ONE BUCKLEY
PROJECT NARRATIVE

Use and Project Scope

The project, referred hereto as One Buckley is approximately 31.8 acres located at the northeast corner of East 120th Avenue and Buckley Road. One Buckley is currently zoned under the Cutler Farms PUD which allows for a variety of commercial uses including general offices, shops, stores, pharmacies, medical and dental offices, restaurants, banks and financial institutions, department stores, eating and drinking establishments, drive throughs, theatres, hotels and motels, wholesaling establishments, grocery stores and gasoline service stations.

The applicant is requesting an amendment to the PUD to allow for residential uses including for-sale or for-rent single family attached, detached and multifamily uses while keeping the allowed commercial and retail uses unchanged. This would enable the applicant to deliver a vibrant mixed-use project to the community.

The vision of One Buckley is to deliver a highly amenitzed mixed-use development containing retail, restaurant, commercial and residential uses. The concept plan includes a network of pedestrian paths and features including a pedestrian plaza with a fountain feature on the corner of East 120th Avenue and Buckley Road and a linear park network connecting various open space nodes, integrating both the commercial and residential experiences. Additional amenities contained in the concept plan include a Seat Wall Nook, Decorative Seating Boulders, a Firepit Feature and Tenant Patios that will enhance the experience for tenants, customers and residents.

Architectural character of the development will employ an enhanced palette of quality materials articulated with texture elements, pedestrian scaled detailing and a contemporary color scheme accented with natural elements.

Project Relation to the Comprehensive Plan

One Buckley has been designated in the Future Land Use Plan as Community Commerce Center in the Northern Range Focus Area.

The immediate Future Land Use designations surrounding the property are varied with Residential-Low to the West, Employment Campus / Business Center to the South and Open Space to the North and East. One Buckley will be a mixed-use project that would blend all of the surrounding Land Uses to a singular development.

Per Commerce City's Comprehensive Plan, One Buckley has been designated in the Future Land Use Plan as Community Commercial Center in the Northern Range Focus Area.

The "C3 Vision Plan recommends "centers" as places of focused economic and societal activity for the community, developed at different scales according to their location and focus. Planning and design of

centers should be designed according to the following principles: High-Quality Design, Mix of Complementary Uses, High-Quality Pedestrian and Bicycle Environment, Connect Transportation Network and Transition from and Connected to Surrounding Areas."

High-Quality Design- One Buckley will be a high amenity mix-use development with pedestrian plazas, linear parks, a fountain feature and development that commands high architectural and landscape design standards.

Mix of Complementary Uses - One Buckley is a mixed-use development by design. Future residents within the development along with residents in the surrounding area will benefit from the retail, restaurant and commercial uses throughout the development. Conversely, the commercial uses will benefit by a built in population and employment base.

High-Quality Pedestrian and Bicycle Environment- One Buckley will be pedestrian and bicycle friendly with an internal street network and walkable pedestrian plazas. Please see the pedestrian / bicycle map attached.

Connected Transportation Network- Within the development is a well-thought street network that promotes connectivity within One Buckley while blending the retail, commercial and residential uses through a series of pedestrian plazas, walkable streets and a linear park.

Transition from and Connected to Surrounding Areas - - Conveniently located at the northeast corner of East 120th Avenue and Buckley Road and direct access to E-470 via 120th Avenue, One Buckley benefits from a highly trafficked and visible intersection. The applicant and considered the future Right of Way dedication in their planning process. The retail and commercial uses front the roads whereas the residential uses are located in the rear of the development.

Community Commercial Center is described in the Commerce City Comprehensive Plan as follows:

"Community Commercial Centers provide the opportunity for retail and services that serve multiple nearby neighborhoods and day-to-day needs. They typically contain an anchor, such as a grocery store. Some, but not all, will include a mix of uses within or nearby, including high-density housing."

There are seven Community Center Design Criteria as described in the Commerce City Comprehensive Plan. Below are the criteria and a description of how it relates to One Buckley:

Community Center Design Criteria	**Relation to One Buckley**
1. Include a mix of uses.	The concept plan for One Buckley contains a mix of commercial, retail and residential uses.
2. Orient building fronts to the street	Commercial and retail uses are oriented to front East 120th Avenue and Buckley Road.
3. Cluster buildings around shared plazas or a "main street" for public gathering.	The concept plan for One Buckley has numerous Pedestrian Plazas and open spaces to accommodate public gatherings. Please see the attached plan.

4. Distribute parking to the sides and rear where possible.	The majority of the parking for the commercial and retail uses is located on the "interior" of the designated areas, away from the road frontage. Parking for the residential uses will be contained within their own uses with additional parking serviced by the interior roads.
5. Screen maintenance and service areas and utilities.	Maintenance, service areas and utilities will be screened for the retail and commercial uses.
6. Incorporate features such as towers or arbors for visual interest and use 4-sided architecture.	Visual interests such as pedestrian plazas with tenant patios, open spaces, linear parks and a fountain feature are located throughout One Buckley.
7. Incorporate transit stops and access, where appropriate.	One Buckley plans for traffic signals to accommodate access on 120th Avenue and Buckley Road. An additional right-in/right out access point is planned on 120th Avenue.

Transportation, Services and Facilities

One Buckley is located on the Northeast corner of 120th Avenue and Buckley Road. It has direct access to E-470 via 120th Avenue eastbound. In the accompanying memorandum prepared by Felsburg Holt & Ullevig, the results of the short-term planning horizon will help inform the initial phase of improvements along the adjacent roads prior to their ultimate widening as identified in the City's long-term transportation plan. Given the results of the traffic analysis, the following describe the disposition and needs of each adjacent intersection given short-term traffic demands, prior to the roadways being fully widened.

Buckley Road / 120th Avenue (currently signalized)- Widen the southbound approach to include: Dual 300 foot left turn lanes and a separate 275 foot right turn lane. Extend the length of the westbound right turn lane to 375 feet in length. Extend the eastbound left turn lane to 325 in length.

Buckley Road/Full Movement Site Access- Install a traffic signal. Construct a southbound center left turn lane. According to city standards, this lane would need to be 235 feet long plus a 222 foot lead-in taper. Construct a northbound right turn lane. According to city standards, this would need to be 185 feet long plus a 222 foot lead-in taper.

120th Avenue/Full Movement Site Access- Install a signal; plan for the signal to expand and serve future development on the south side of 120th Avenue. Construct an eastbound center left turn lane. According to city standards, this lane would need to be 360 feet long plus a 222 foot lead-in taper. Construct a westbound right turn lane. According to city standards, this would need to be 185 feet long plus a 222 foot lead-in taper.

120th Avenue/Right-in Right-out Site Access- Construct a westbound right turn lane. According to city standards, this would need to be 185 feet long plus a 222 foot lead-in taper. Construct a westbound right-turn acceleration lane. According to city standards, this would need to be 730 feet long which

includes a 222-foot taper. For this case, the auxiliary lane should lead into the westbound right-turn deceleration lane at Buckley Road.

This should inform the initial design of the site accesses as well as the 120th Avenue/Buckley Road intersection. Long-term improvements will be woven in the ultimate widening plans for both 120th Avenue and Buckley Road, and this will be addressed in the formal traffic impact study.