

PUD Amendment
COMMONS AT 104TH
Commerce City, Colorado

Land Planner:
KEPHART: Community Planning & Architecture
Jeff Neulieb

Applicant:
Southwestern Property Corp

8/1/2024



VICINITY MAP
SCALE: 1"=2000'



SOUTHWESTERN
PROPERTY CORP.

OVERVIEW

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WHO WE ARE



Joseph Pelham



Mark Campbell



Kellie Campbell



27+ years in Business



US \$343 mm of AUM



116 Total Projects



SOUTHWESTERN
P R O P E R T Y C O R P.



US \$543 mm in Total Realized Value



7 Different Assets Classes



42.03% average IRR



16 States in the US



2.78x average Capital Multiple



City Council Meeting - Regional Map



City Council Meeting - Vicinity Map

WHY THIS REZONE IS BENEFICIAL TO COMMERCE CITY?

- **1. Increase Sales Tax Revenue**
 - Boost city revenue through increased commerce and retail options.
- **2. Attract More Customers**
 - Convenience drives higher foot traffic.
- **3. Create Local Jobs**
 - New businesses provide employment opportunities.
- **4. Embrace Sustainable Energy**
 - Support for gas and electric vehicles (EVs).
- **5. Elevate Property Values**
 - Development of new businesses and amenities enhances appeal to homeowners and investors.
- **6. Support Mixed-Use Rezoning**
 - Attract investment from developers and entrepreneurs.
 - Stimulate further economic growth and infrastructure improvements.

PROPOSED CHANGES TO PUD

EATING AND DRINKING ESTABLISHMENTS	CATERING SERVICES	R	X
	FAST FOOD ⁷ RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	C	X
	SIT DOWN ⁸ RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	R	X
FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE (<5,000 SF)	R	X
	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES AND EV STATIONS ⁶	R	X
	CONVENIENCE STORE/ GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	BREWERY, BREWPUB, TASTING ROOM, DISTILLERIES, SPORTS BAR, ETC.	R	X
RETAIL ESTABLISHMENT	RETAIL BUSINESS STORE LESS THAN 25,000 SQUARE FT. ⁵	R	X
	RETAIL BUSINESS STORE GREATER THAN 25,000 SQUARE FT. ⁵	C	X

5. RETAIL BUSINESS STORE LESS THAN OR GREATER THAN 25,000 SQUARE FEET EXCLUDES BETTING PARLOR, ADULT BOOKSTORE, PORNOGRAPHIC SHOP/ADULT STORE, BAIL BONDS BUSINESS, FLEA MARKET, JUNK YARD, NIGHTCLUB, WAREHOUSE, FUNERAL PARLOR, VEHICLES SALES/OFFICE SHOWROOM, AND MARIJUANA /THC STORE/SALES.

6. THE NUMBER OF FUEL ISLANDS WILL BE LIMITED TO 5 FOR SITES MEASURING 16,000 SF. OR MORE. THESE ISLANDS WILL INCLUDE EITHER 4 EV SPACES (5 ISLANDS) OR 3 EV SPACES (4 ISLANDS).

7. FAST FOOD IS DEFINED AS THE ABILITY TO ORDER FOOD IN THE DRIVE-THRU LINE.

8. SIT DOWN IS DEFINED AS MUST ORDER FOOD INSIDE, DRIVE-THRU IS FOR CALL-IN OR MOBILE ORDERS ONLY.

LAND USE SCHEDULE

		PA A	PA B
ANIMAL SERVICES	DOGGIE DAY CARE CENTERS ³	C	X
	DOG BOARDING FACILITY	C	X
	VETERINARY OFFICES OR CLINICS	R	X
BUILDING, MATERIALS & SERVERS (RETAIL)	UNIVERSAL MULIT USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT - WITHOUT OUTDOOR STORAGE)	C	X
	LANDSCAPE, MULCH, AND GARDENSCAPE MATERIALS (WITHOUT OUTDOOR SPACE)	R	X
CLUBS AND LODGES	PRIVATE LODGE OR CLUB	R	X
COMMUNITY SERVICES	EVENT CENTER	R	X
DAY CARE CENTER, ADULT OR CHILD	CHILD CARE CENTER	R	X
	ADULT CARE CENTER	R	X
	CATERING SERVICES	R	X
EATING AND DRINKING ESTABLISHMENTS	FAST FOOD ⁷ RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	C	X
	SIT DOWN ⁸ RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	R	X
FINANCIAL INSTITUTIONS	CONVENIENCE STORE/ GROCERY STORE (<5,000 SF)	R	X
	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES AND EV STATIONS ⁶	R	X
FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	BREWERY, BREWPUB, TASTING ROOM, DISTILLERIES, SPORTS BAR, ETC.	R	X
	ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	X
FUNERAL AND INTRIMENT SERVICES	FUNERAL HOME	C	X
HOSPITALS	OUTPATIENT SURGICAL CENTERS / URGENT CARE FACILITIES	R	X
OFFICE	BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL/CLINICS)	R	X
	COURIER SERVICES	R	X
	MASSAGE THERAPY OFFICES/CLINICS	R	X
	INDUSTRIAL SERVICE	R	X
PERSONNEL SERVICES	TEMPORARY AGENCY FACILITIES/OFFICES	R	X
	BARBERSHOPS, NAIL SALONS, ETC.	R	X
	TATTOO PARLOR	R	X
	ALL OTHER SIMILAR USES	R	X
PUBLIC LANDS, PARKS AND BUILDINGS	LIBRARY	R	X
	PUBLIC ADMINISTRATION OFFICES OR SERVICE BUILDINGS	R	X
	POLICE OR FIRE STATION	R	X
RECREATION OR AMUSEMENT FACILITIES, PRIVATE	BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	X
RELIGIOUS INSTITUTIONS	HEALTH CLUB	R	X
REPAIR SERVICES (NOT INCLUDING VEHICLES)	CHURCH OR RELIGIOUS INSTITUTION	R	X
	FLAT TOP OR FLAT TOP/MOTOR HOUSEHOLD APPLIANCE REPAIR (Outdoor Storage Prohibited)	C	X
	ALL OTHER SIMILAR USES	R	X
SELL ESTABLISHMENT	RETAIL BUSINESS STORE LESS THAN 25,000 SQUARE FT. ⁵	R	X
	RETAIL BUSINESS STORE GREATER THAN 25,000 SQUARE FT. ⁵	C	X
SCHOOLS	ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	R	X
	PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	R	X
	POST SECONDARY COLLEGES AND UNIVERSITIES	R	X
	SCHOOLS OF SPECIAL INSTRUCTION	R	X
TELECOMMUNICATIONS	RADAR AND TELEVISION BROADCASTING FACILITIES/OFFICES	C	X
	TELECOMMUNICATIONS FACILITY (FREE-STANDING)	C	X
VEHICLE/EQUIPMENT SALES AND SERVICE	AUTOMOBILE RENTALS	C	X
	AUTOMOBILE WASHING FACILITY	C	X
	SERVICE STATIONS - AUTOMOBILES (MINOR REPAIR INCLUDED)	C	X
HOSPITALITY	HOTEL OR MOTEL	R	X
	MULTI-FAMILY APARTMENTS/CONDOS	X	R
	AGE RESTRICTED MULTI-FAMILY APARTMENTS / CONDOS	X	R
	ASSISTED LIVING FACILITY / MEMORY CARE	X	R
	NURSING HOMES / SKILLED NURSING	X	R
	TOWNHOMES/ROWHOMES	X	R
RESIDENTIAL	RESIDENTIAL CLUBHOUSE	X	R

LAND USE SCHEDULE NOTES

1. ANY USES NOT LISTED WITHIN THE LAND USE SCHEDULE ARE NOT PERMITTED PER THIS PUD.
2. AGE RESTRICTED MULTI-FAMILY IS DEFINED AS A COMPLEX WITH A MINIMUM AGE REQUIREMENT, TYPICALLY 55 YEARS OR OLDER.
3. DOGGIE DAY CARE MAY INCLUDE BOARDING (AS A CONDITIONAL USE) BUT NOT BREEDING.
4. BASED UPON THE MAXIMUM USES PERMITTED BY THE ZONING, TWENTY FIVE PERCENT OF LINEAR FOOTAGE OF THE PROPERTY LOCATED ON 104TH AVENUE EXCLUDES MANDATORY SET BACKS, MUST BE UNDER VERTICAL CONSTRUCTION BEFORE FIFTY ONE PERCENT TO ONE HUNDRED PERCENT OF REQUIRED SET BACKS. THIS IS NOT A PERCENTAGE OF THE PROPERTY. THIS IS A PERCENTAGE OF ANY CONSTRUCTION REQUIRING STRUCTURAL MODIFICATION TO THE LAND BEYOND MASS GRADING TO INCLUDE CONSTRUCTION OF APPURTENANCES, ROADS, AND DETENTION NECESSARY FOR RETAIL CONSTRUCTION OF WHICH IS NOT REQUIRED FOR OTHER USES. THIS IS NOT A PERCENTAGE OF THE PROPERTY OR CONSTRUCTION.
5. RETAIL BUSINESS STORE LESS THAN OR GREATER THAN 25,000 SQUARE FEET EXCLUDES BETTING PARLOR, ADULT BOOKSTORE, PORNOGRAPHIC SHOP/ADULT STORE, BAIL BONDS BUSINESS, FLEA MARKET, JUNK YARD, NIGHTCLUB, WAREHOUSE, FUNERAL PARLOR, VEHICLES SALES/OFFICE SHOWROOM, AND MARIJUANA /THC STORE/SALES.
6. THE NUMBER OF FUEL ISLANDS WILL BE LIMITED TO THE STANDARDS SET FORTH IN THE COMMERCE CITY LAND USE DEVELOPMENT CODE. A MINIMUM OF ONE EV SPACE IS REQUIRED FOR SITES WITH 2 FUEL ISLANDS. AN ADDITIONAL FUEL ISLAND IS REQUIRED FOR EACH ADDITIONAL ISLAND UP TO A MAXIMUM OF 5 FUEL ISLANDS.
7. FAST FOOD IS DEFINED AS THE ABILITY TO ORDER FOOD IN THE DRIVE-THRU LINE.
8. SIT DOWN IS DEFINED AS MUST ORDER FOOD INSIDE, DRIVE-THRU IS FOR CALL-IN OR MOBILE ORDERS ONLY.

RETAIL BUSINESS STORES LESS THAN 25,000 SQ. FT.

Original PUD for Retail

RETAIL ESTABLISHMENTS	RETAIL BUSINESS STORE < 25,000 SQUARE FEET	R	X
	RETAIL BUSINESS STORE > 25,000 SQUARE FEET	C	X

Current PUD Retail Restrictions

RETAIL ESTABLISHMENT	CLOTHING STORE	R	X
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Proposal to Revert to Original PUD

RETAIL ESTABLISHMENT	RETAIL BUSINESS STORE LESS THAN 25,000 SQUARE FT. ⁴	R	X
	RETAIL BUSINESS STORE GREATER THAN 25,000 SQUARE FT. ⁵	C	X



Use by Right for Retail Stores Under 25,000 sq. ft.

Benefits:

- Reducing Commercial Vacancy Rates
 - High Occupancy Rates: Smaller, well-located retail centers tend to maintain higher occupancy rates by attracting a variety of tenants.
 - Adaptive Use: Can be more adaptable to market changes, quickly filling vacancies with diverse businesses to meet community needs.
- Providing Diverse Shopping Options
 - Varied Retail Choices: Offers a range of shopping options, from niche and specialty stores to essential services, meeting diverse consumer needs.
 - Promoting Local Spending: With more retail options and services available locally, residents are more likely to spend money within the community rather than traveling elsewhere. This keeps more money circulating within the local economy, supporting other local businesses.
- Job Creation
 - Generates local employment opportunities, from retail staff to service providers.

2024 Commerce City/Brighton Retail Submarket Denver - CO USA

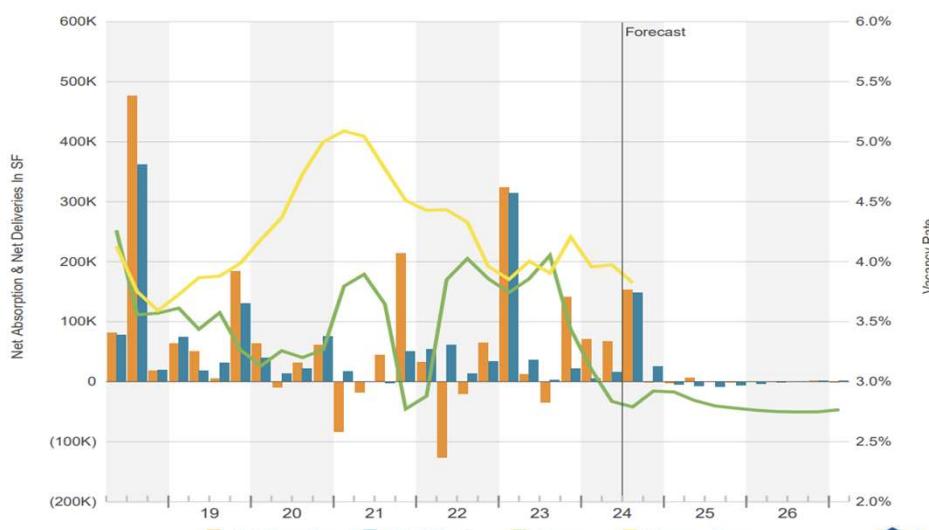
AVAILABILITY	SUBMARKET	MARKET
Market Asking Rent/SF	\$24.63 ↓	\$25.83 ↓
Vacancy Rate	3.3% ↓	3.8% ↓
Vacant SF	658K ↓	6.3M ↓
Availability Rate	3.2% ↓	4.7% ↓
Available SF Direct	611K ↓	7.5M ↓
Available SF Sublet	19.9K ↓	266K ↑
Available SF Total	631K ↓	7.8M ↓
Months on Market	14.0	10.8

DEMAND	SUBMARKET	MARKET
12 Mo Net Absorption SF	301K ↓	257K ↓
12 Mo Leased SF	373K ↓	3.1M ↑

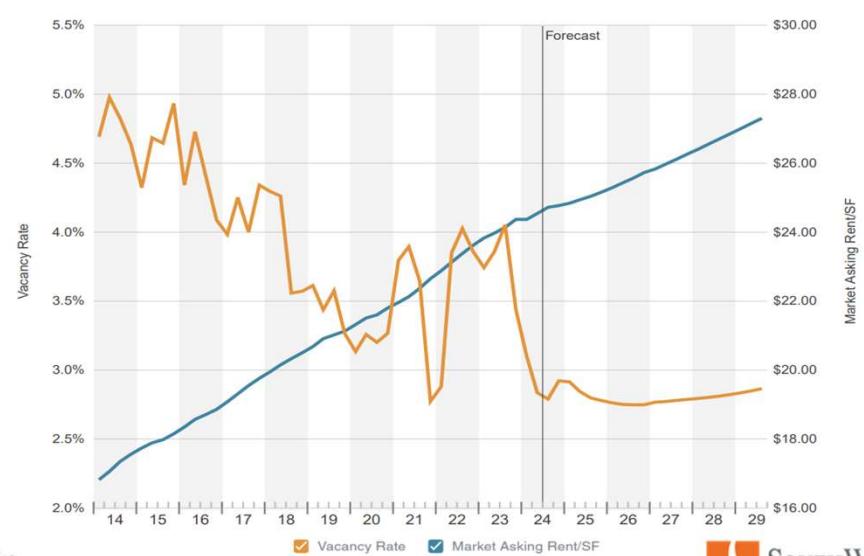
INVENTORY	SUBMARKET	MARKET
Existing Buildings	1,282 ↓	12,298 ↓
Inventory SF	19.7M ↓	166M ↓
Average Building SF	15.4K ↓	13.5K ↓
Under Construction SF	46.9K ↓	313K ↓
12 Mo Delivered SF	193K ↓	661K ↓

SALES	SUBMARKET	MARKET
12 Mo Transactions	56 ↓	375 ↓
Market Sale Price/SF	\$291 ↓	\$278 ↑
Average Market Sale Price	\$4.5M ↓	\$3.7M ↑
12 Mo Sales Volume	\$94.5M ↓	\$798M ↓
Market Cap Rate	6.1% ↓	6.3% ↓

Net Absorption, Net Deliveries & Vacancy



Vacancy & Market Asking Rent Per SF



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8/1/2024



FUEL SALES WITH EV STATIONS

Current Restrictions

FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES (5 PUMPS MAXIMUM)	C	X
	CONVENIENCE STORE/ GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	BREWERY, BREWPUB, TASTING ROOM, DISTILLERIES, ETC.	R	X
	ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	X

Proposed Change

FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE (<5,000 SF)	R	X
	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES AND EV STATIONS[®]	R	X
	CONVENIENCE STORE/ GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	BREWERY, BREWPUB, TASTING ROOM, DISTILLERIES, SPORTS BAR , ETC.	R	X

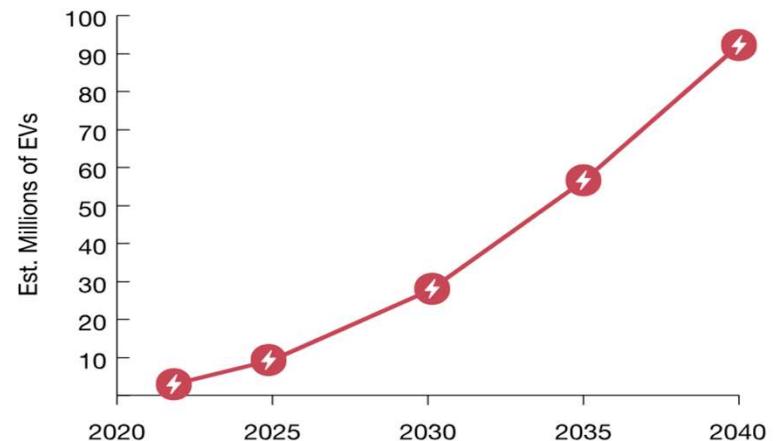
Benefits:

- Increased Foot Traffic:
 - By offering both fuel and EV charging options, the facility can attract a diverse range of customers. This increased foot traffic can benefit adjacent businesses and services, such as convenience stores or retail establishments.
- Diverse Revenue Streams:
 - Fuel Sales: The fuel pumps ensure that traditional gasoline and diesel sales continue to generate revenue, catering to current vehicle owners.
 - EV Charging: The inclusion of EV charging stations opens up new revenue opportunities from the growing number of electric vehicle owners, potentially increasing overall sales and attracting a new customers.
- Support Cleaner Energy:
 - Offering EV charging stations supports the transition to cleaner energy by making it easier for people to charge their electric vehicles. This can contribute to reducing the community's overall carbon footprint and attracting environmentally conscious consumers and businesses in the area.
 - Oil producing companies are moving towards sustainable energy.

EMBRACING SUSTAINABLE ENERGY

- The number of charge points in the US is poised to grow from about 4 million today to an estimated 35 million in 2030.
- The electric vehicle supply equipment (EVSE) market could grow from \$7 billion today to \$100 billion by 2040 at a 15% compound annual growth rate.
- The number of EVs in the US is estimated to hit 27 million by 2030 and 92 million by 2040, according to PwC's analysis.

Number of EVs in US poised to grow by nearly 10-fold through 2030



Source: PwC analysis

DRIVE-THRU FOR SIT-DOWN RESTURANTS

Current Restrictions

EATING AND DRINKING ESTABLISHMENTS	CATERING SERVICES	R	X
	RESTAURANT WITH DRIVE-THRU/UP	C	X
	RESTAURANT WITHOUT DRIVE-THRU/UP	R	X

Proposed Change

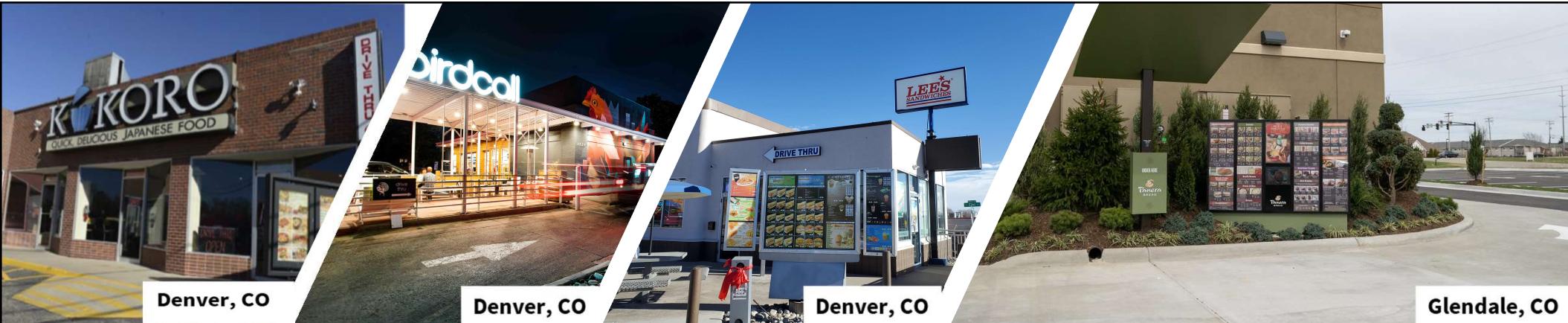
EATING AND DRINKING ESTABLISHMENTS	CATERING SERVICES	R	X
	FAST FOOD RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	C	X
	SIT DOWN RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	R	X

Allowing Drive-Thru for Sit-Down Restaurants

Benefits Post-Covid Restaurant Area:

- Increased Convenience for Residents
 - Quick Service: Allows customers to receive food without leaving their vehicles, ideal for busy or time-sensitive situations.
 - Reduced Wait Times: Efficient for customers who want a quick meal without waiting inside the restaurant.
- Boost in Local Business Revenue
 - Higher Throughput: Serves more customers per hour compared to traditional dine-in settings.
 - Impulse Purchases: Easier to encourage add-ons and upgrades with quick, convenient ordering.
- Traffic Flow and Parking Considerations
 - Improved Traffic Flow: Efficient drive-thru lanes can handle high volumes of traffic without congesting the main parking area.
 - Dedicated Drive-Thru Lane: Makes the business more accessible and appealing to both customers and potential businesses.





EXAMPLES OF DRIVE-THRU SIT-DOWN RESTURANTS IN COLORADO





SOUTHWESTERN
PROPERTY CORP

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