

MILE HIGH GREYHOUND PARK

DESIGN STANDARDS AND GUIDELINES ADDENDUM #1

Prepared By:

Commerce City Planning Staff

HOK Studio

These Design Standards and Guidelines, including Addendum
#1, are officially approved by the Director of Community
Development.

Approved by: _____

Community Development Director

Date: _____

10/8/01



1.0 INTRODUCTION AND GENERAL REQUIREMENTS

1.1 PURPOSE OF THIS DOCUMENT

This addendum has been submitted to update and further refine the layout and placement of buildings and uses in the commercial and institutional Parcels A and B and provide the flexibility to maximize the use of the land and provide the best design and layout possible based on the attached HOK study. No other changes are proposed to the associated design standards as a part of this addendum.

1.2 APPLICABILITY

This addendum forms a part of the Mile High Greyhound Park Design Standards and Guidelines and modifies the current edition, effected date of the Director's signature on the approval page. Projects beginning design after the effective date of Addendum #1 shall be reviewed relative to compliance with these requirements. Compliance requirements for projects which began prior to the effective date of this Addendum shall be reviewed with the previous Standards and Guidelines.

1.3 ADMINISTRATION & AMENDMENT

The proposed addendum #1 has been reviewed based on the following criteria below (found in Section 2 of the current standards) and found to be in conformance with those criteria. The City has suggested and made these changes. The process for addendums is copied below from Section 2:

The DRC, City, CCURA, and any property owner in the MHGP may review and suggest an approval for an amendment to the Mile High Greyhound Park Design Standards and Guidelines. Final approval for any modifications to This Document shall be given only by the Community Development Director of Commerce City. All amendments shall be reviewed and approved based on the following criteria:

- Is consistent with the overall intent of the Design Standards and Guidelines, City's Comprehensive Plan, and Project Intent of the development;
- Is consistent with the provisions outlined in the most recently approved PUD zoning for the property;
- Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;
- Will not have a substantial adverse effect on the immediate area;
- Will not have a substantial adverse effect on the future development of the area; and
- Will promote the public health, safety, and general welfare of the people of the city.

1.4 ZONING

The site is zoned PUD. Please refer to the MHGP PUD Zone Document and the subsequent amendment for the most recent approved land uses, bulk standards, and related requirements.

2.0 SITE REQUIREMENTS

2.1 HOK STUDY AND SITE LAYOUT

The CCURA recently conducted a scenario planning exercise with HOK, a global design, architecture, engineering and planning firm, to evaluate the possible layout of Parcels A and B on the MHGP property. It was determined that additional flexibility on locating uses on either Parcel A or Parcel B was desirable in order to achieve the best design outcome possible.

For example, under the previous zoning and design standards, a hotel use might prefer to locate next to the proposed anchor institutional use, however a hotel is not an allowed use on the institutional Parcel A and the institutional anchor is not an allowed use Parcel B. The zoning amendment and related HOK study creates the fluidity to allow for these land uses to locate in the most logical areas of these parcels to build strong uses.

Please see the following pages for the HOK study, including the proposed preferred layout for both Parcels A and B.

Intent

Parcels 'A' & 'B' Guiding Principles:

1. Create a flexible development that fosters walkable, pedestrian environments.
2. Provide a variety of commercial and retail development opportunities
3. Create a community destination with a unique sense of place.
4. Transition scale of development appropriately towards site boundaries.

Design Guidelines and Objectives

1. The proposed E. 63rd Avenue creates a central Main Street for the District lined with a hotel, ground floor retail with professional office above, an entertainment/restaurant concept and a central plaza.
2. The central plaza is flanked by a two-story mixed use/institutional building that serves as an iconic anchor for the development.
3. The mixed use/institutional building is envisioned to host a variety of civic users from a culinary educational school to a historical museum to service organizations such as the Chamber of Commerce.
4. The central plaza serves as the focal piece for the development creating a walkable district in all directions.
5. The north-south axis is anchored by a conference center along E. 64th Avenue and the potential for an institutional user to expand to the south depending on market conditions.
6. Retail occupies the 100% visibility corner at E. 62nd Avenue and Highway 2, building upon the critical mass of retail already established on the south side of E. 62nd Avenue.
7. While the front entrances are located along the main streets, adequate parking is tucked behind the buildings, central to all uses.
8. Finally, the Central Plaza ties directly into the east-west green space within the residential district, as well as the multi-use trail that surrounds the development on all sides.
9. Stormwater ponds are located along the trail, which double as an amenity for the district.
10. Capitalizing on views to the west, ample open space, and a variety of uses and users, the west parcels of Mile High Greyhound Park will be not only a walkable complement to the new residential neighborhood, but a unique destination for the entire community of Commerce City.
11. The HOK study, including the proposed layout (Pages 47 through 49 of these guidelines), is considered the preferred layout for future development. See attached figures for layout of Parcels A and B. All developments in these parcels will need to include a written narrative of how they intend to comply with objectives of this design framework, or deviate from these guidelines.

2.2 CENTRAL PLAZA VISUAL CORRIDOR

Intent

It is critical that the residential area, along with the associated Central Park flow naturally into the non-residential areas of the overall development. In particular, there must be a clear visual connection, flow, and continuity between the various areas of the development. The non-residential areas of Parcels A and B must not block the visual entryway into the residential development, allowing visitors and residents to enter further into the site.

Design Standards

1. The area identified as the Central Plaza in the HOK MHGP Urban Planning Study Dated 05/18/2021 shall be located generally between Elm Street to the East, E. 63rd Avenue to the North, and extend from this intersection approximately 85 feet to the south and 120 feet to the west at a minimum. Any proposed Central Plaza structure/pavilion shall be designed with a primary structure height restriction of 20' and any perimeter or wall structure shall provide visual transparency to a minimum of 50 percent of the surface area to maintain and promote visual connection to the larger development.
2. While the visual transparency mentioned above must be held firm at the location of Elm Street and E. 63rd Avenue, flexibility of design that encourages social interaction, outdoor enjoyment, community activity through active or passive programming may be allowed. Any alternative designs will need to include a specific description of how the proposed development achieves the social interaction, outdoor enjoyment, and community activity mentioned above.



MILE HIGH GREYHOUND PARK: URBAN PLANNING STUDY

CITY OF COMMERCE CITY, COLORADO

PARCELS 'A' & 'B' URBAN PLANNING STUDY - FINAL DELIVERABLE
MAY 18, 2021

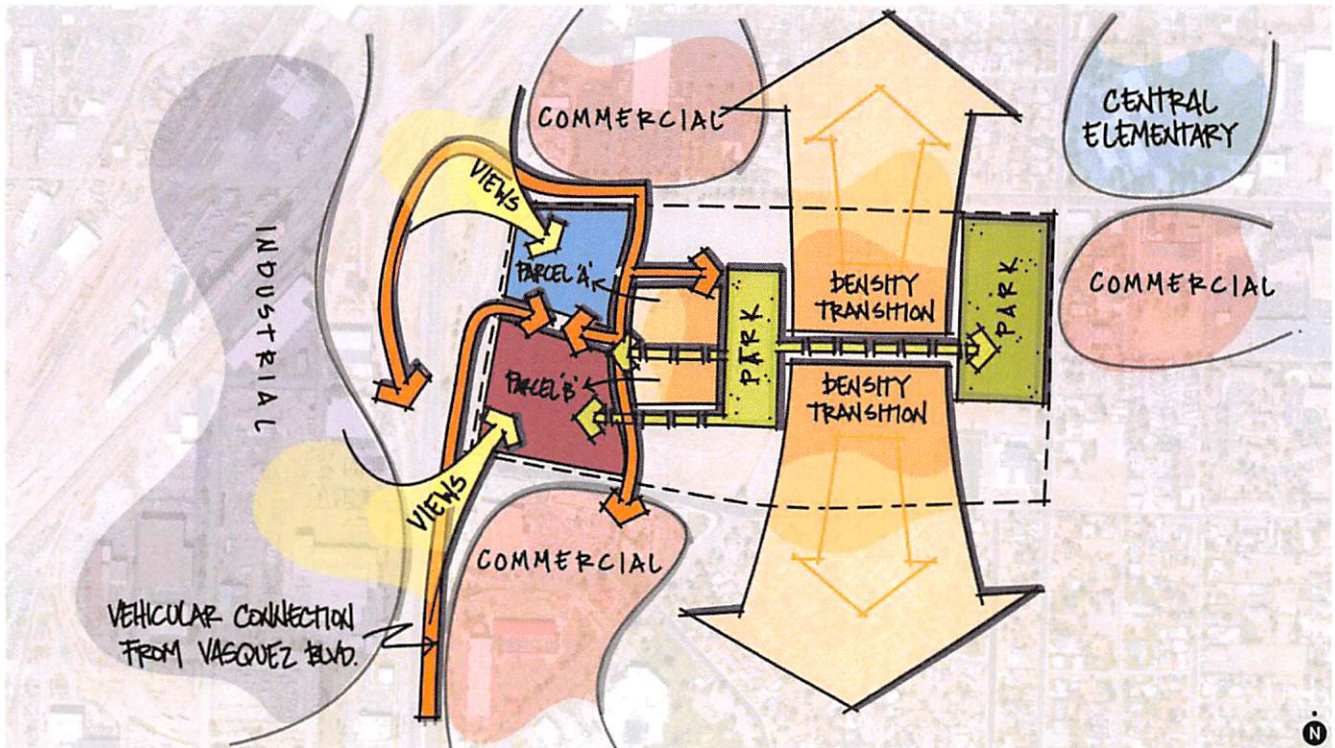




PROJECT VISION:

The vision for the remaining parcels of Mile High Greyhound Park (MHGP) is to create a unique, high quality, mixed-use environment in Commerce City. The west side of MHGP will create an activity node by serving not only the surrounding neighborhoods, but also creating a higher-density mixed-use new regional center and community destination for Commerce City. The district will include a distinct combination of employment, education, retail, civic amenities, and open space.

The vision for the west side evolved from the overall vision for the Mile High Greyhound Site rooted in Commerce City's Comprehensive Plan. The west side will contain a unique combination of institutional, hotel, commercial, retail, and civic uses that are designed to function in an integrated way. The vision also completes a robust open space system that connect the multifamily green space to both trails and a civic plaza, creating a unified network and sense of place in the heart of the development.



Parcels 'A' & 'B' Guiding Principles:

1. Create a flexible development that fosters walkable, pedestrian environments.
2. Provide a variety of commercial and retail development opportunities
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MASTER PLAN ILLUSTRATIVE

PROJECT DESCRIPTION:

The proposed 63rd Avenue creates a central Main Street for the District lined with a hotel, ground floor retail with professional office above, an entertainment/restaurant concept and a central plaza. The central plaza is flanked by a two-story mixed use/institutional building that serves as an iconic anchor for the development. The mixed use/institutional building is envisioned to host a variety of civic users from a culinary educational school to a historical museum to service organizations such as the Chamber of Commerce. The central plaza serves as the focal piece for the development creating a walkable district in all directions. The north-south axis is anchored by a conference center along 64th Avenue and the potential for an institutional user to expand to the south depending on market conditions.

Retail occupies the 100% visibility corner at 62nd Avenue and Highway 2, building upon the critical mass of retail already established on the south side of 62nd Avenue. While the front entrances are located along the main streets, adequate parking is tucked behind the buildings, central to all uses. Finally, the Central Plaza ties directly into the east-west greenspace within the residential district, as well as the multi-use trail that surrounds the development on all sides. Stormwater ponds are located along the trail which double as an amenity for the district. Capitalizing on views to the west, ample open space, and a variety of uses and users, the west parcels of Mile High Greyhound Park will be not only a walkable complement to the new residential neighborhood, but a unique destination for the entire community of Commerce City.



MASTER DEVELOPMENT SUMMARY

CONCEPTUAL PROGRAM DATA:
 Multi-Use Institutional: +/- 60,000 SF (30,000 SF, Two Levels)
 Required Vehicular Parking: +/- 150 Stalls (1/400 SF)

Potential Conference Center: +/- 24,000 SF
 Required Vehicular Parking: +/- 480 Stalls (1/50 GSF)

Hotel: +/- 122 Keys (Four Levels)
 Required Vehicular Parking: +/- 125 Stalls (Developer directed)

Retail: +/- 43,000 SF (Inline, Pad)
 Required Vehicular Parking: +/- 144 Stalls (1/300 SF)

Office: +/- 10,000 SF (Second Level of retail bar north of Hotel)
 Required Vehicular Parking: +/- 25 Stalls (1/400 SF)

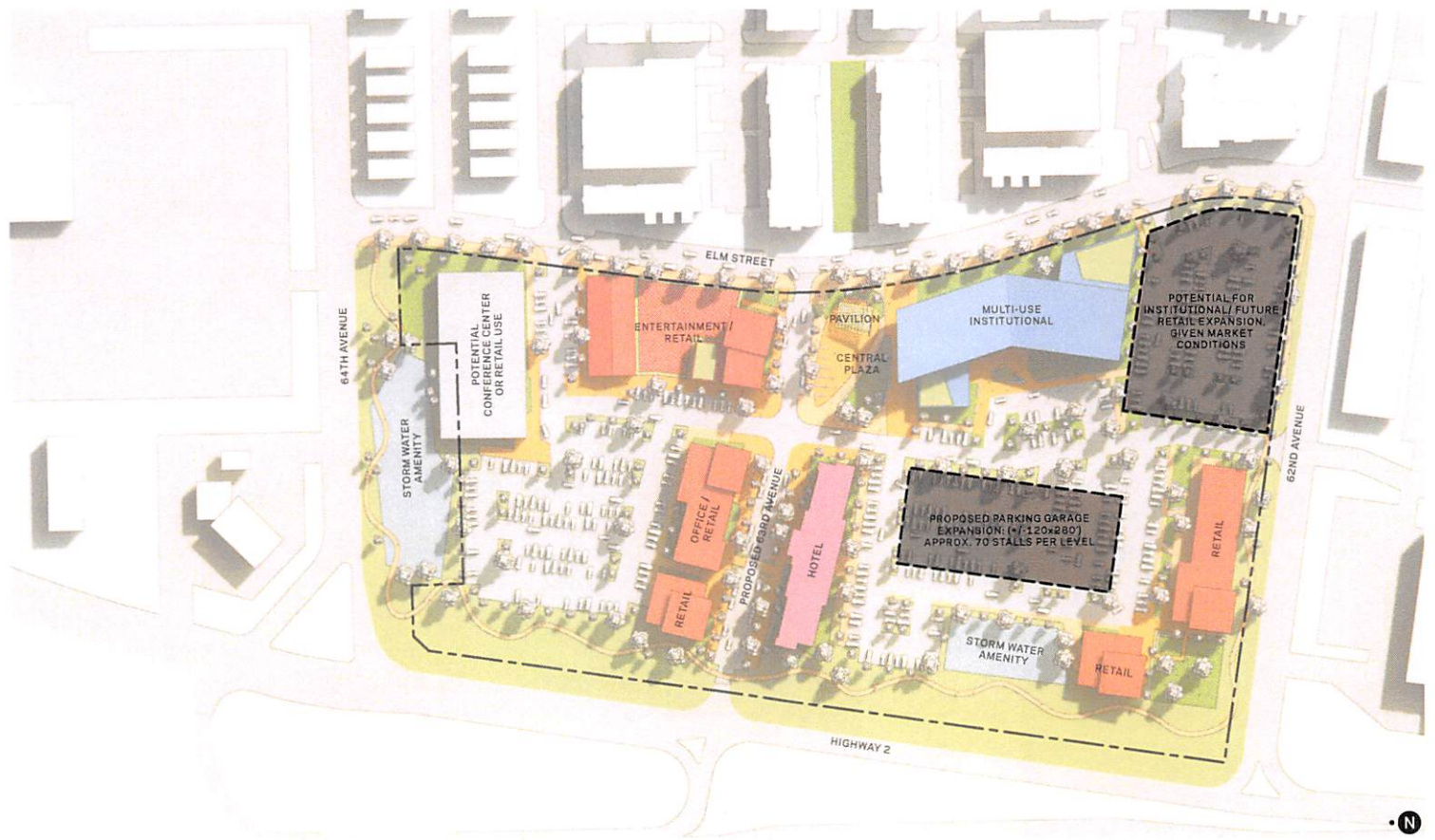
Total Vehicular Parking Required: +/- 924 Stalls
Total Vehicular Parking Provided: +/- 672 Stalls (Includes on-street Parking)



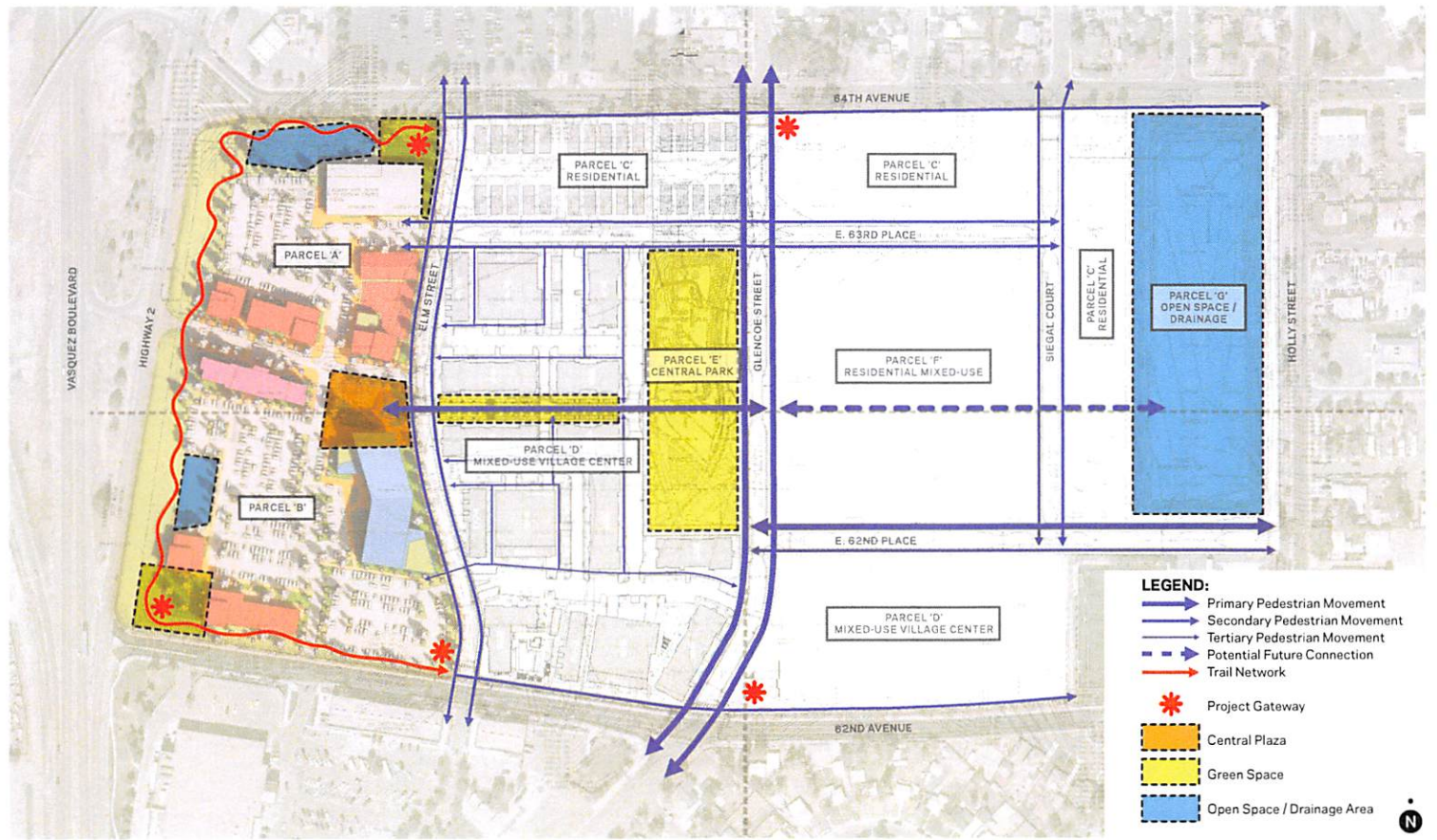
PARCEL & PARKING INFORMATION

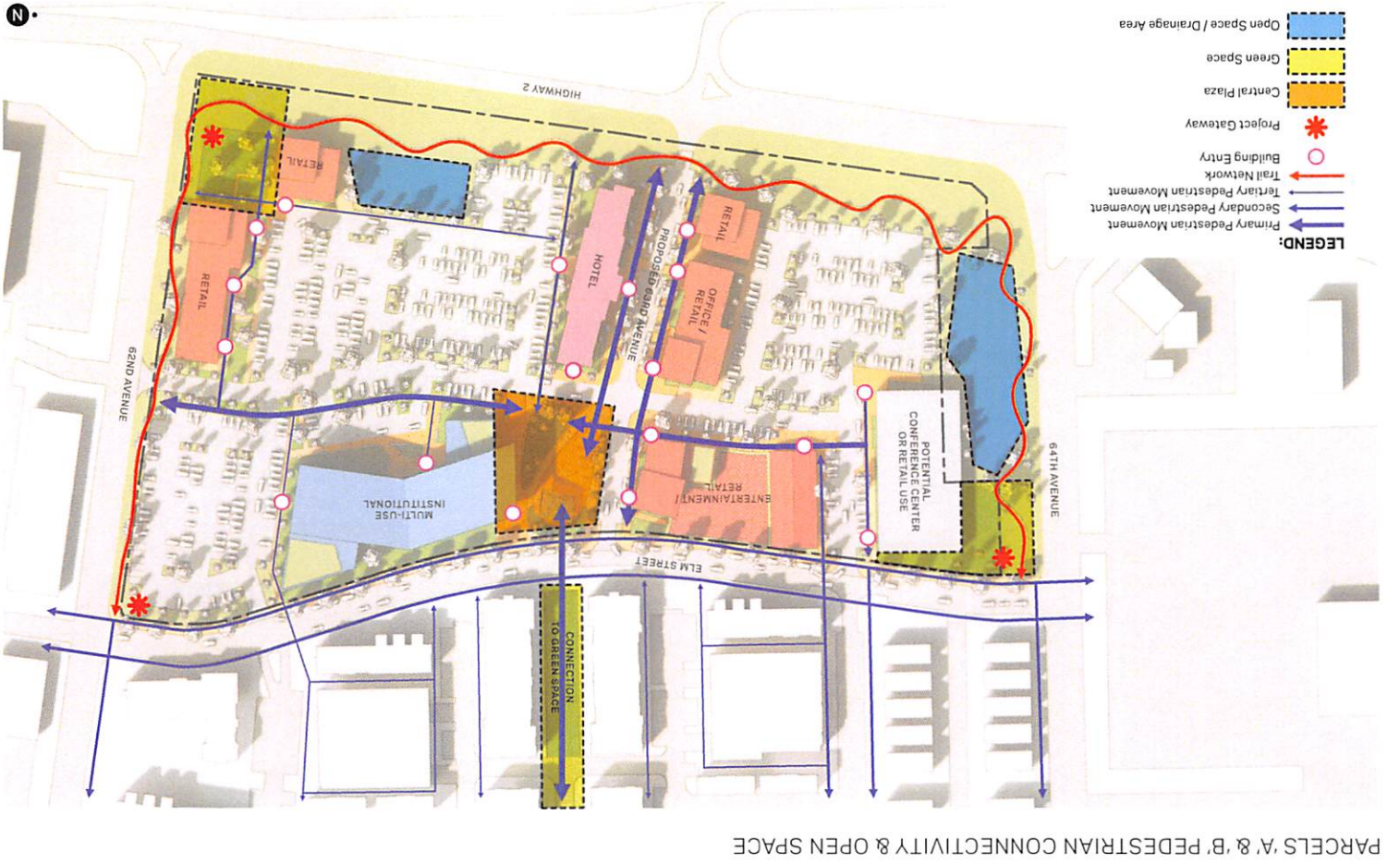


FUTURE FLEXIBLE BUILD-OUT OPPORTUNITIES

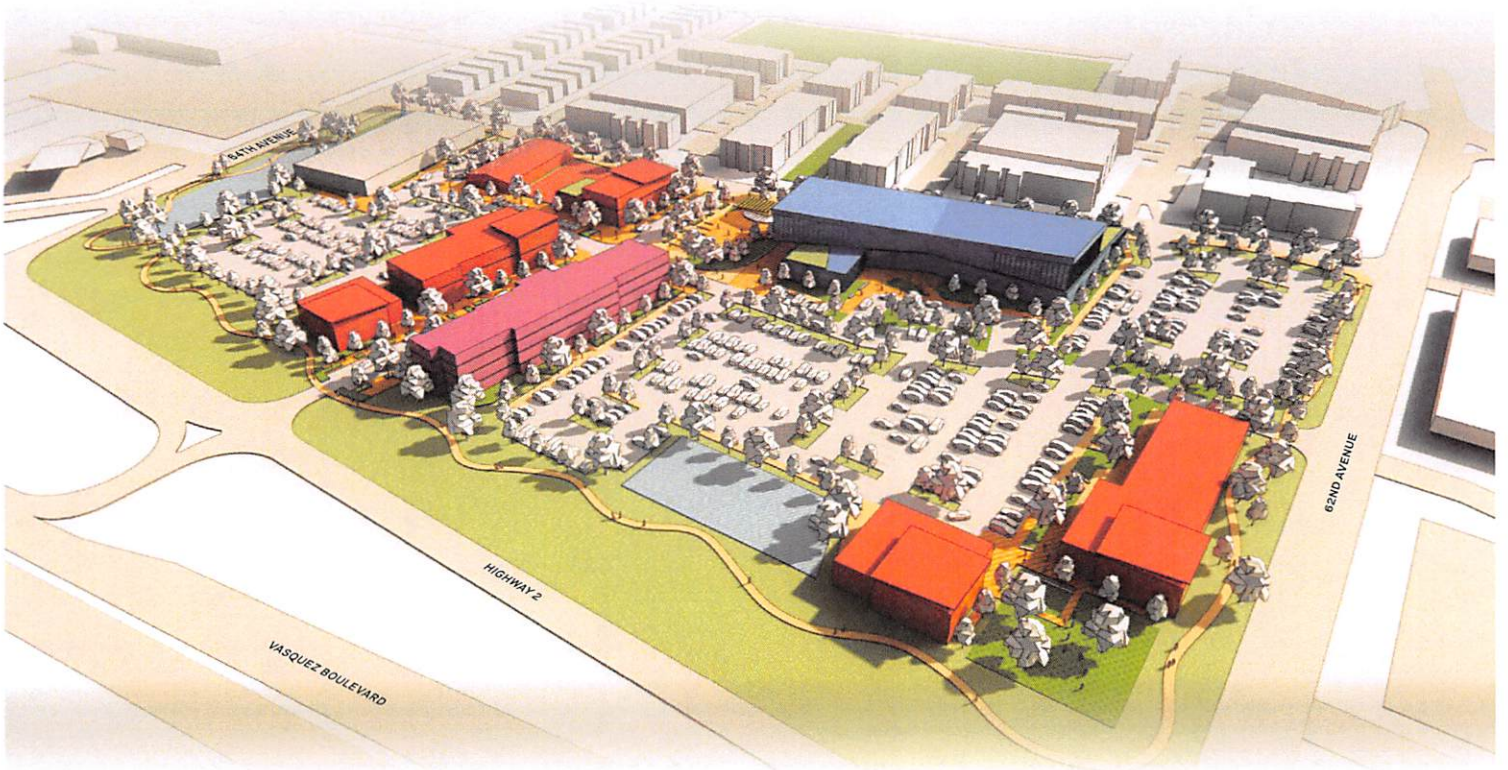


MASTER PLAN PEDESTRIAN CONNECTIVITY & OPEN SPACE





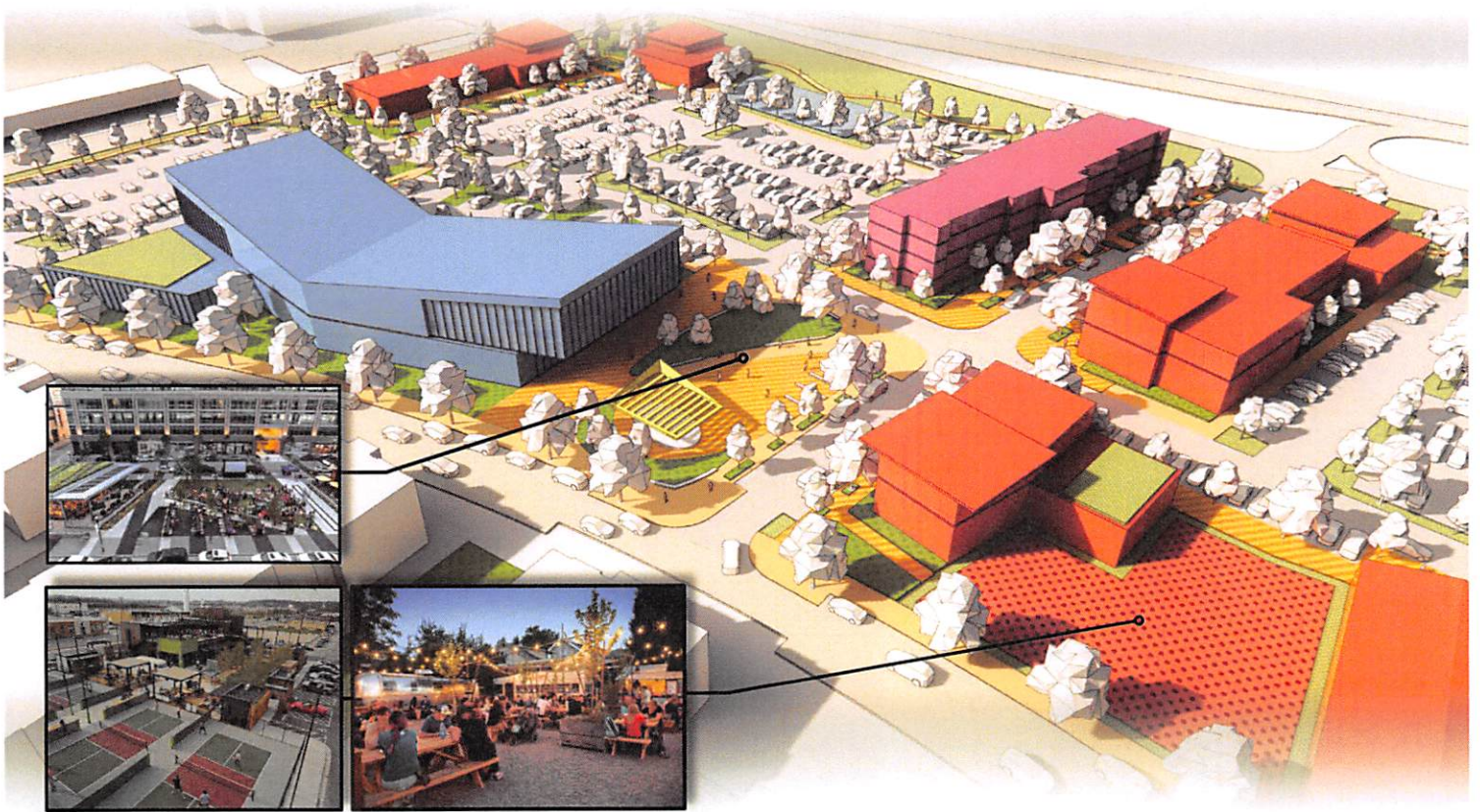
AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



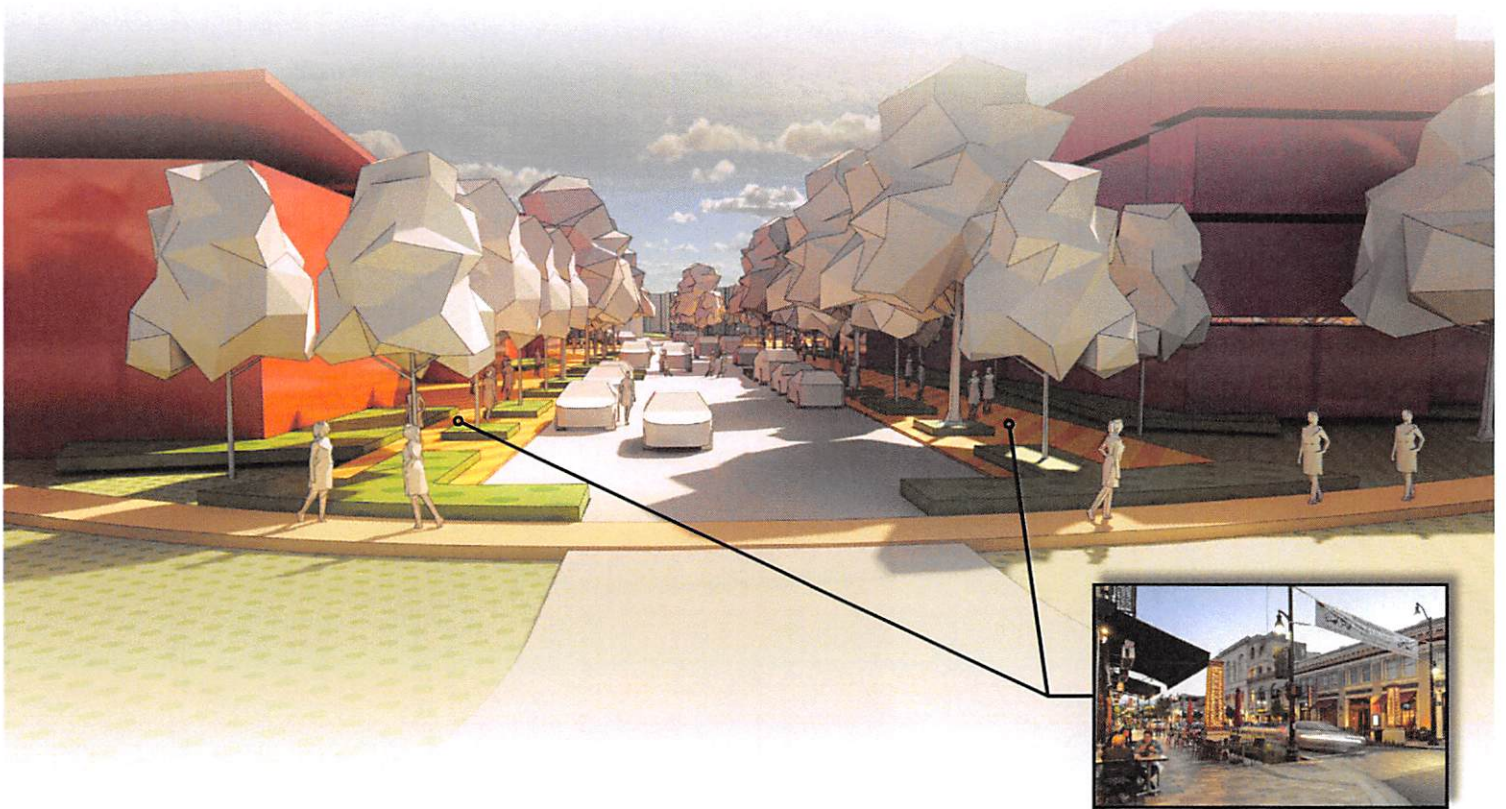
AERIAL VIEW LOOKING SOUTHWEST AT CENTRAL PLAZA



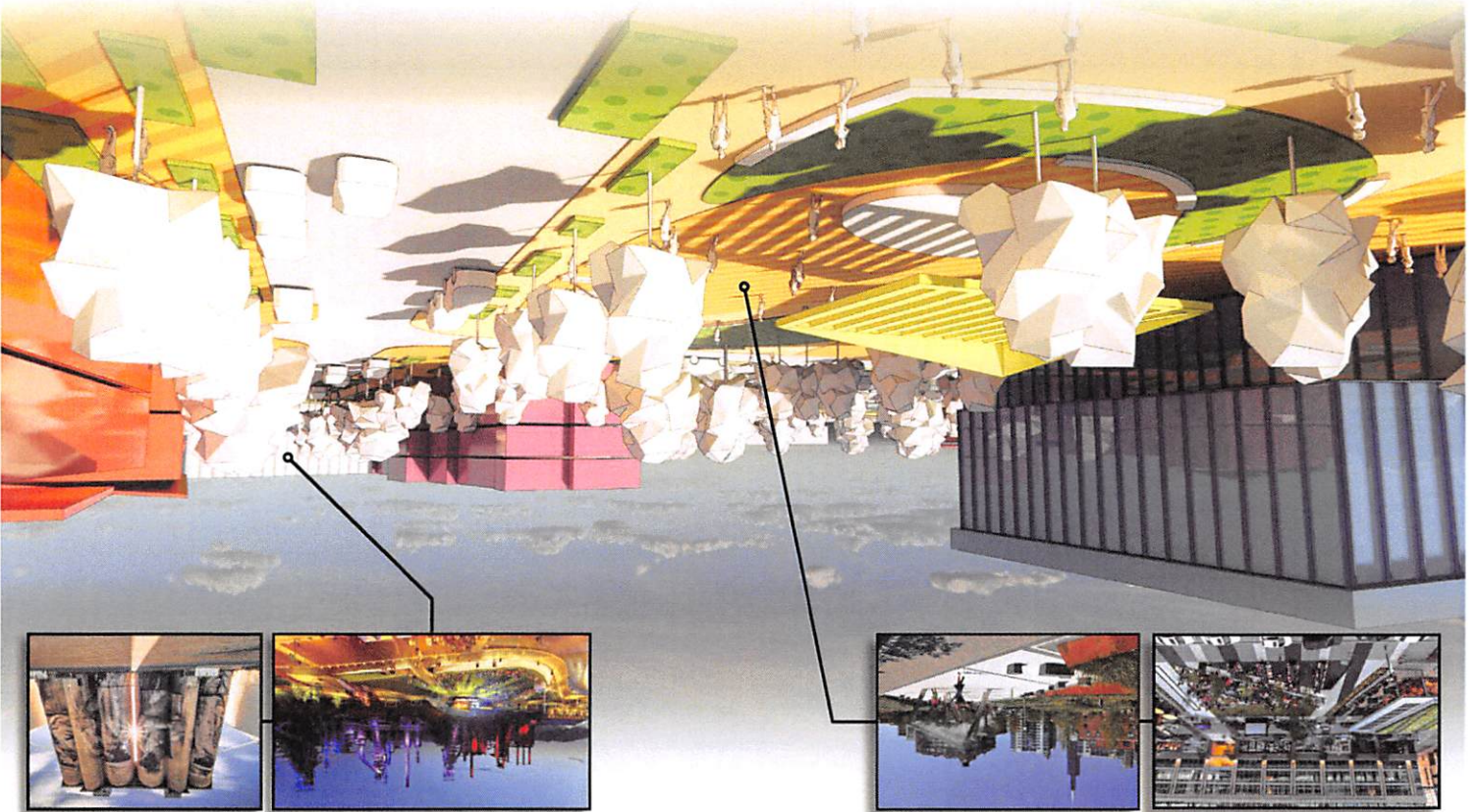
AERIAL VIEW LOOKING NORTHWEST AT MULTI-USE INSTITUTIONAL BUILDING



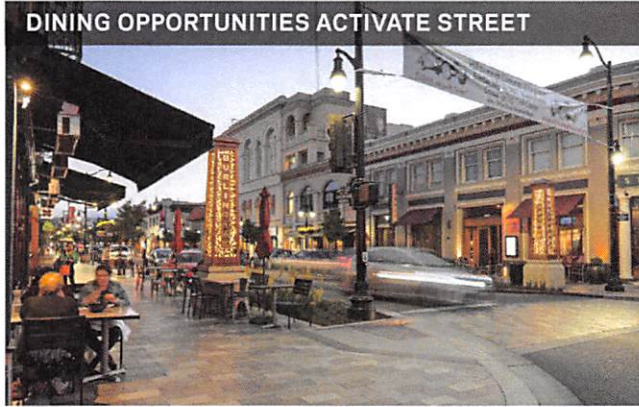
STREET VIEW LOOKING EAST AT PROPOSED 63RD AVENUE



STREET VIEW LOOKING WEST AT PROPOSED 63RD AVENUE & ELM STREET



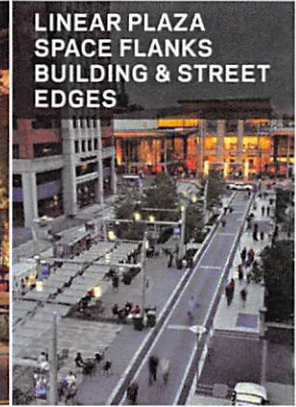
PRECEDENT EXAMPLES - CENTRAL PLAZA + STREETScape



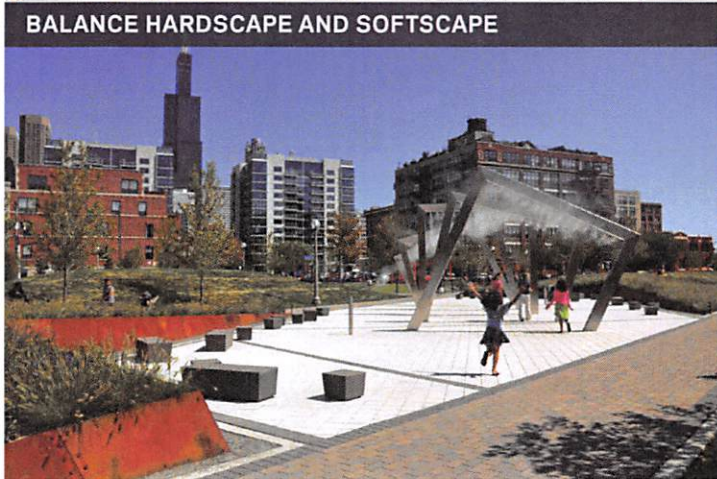
DINING OPPORTUNITIES ACTIVATE STREET



ACTIVE PEDESTRIAN SPACE ADJACENT TO STREET EDGE



LINEAR PLAZA SPACE FLANKS BUILDING & STREET EDGES

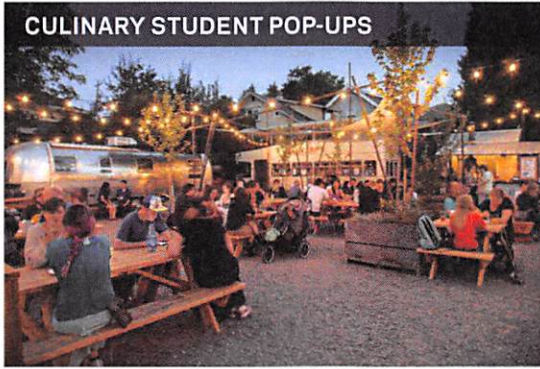


BALANCE HARDSCAPE AND SOFTSCAPE



DEVELOP SPACE ADAPTABLE FOR LARGE AND SMALL GATHERINGS

PRECEDENT EXAMPLES - ENTERTAINMENT



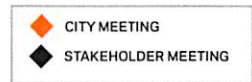
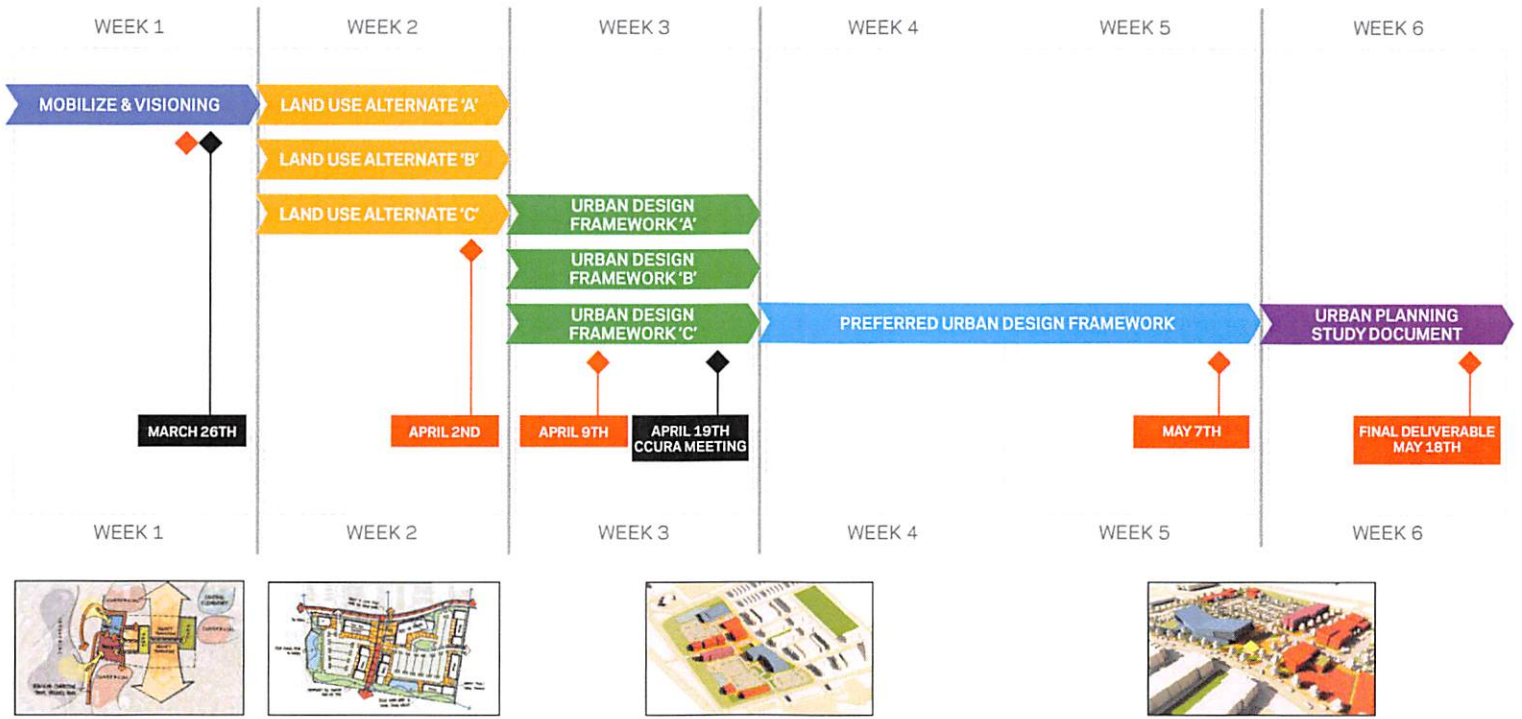


appendix

STAKEHOLDER VISIONING SESSION
MARCH 26, 2021



PROJECT SCHEDULE



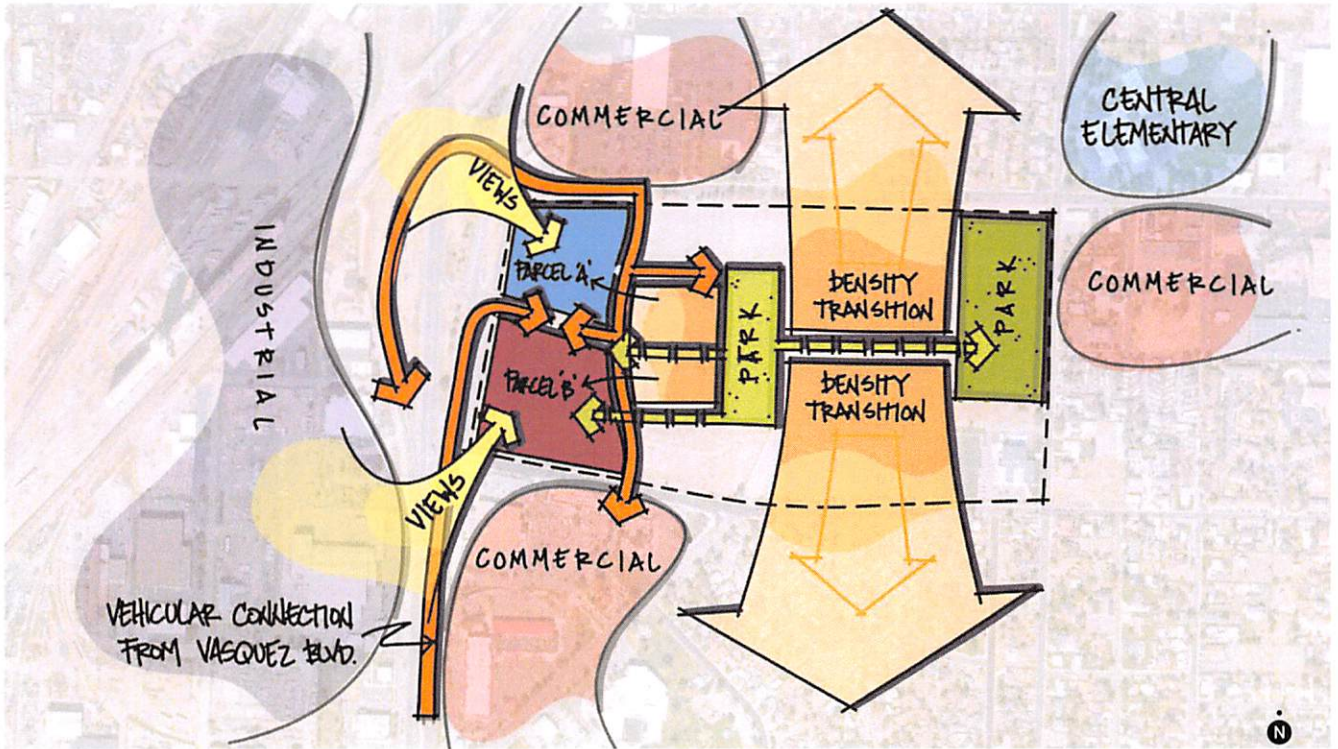


MILE HIGH GREYHOUND PARK PROJECT VISION:

The Commerce City Comprehensive Plan targets the Mile High Greyhound Site as a mixed-use redevelopment with potential to become a **regional center** for the City. The Project will include a **diverse range of residential options** - from single-family detached products, to larger multi-family buildings and opportunities for **vertical mixed uses** within the core of the new district. Commercial opportunities include a mix of large and small **retail and restaurant** development with potential for one or more **hotels**, and smaller ground-floor **commercial uses**. The northwest corner of the Project will be home to an **institutional component** that will leverage and provide outward facing amenities to the surrounding community. In addition, a **robust open space system** will provide a connected pedestrian realm and tailored to enhance important elements and goals of the overall development.

MILE HIGH GREYHOUND PARK DEVELOPMENT GOALS:

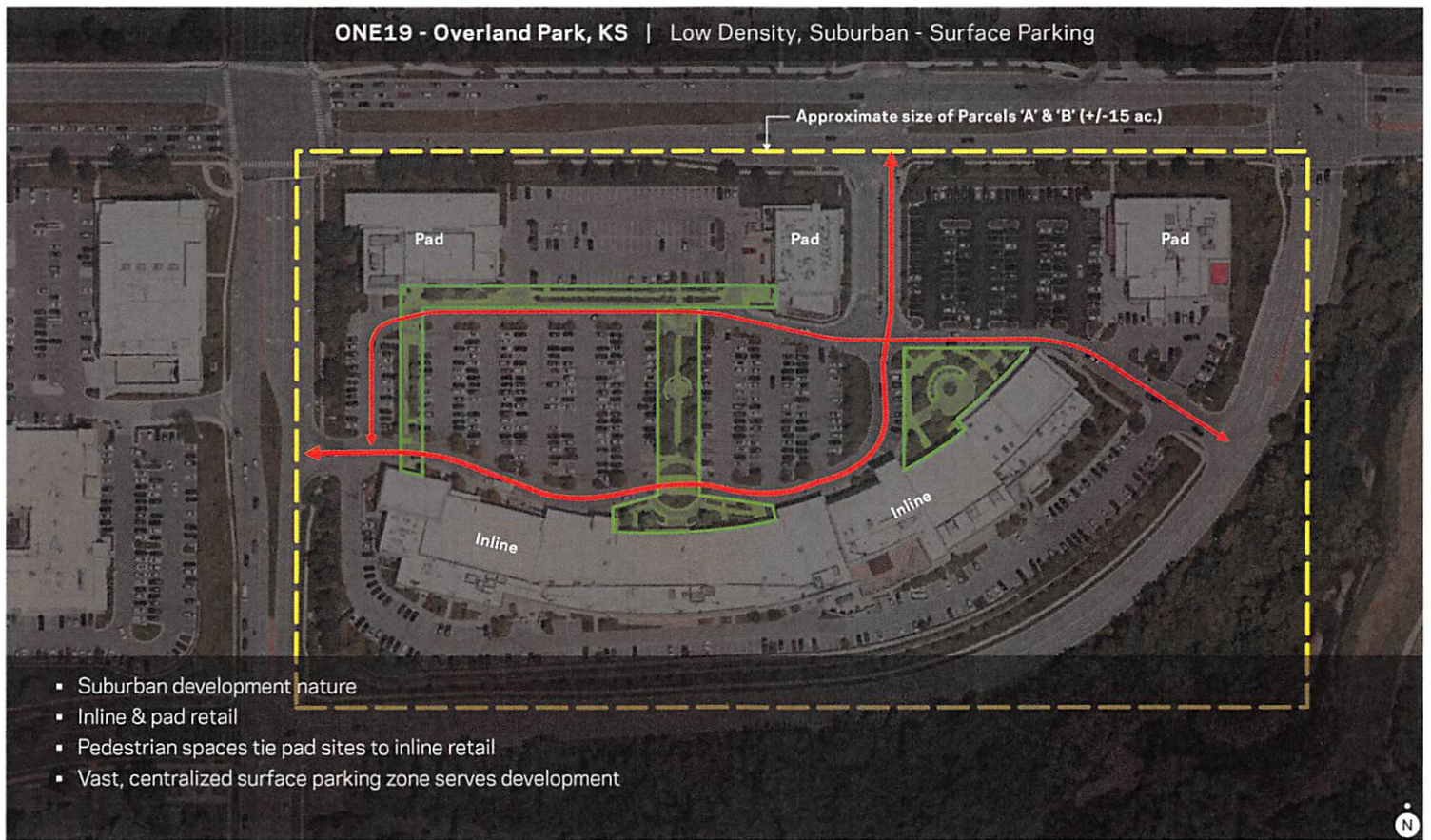
1. Create a flexible, master framework plan
2. Create a mixed-use and multi-use neighborhood
3. Provide a variety of retail and commercial development options
4. Create a community destination and sense of place
5. Provide space for the Boys & Girls Club and other service organizations
6. Hold a portion of the property for an institutional anchor while pursuing development on the remainder of the property



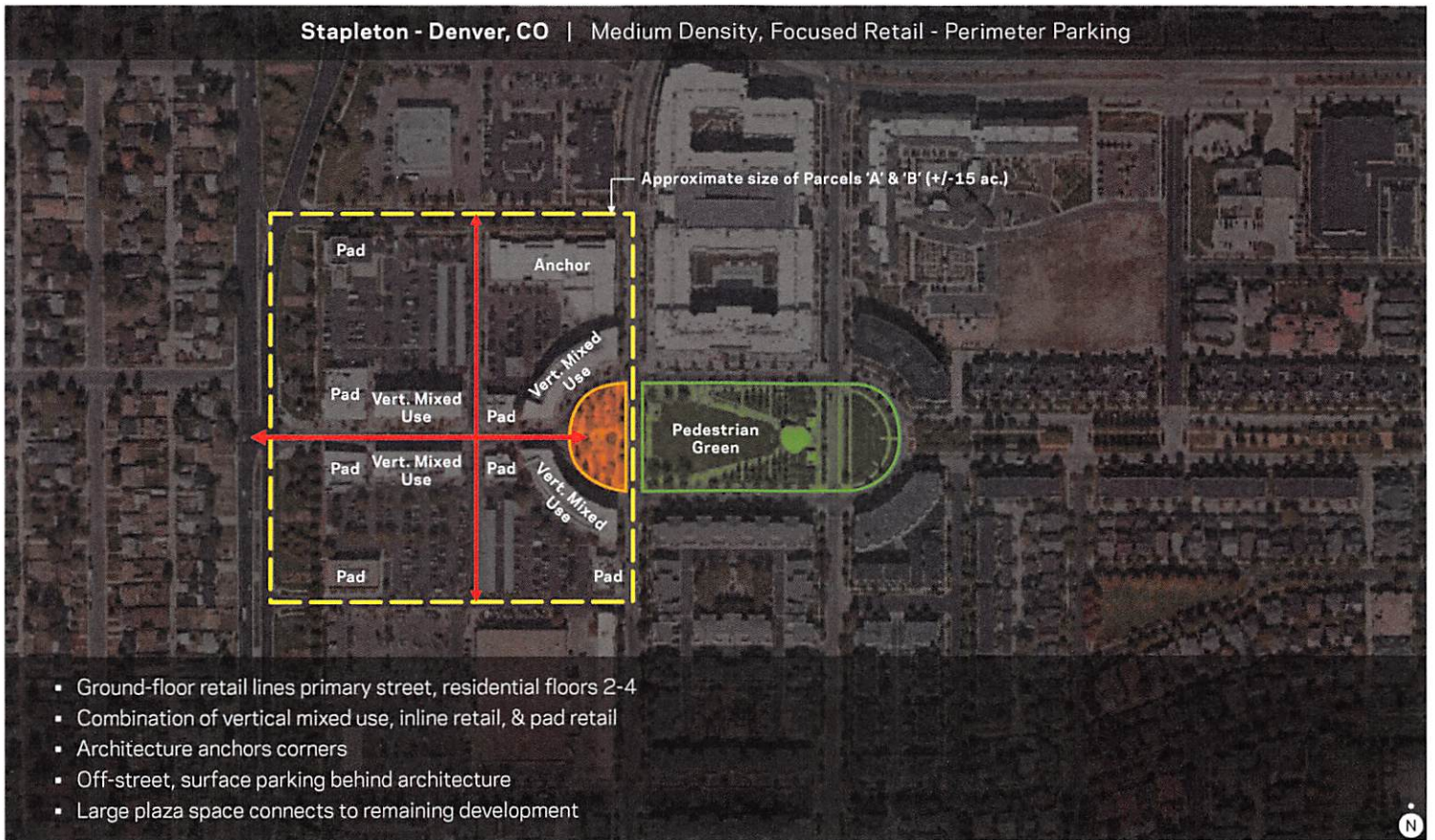
Parcels 'A' & 'B' Guiding Principles:

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PRECEDENT DEVELOPMENT STRATEGIES



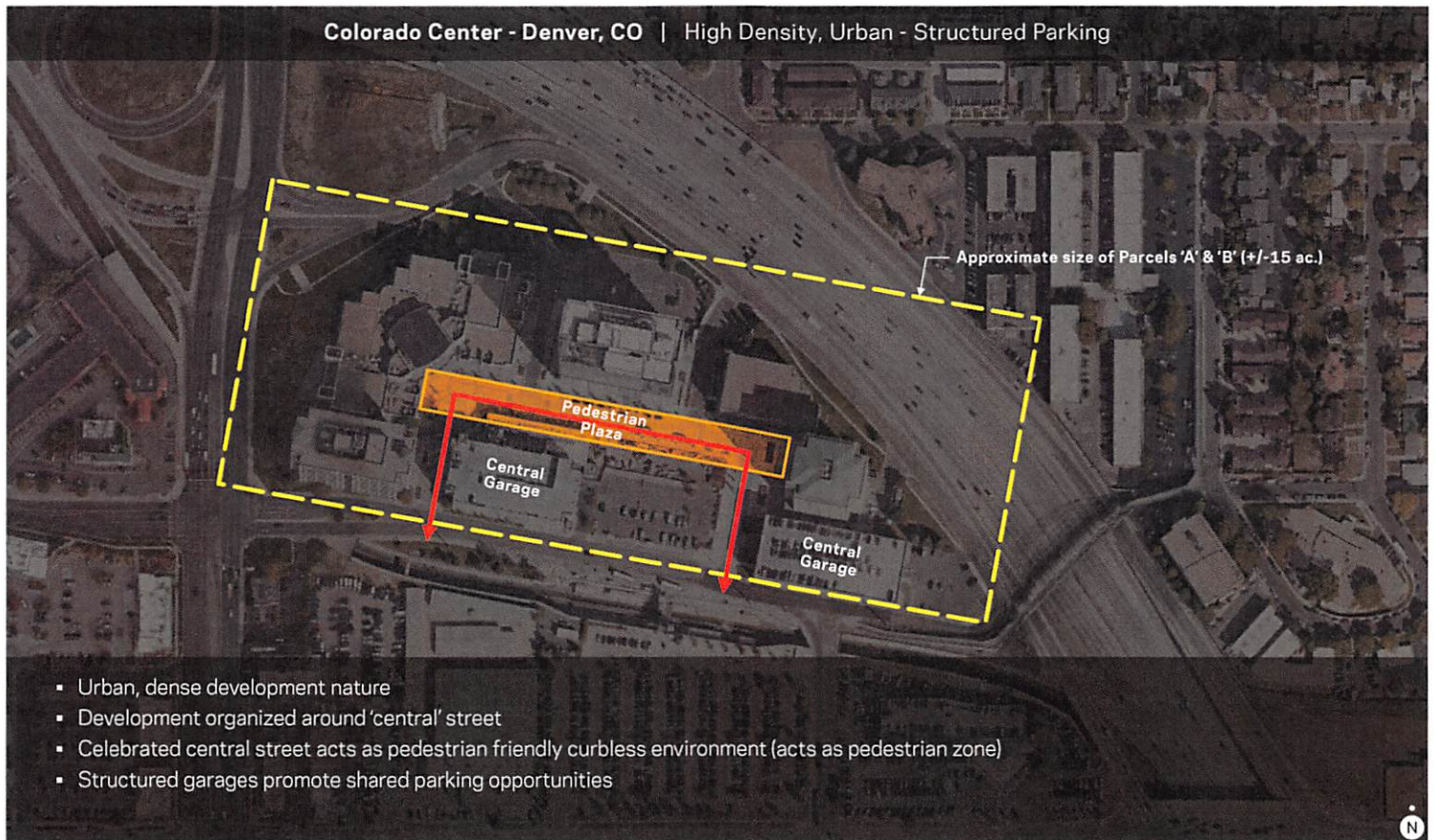
PRECEDENT DEVELOPMENT STRATEGIES



PRECEDENT DEVELOPMENT STRATEGIES



PRECEDENT DEVELOPMENT STRATEGIES



PROGRAM CONFIRMATION - EDUCATION/FLEXIBLE OFFICE

Program Questions:

- Is there an anticipated square footage target for flexible office space?
- Will there be additional stand alone office outside of the multi-use building?
- Is there a desire for office to exist over ground-floor retail?

Program Details:

- 60,000 SF Building (30,000 SF footprint - 2 story)
- Facility to include:
 - Culinary Arts program space
 - Small restaurant spaces for students to operate
 - 3,000 Bistro kitchen on lower level - area to include storage, equipment, and instruction space
 - Flexible meeting spaces on upper level
 - (3-4) 800+ SF classroom spaces adjacent to kitchen space
 - Provide adequate space outdoors for food trucks and other culinary centric events
 - 12,000-14,000 SF for Historical Society and Chamber of Commerce
 - Potential innovation center component
- Facility needs to be flexible for future uses that support this building type
- Building will be active morning, noon, and night - security for students and staff is of great importance
- Provide adjacency with hotel, potential convention

PROGRAM CONFIRMATION - HOTEL & RETAIL

Hotel Program Questions:

- Is there a desire for parking to completely surround the hotel or does the hotel activate the street with parking behind?
- What types of amenity spaces are associated with the hotel?
- Are there opportunities for integrated ground-floor retail? (Coffee shop, grab-and-go, etc.)

Retail Program Questions:

- Is there an anticipated square footage target for retail space?
- Will retail be integrated into a vertically mixed-use development?
- Is there a desire for inline retail, stand alone pad sites, or a combination?

Hotel Program Details:

- 4-story, 122 keys, +/- 125 parking stalls
- Northeast corner of Parcel 'B' was originally provided for hotel - prefers visibility from Highway
 - Visibility is highest priority for hotel, but would be acceptable to have single story retail in front of it.
- Adjacency of hotel, retail, and education is critical for hotel demand
- Hotel currently pursues sites with zoning in place however with an expedited city process would be open to Parcel 'A'
- Conference space will not be incorporated into hotel
- Hotel prefers its own dedicated development and parking area

Retail Program Details:

- It is desired that we keep retail square footage below 50,000 SF maximum
- Retail is to follow rest of master development
- There will be no high end sit down restaurants, retail will be focused towards local opportunities
 - Micro-breweries, bar/entertainment, fast-casual dining
- Focus retail in areas of high impact - visible edges, central core of development

PROGRAM CONFIRMATION - PARKING/STREETScape & OPEN SPACE

Parking/Streetscape Program Questions:

- Is there a preference on surface parking vs. structured parking?

Open Space Program Questions:

- What types of open space are envisioned for Parcel 'A' & 'B'?
- How do you envision the integration of open space with other program elements?

Parking/Streetscape Program Details:

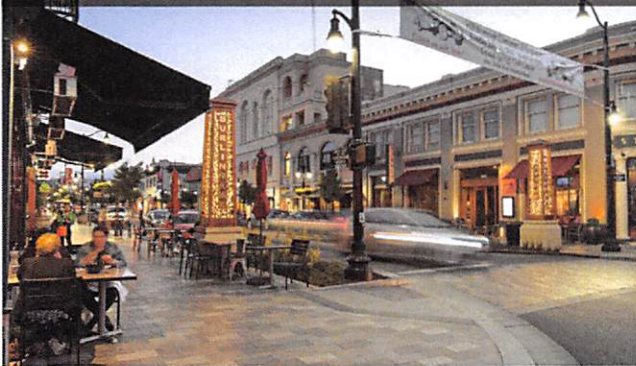
- Parking for the hotel needs to be clearly demarcated from other parking areas
- Surface parking is preferred but structured parking is acceptable, if needed
- Opportunity for financial structure that allows leverage of shared parking

Open Space Program Details:

- There is a desire to balance active pedestrian spaces with development program
 - Active plazas
 - Exterior culinary opportunities
 - Dining spaces
 - Passive stormwater amenities

PRECEDENT EXAMPLES - CENTRAL PLAZA + STREETScape

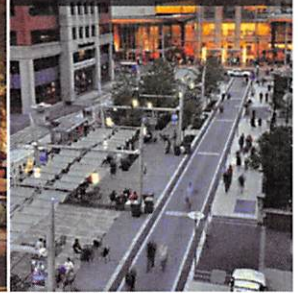
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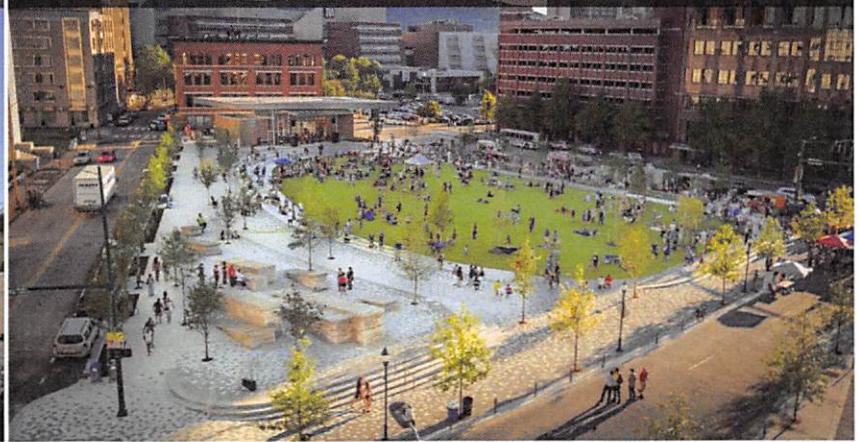
LINEAR PLAZA SPACE FLANKS BUILDING & STREET EDGES



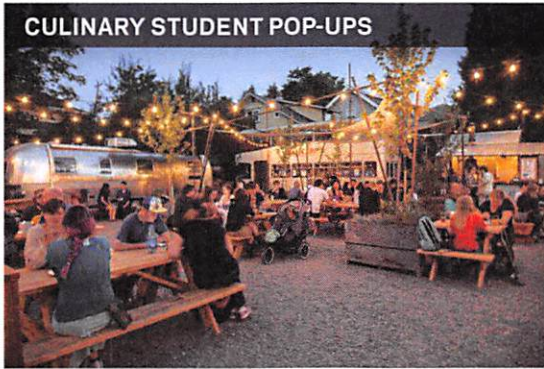
BALANCE HARDSCAPE AND SOFTSCAPE



DEVELOP SPACE ADAPTABLE FOR LARGE AND SMALL GATHERINGS



PRECEDENT EXAMPLES - ENTERTAINMENT





LAND USE ALTERNATIVES
APRIL 02, 2021

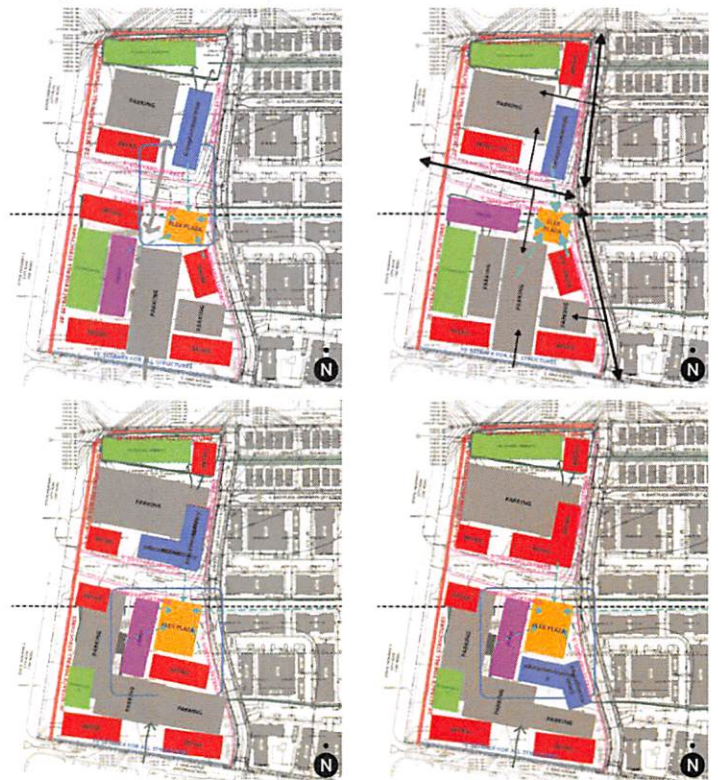


WHAT WE HEARD...

Stakeholder Visioning Charrette Input

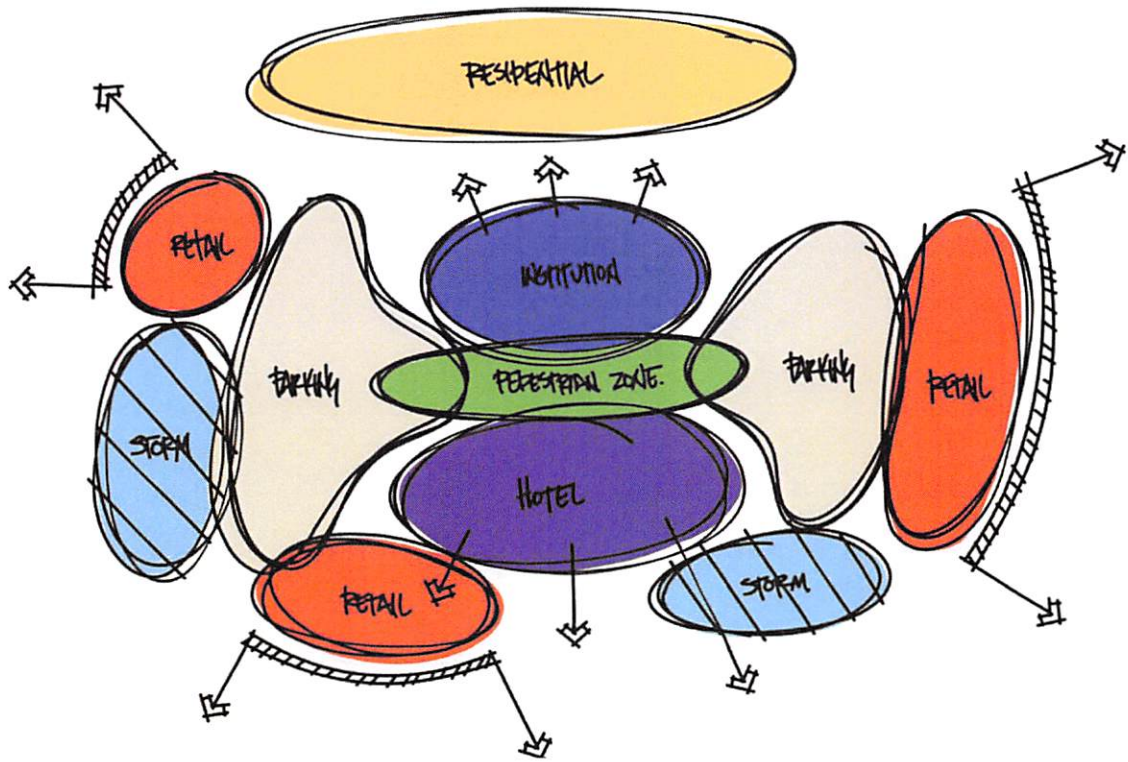
- Place emphasis on anchor uses to help guide development strategies.
- Create local and regional draw through focused development and energized streetscape and plaza spaces.
- Educational component has opportunity to help create energy around active, flexible spaces.
- Relationships of anchor uses will help define success of development moving forward.
- Flexibility of program is vital to the longevity of the development.
- Walkable pedestrian environments are desirable to activate development at all parts of the day.
- Be strategic about balance and placement of retail uses.

Conceptual Plan Development



Conceptual Plan developed with Stakeholders in March 26th meeting.

PROGRAM RELATIONSHIPS



CONCEPTUAL PROGRAM:

Multi-Use Institutional: +/- 60,000 SF (30,000 SF, Two Levels)

Required Vehicular Parking: +/- 150 Stalls (1/400 SF)
Required Bicycle Parking: +/- 40 Spaces (1/1,500 GSF)

Conference: +/- 24,000 SF

Required Vehicular Parking: +/- 480 Stalls (1/50 GSF)
Required Bicycle Parking: +/- 24 (1/20 Vehicle Stalls)

Hotel: +/- 122 Keys (Four Levels)

Required Vehicular Parking: +/- 125 Stalls (Developer requested)
Required Bicycle Parking: +/- 3 (1/20,000 GSF)

Retail: 25,000 - 50,000 SF (Inline, Pad, Micro-Brew/Entertainment)

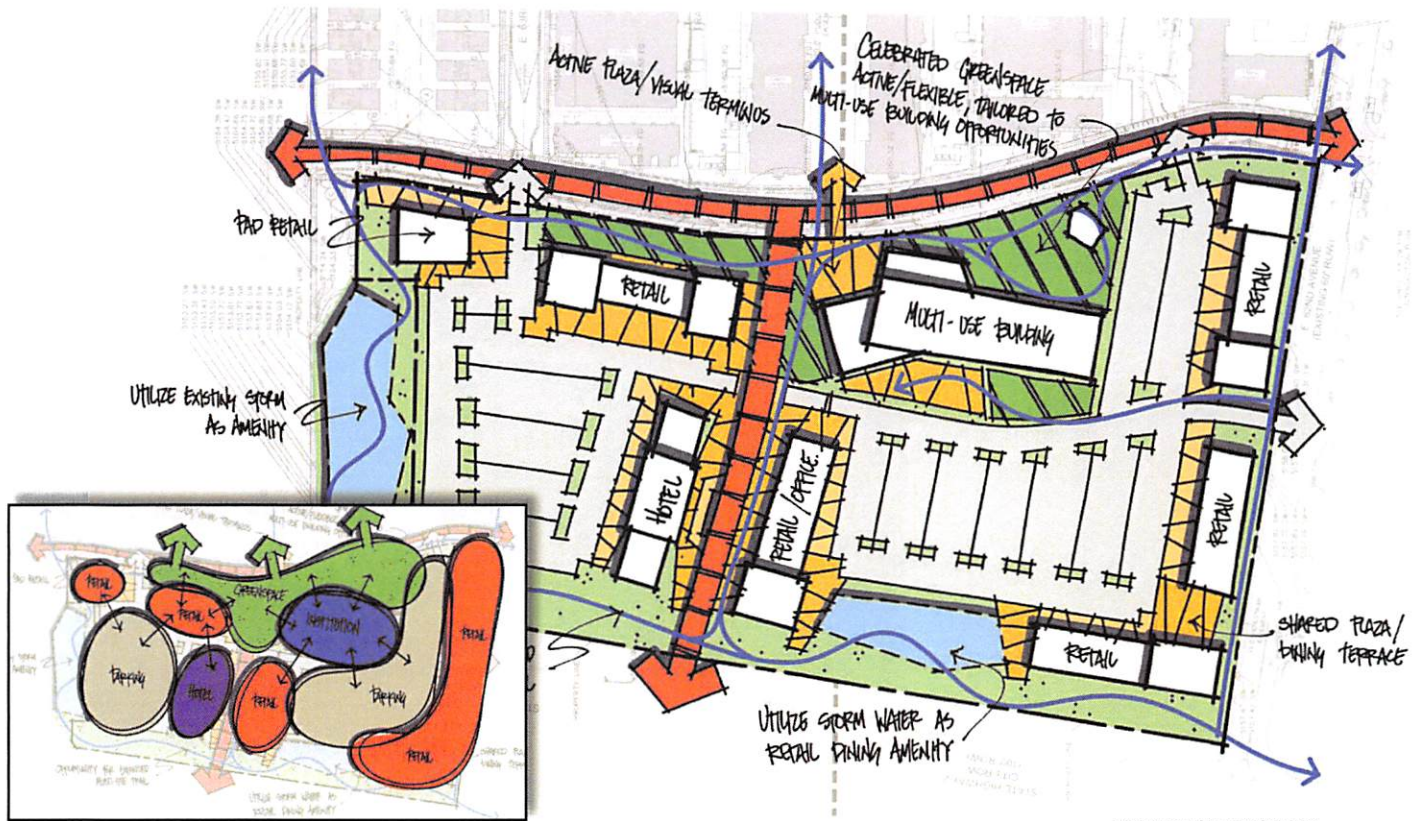
Required Vehicular Parking: +/- 84-167 Stalls (1/300 SF)
Required Bicycle Parking: +/- 7-9 Spaces (1/20 Vehicle Stalls)

Office: Square footage flexible

Required Vehicular Parking: T.B.D. Stalls (1/400 SF)
Required Bicycle Parking: T.B.D. Spaces (1/1,500 GSF)

Total Vehicular Parking Required: +/- 840-920 Stalls

LAND USE & URBAN DESIGN FRAMEWORK
GREEN EAST



LAND USE & URBAN DESIGN FRAMEWORK
 NORTH-SOUTH MAIN STREET

