

February 10 , 2021

Mr. Harry Brennan
City of Commerce City
 Community Development
 7887 E. 60th Ave.
 Commerce City, CO 80022

Murray Farms PUD Concept Schematic

Dear Mr. Brennan,

On behalf of the applicants, Karis Cold and Cypress Equity Investments, we are pleased to submit this Planned Unit Development (PUD) Concept Schematic for a new multiple-use development on the previous Murray Farms property in Commerce City. This narrative is intended to describe the vision for this PUD Concept Schematic application for a portion of the Murray Farms property. It is envisioned that the remaining portions of the property, not included as part of this application, will be processed as part of a future Final Plat under existing zoning.

Project Location

The proposed multi-use development is located on a portion of the approximately 153-acre Murray Farms property, which is currently used for agriculture and located to the southeast of the intersection of E. 112th Avenue and Havana Street. To the north of the site across East 112th Avenue is River Run, a residential community of single-family detached homes. To the northeast of the Murray Farms property is the South Adams County Fire Station 7. The River Oaks residential community of single-family detached homes is located to the east of the property. Industrial developments lie to the south and west of the site. This application is for 92.5 acres of the Murray Farms property (Figure 1).

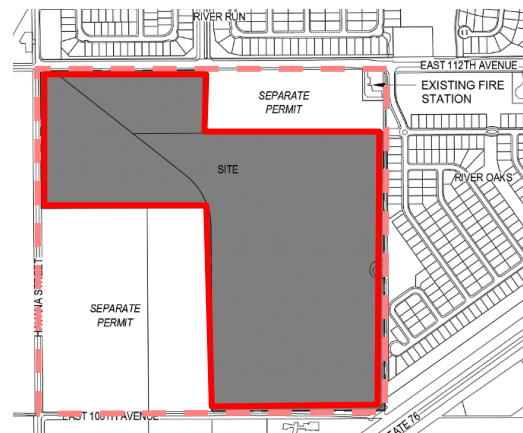


Figure 1: Project Location

Project Concept Description

This application is intended to slightly modify the existing zoning configuration of part of the overall property to better serve development and market demand. The overall Murray Farms property is currently proposing regional commercial/retail, mixed residential, and mixed industrial and is consistent with the intent of the Commerce City C3 Vision Plan. The Commerce City C3 Plan designates the land uses for this application's portion of the property as medium residential, commercial, and general industrial (Figure 2). This PUD Concept Schematic proposes a thoughtful mix of regional commercial/retail, mixed residential, light industrial, and park & open space land uses. A medium industrial development in the southwest corner of the original property and a multi-family development in the northeast corner will be developed by separate application under existing zoning.

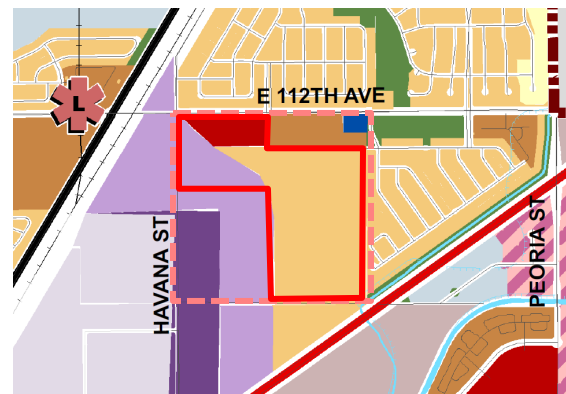


Figure 2: Commerce City C3 Future Land Use Plan - North Range

In general, the site will use transitional site planning to create a harmonious gradation of intensity between residential uses to the east and north and industrial land uses to the south and west.

To do this, residential uses will generally be located within the eastern portion of the site, adjacent to the existing River Oaks community. PA-3 will house a medium-density residential community consisting of a variety of housing types. The northern part of Planning area 3 will be designated as a single-family residential for sale neighborhood, while the southern part of the planning area 3 will consist of single-family for rent products, such as cottages and townhomes. Although the homes proposed live similar to a traditional single-family home they will be owned and operated by one entity, consistent with more traditional multi-family developments.

Homes may be arranged in walkable blocks or clusters, accessed by a network of private drives. Pedestrian circulation will be provided through integrated open spaces and park connecting out to the larger trail network(s). In addition, private amenities such as parks and/or a recreation center will be provided for residents.

These neighborhoods are strategically placed to meet the intentions of the Commerce City C3 Plan, providing a variety of housing types to fit a multitude of lifestyles, and establish a gradation of intensity between existing residential and proposed industrial land uses. A maximum density of 12 du/ac is proposed to allow market flexibility.

Industrial uses generally align with the current zoning designation within the Commerce City C3 Plan. These uses will be located west of the proposed residential uses and south of proposed commercial/retail uses. Flex-Industrial areas within the Murray Farms PUD Concept Schematic may include a mix of office and employment, retail, warehouse, research and development, Light industrial, medical, and distribution-type uses. Industrial, production, and distribution style-uses are encouraged to contain office structures that help serve the main industrial function of the specific site and promote employment opportunities for the community. In addition to aligning uses with the goals of the Commerce City C3 plan, all industrial sites will include enhanced architectural facades to match future retail in the area as well as fronting adjacent streets with internal rear parking that will be shielded wherever possible to avoid potential nuisances with adjacent non-industrial uses.

To provide maximum opportunity for day-to-day community benefit, the arterial intersection of 112th Avenue and Havana will be anchored by commercial, retail, and or office uses. The Commerce City C3 plan designates a Local Commercial Center at US Highway 85 and 112th Avenue intersection; however, there is not a designated commercial location there. The commercial designation located on this site is closest to the identified Local Commercial Center. The uses in this location will benefit from the proximity to the US Highway 85 and 112th Avenue intersection. The future layout of the site will propose the placing of buildings adjacent to the E. 112th in order to attract additional customers to the area. The proposed parking area for the commercial site will be located in the rear of the building in order to encourage more pedestrian traffic from the surrounding neighborhoods. Uses within this area may include office, retail, service, personal storage, fuel sales, convenience/grocery stores, or food and beverage establishments.

Open space, trails, and required parks located throughout the development will offer local community amenities to residents. Internal open space areas within the development will provide pedestrian connections to future residents of the area. Furthermore, the proposed open space will provide connectivity options to the east of the site to a proposed landscape buffer between the single-family neighborhood and the existing River Oaks community. This buffer may connect to future park locations within residential use areas. This location for park and open space use will help serve residential components of the overall concept. Additional pedestrian connections on the east of the site will be intended to provide additional buffering from any future industrial projects taking place west of the site. Specific information regarding programming, size, and location of the park(s) will be determined with a future land use application.

Each planning area is encouraged to generally provide on-site detention and/or water quality. These ponds shall be generally located near the northwestern portion of the planning area and should be integrated into the site design when possible.

Circulation

This PUD Concept Schematic will utilize a general grid layout to help facilitate efficient land use and spatial navigation. Access will be provided along 112th Avenue, Havana Street, and 108th Avenue. A main north-south street will be used as the spine of the PUD and entire Murray Farms site. This north-south street will connect 112th Avenue and 108th Avenue. Two intersecting east-west streets will be used to connect uses to the main north-south street and further west to Havana Street. Additional local or private streets may be used internal to the proposed planning areas to facilitate additional internal circulation.

Site Strengths

The site's location and agricultural heritage are strengths to this PUD Concept Schematic's planned future uses. The site's proximity to US Highway 85 and frontage along 112th Avenue will help serve all planned uses. Residents, commercial users, and business employees will benefit from the ease of access to and from the site. The existing agricultural use of the site has benefited from its connection to the community. The proposed community plans to continue this connection by providing resources to the community through, local jobs, retail opportunities, and housing. The previous agricultural use also helped initially grade the site and direct stormwater, which will help ease design and development.

Site Challenges

The site is surrounded by residential and industrial uses and will create a unique challenge for transitioning the site's land uses and densities. Strategic site planning will need to be used to establish a harmonious site relationship and fulfil the general role of this site within the overall Commerce City C3 Plan. In addition, an existing drainage/agricultural ditch will need to be rerouted to better align with proposed land uses. This water conveyance network is a continuation from the industrial development to the south.

Phasing

Phasing of this development will be dependent on then-current market demands and available infrastructure.

As you review, please let us know if you have any questions or if you need additional information. We look forward to working with the City's team as this application proceeds through the review process.

Regards,



Samantha Pollmiller
Norris Design