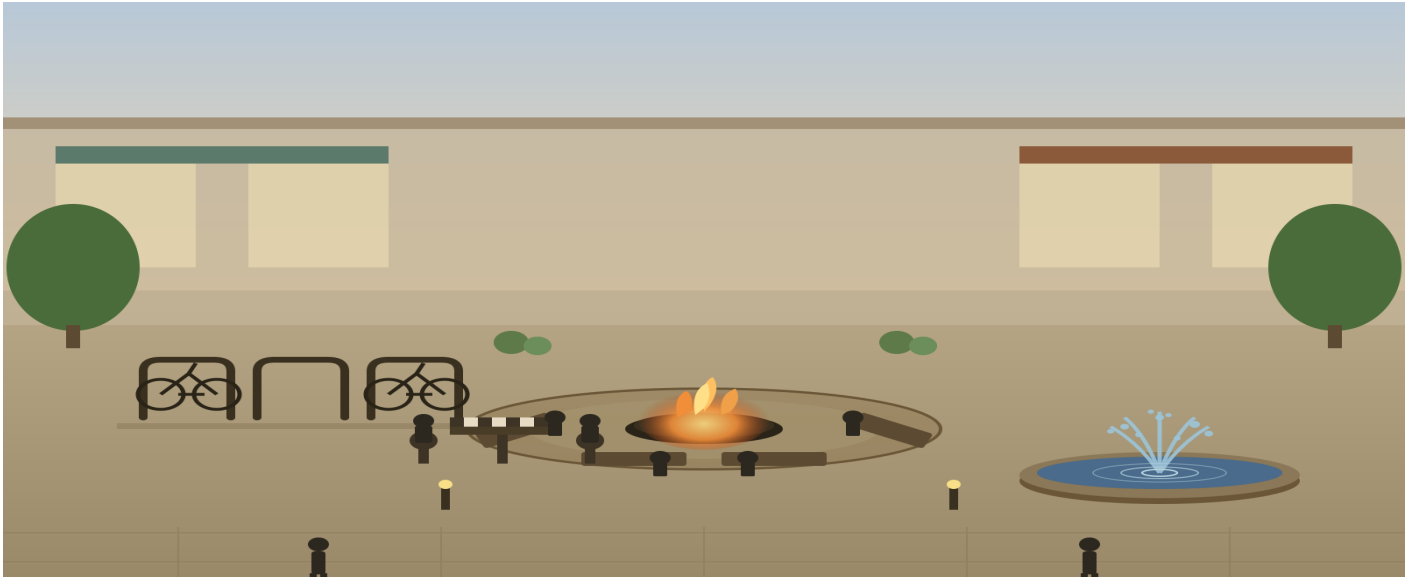


Figure: Visual character reference — Activity Amenities

Design Intent

Active amenities draw people to the site beyond the primary retail function and encourage longer stays. These elements also serve the adjacent residential neighborhoods and the park tract, positioning Planning Area B as a true neighborhood center rather than a drive-to retail destination.

Palette of Options (NOT ALL OPTIONS WILL BE IMPLEMENTED AT EACH AREA. THIS IS A MENU)

- **Gas Fire Pits & Seating Rings.** A central gas fire pit with integrated bench seating extends the usability of the central gathering area into shoulder seasons and evening hours.
- **Interactive Water Feature.** A low, splash-safe fountain or rill element provides visual and auditory interest. Seasonal operation.
- **Bike Racks & Bike Repair Station.** Inverted-U racks distributed across the site plus a central fix-it station. Supports connectivity to Commerce City's regional trail network.
- **Game Tables.** Fixed chess/checkers tables with paired stools, ideal for the southern Settlers Lane seating area.
- **Pet-Friendly Features.** Water bowls, waste stations.

05 AMENITY CATEGORY Lighting & Materials



Figure: Visual character reference — Lighting & Materials

Design Intent

Lighting and paving materials operate at the background of the user experience but are decisive in whether a space feels safe, inviting, and high-quality. All lighting will be full-cutoff, dark-sky compliant, and coordinated with Commerce City photometric standards. Paving will differentiate pedestrian zones from vehicular zones through a consistent material palette.

Palette of Options

- **Pedestrian-Scale Pole Lighting.** 14–16 foot decorative poles along primary pedestrian connections. Full-cutoff LED fixtures coordinated with municipal standards.
- **Cafe String Lights.** Warm 2700K overhead catenary lighting across Amenity Areas 1 and 2. Signature after-dark identity element.
- **Bollard & Path Lighting.** Low-level bollards at secondary connections and through planted areas where pole lighting is visually intrusive.
- **Accent & Uplighting.** Feature lighting on specimen trees, art installations, and monument signage to extend visual interest into evening hours.
- **Unit Paver Walkways.** Concrete unit pavers. A complementary color palette (warm gray / buff / rust) harmonizes with the site's building materials.
- **Scored & Stamped Concrete.** Primary walks use integrally colored concrete with saw-cut score joints or stamped textures at transitions.
- **Decomposed Granite Trails.** At perimeter and informal connections where a softer edge is appropriate, DG trails provide a cost-effective pedestrian surface with a natural character.

Closing Note

The pedestrian network and amenity program described in this package reflects Settler's Crossing commitment to building a commercial neighborhood center that is genuinely walkable, visually distinct, and well-connected to the Settlers Crossing community and the broader Commerce City fabric. We look forward to working with City staff to refine these elements through the entitlement process.

Exhibits Attached

Exhibit A — Conceptual Site Plan (Colored), dated April 28, 2026

Exhibit B — Conceptual Site Plan with Pedestrian Connections, dated April 28, 2026

EXHIBIT A

Conceptual Site Plan

Colored plan showing building pads, parking, and amenity areas

About This Exhibit

The colored conceptual site plan depicts the proposed commercial development of Settlers Crossing Filing No. 4, Planning Area B, at the northeast corner of 96th Avenue and Tower Road.

The plan shows the proposed building pad layout, parking fields, vehicular circulation, landscape character, and the four numbered pedestrian gathering areas that anchor the walkability strategy described in this package. THIS IS CONCEPTUAL AND SUBJECT TO CHANGE.

Key callouts include:

- Phase 1 boundary (dashed red)
- Four numbered pedestrian amenity locations (orange)
- Planning Areas A and C (adjacent parcels, shown in context)
- Settlers Crossing Filings 1, 2, and 3 (residential, context)

Full-size exhibit follows on the next page.

Conceptual Site Plan (Colored)

Building pads, parking, vehicular circulation, and the four numbered amenity areas. Dated April 28, 2026.

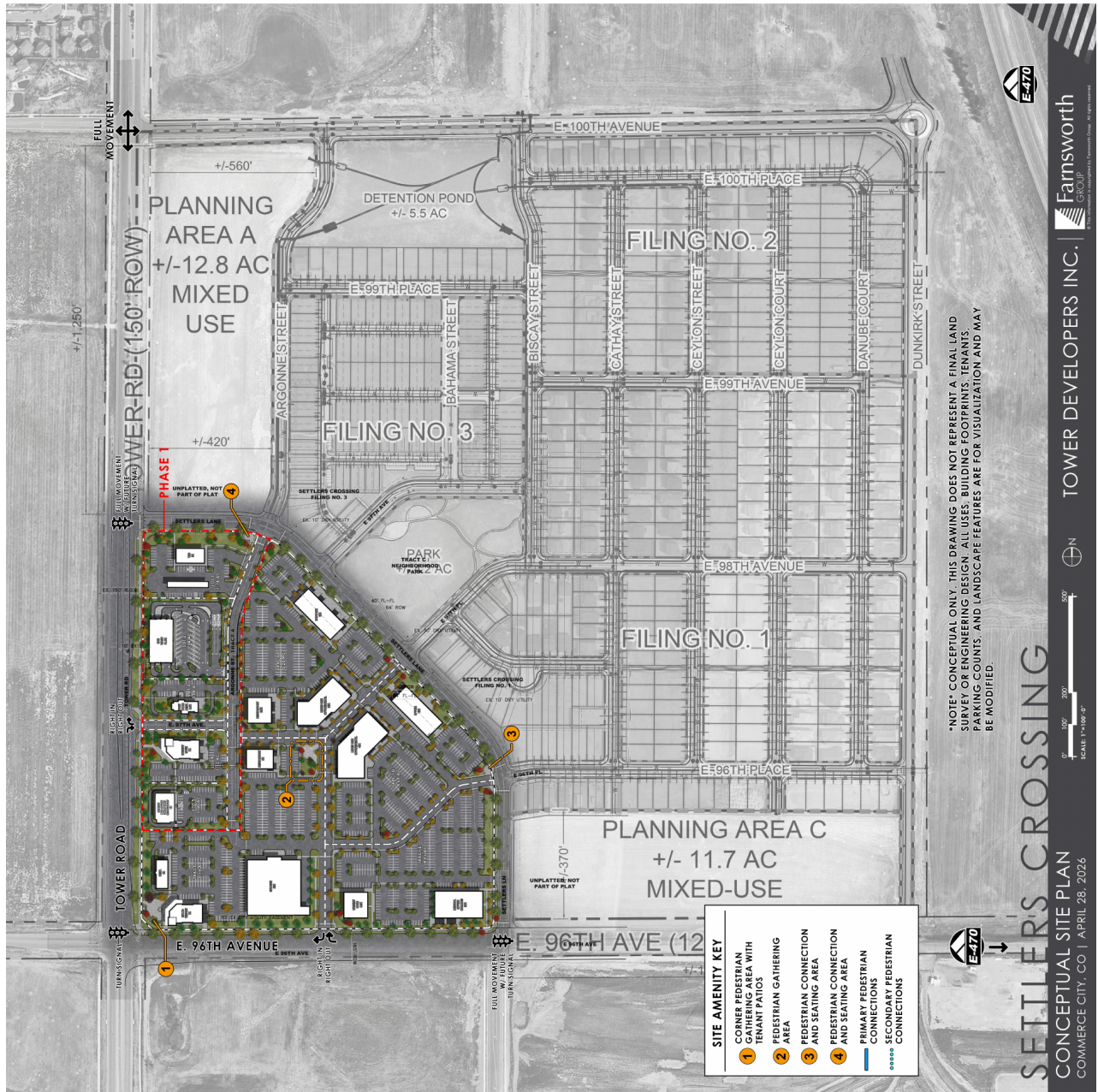


EXHIBIT B

Pedestrian Connections

Overlay showing primary and secondary pedestrian routes

About This Exhibit

The pedestrian connections overlay identifies the continuous network of pedestrian walkways and crossings that weave the site together and tie it to the surrounding public street network and adjacent residential neighborhoods.

Two tiers of connection are indicated:

- Primary Pedestrian Connections (dashed blue) — along perimeter streets and the main site spine.
- Secondary Pedestrian Connections (dotted blue) — through parking fields and between building entries.

Both tiers converge at the four numbered gathering areas, which anchor the pedestrian experience and support the amenity menu described in this package.

Full-size exhibit follows on the next page.

Conceptual Site Plan with Pedestrian Connections

Primary (dashed blue) and secondary (dotted blue) pedestrian connections across the site. Dated April 28, 2026.

