

OWNER'S CERTIFICATE

I, Brian McBroom, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

Brian McBroom
OWNER'S NAME

ACKNOWLEDGEMENT:

STATE OF Colorado
COUNTY OF Adams
CITY OF Commerce City

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 22 DAY OF June 2017.

NOTARY PUBLIC Yvonne Ruff
MY COMMISSION EXPIRES 9/11/17

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I, Boys & Girls Clubs / Kathy Luna, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

Boys & Girls Clubs / Kathy Luna
OWNER'S NAME

ACKNOWLEDGEMENT:

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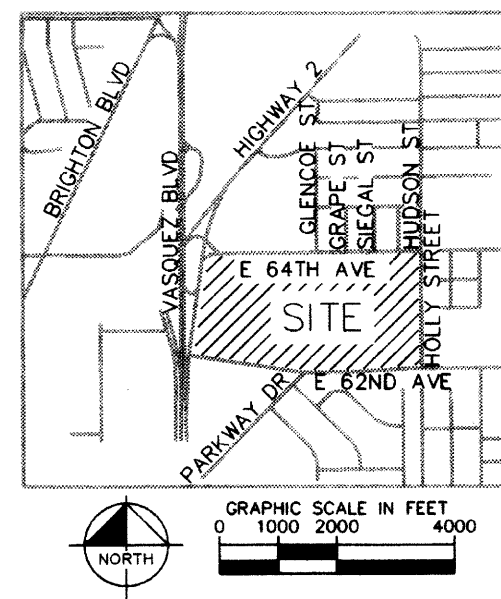
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**THE MILE HIGH GREYHOUND PARK PUD
PUD ZONE DOCUMENT**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 10

VICINITY MAP



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF COMMERCE CITY, THE CITY OF COMMERCE CITY URBAN RENEWAL AUTHORITY AND THE BOYS & GIRLS CLUB, BEING THE OWNERS OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: LOTS 14 THROUGH 24, INCLUSIVE, BLOCK 1, AND A PORTION OF TRACT D, RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED MARCH 30, 1949 AT RECEPTION NO. 342483, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LOTS 1 AND 2, BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT, IN SAID CITY COUNTY AND STATE PER PLAT RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 2016000088888, IN SAID OFFICE OF THE CLERK AND RECORDER, AND A PORTION OF DAHLIA STREET, FORMERLY KNOWN AS EUDORA STREET, AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, LYING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, WHENCE THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7 BEARS SOUTH 00°14'36" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY LINE;

THENCE SOUTH 44°30'18" WEST, 42.61 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT D AND THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION;

THENCE ALONG SAID EASTERLY LINE OF SAID TRACT D AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°14'36" EAST, 968.37 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 89°45'25" WEST, 7.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AS SHOWN ON SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT THE FOLLOWING 4 COURSES, SAID EASTERLY BOUNDARY BEING THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AND SAID SOUTHERLY BOUNDARY BEING THE NORTHERLY RIGHT-OF-WAY OF EAST 62ND WAY AS BOTH ARE SHOWN ON SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT:

- 1) SOUTH 00°14'36" EAST, 262.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°22'13", AN ARC LENGTH OF 35.88 FEET TO SAID NORTHERLY RIGHT-OF-WAY;
- 3) SOUTH 89°07'37" WEST, 193.22 FEET;
- 4) SOUTH 85°52'21" WEST, 241.30 FEET TO THE WESTERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY PROLONGATION THEREOF, SOUTH 00°14'36" EAST, 7.56 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D AND NORTHERLY RIGHT-OF-WAY OF SAID EAST 62ND AVENUE AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

LEGAL DESCRIPTION CONTINUED:

- 1) SOUTH 85°58'46" WEST, 272.90 FEET;
- 2) SOUTH 89°09'08" WEST, 298.76 FEET;
- 3) SOUTH 89°21'39" WEST, 136.29 FEET TO THE EASTERLY CORNER OF THE QUIT CLAIM DEED RECORDED AUGUST 25, 1992 IN BOOK 3944, PAGE 712 AND RECORDED SEPTEMBER 10, 1992 IN BOOK 3953, PAGE 404, BOTH IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID QUIT CLAIM DEEDS THE FOLLOWING 2 COURSES:

- 1) NORTH 78°06'47" WEST, 102.92 FEET;
- 2) SOUTH 44°48'54" WEST, 22.67 FEET TO SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY OF EAST 62ND AVENUE;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY, NORTH 81°45'06" WEST, 299.15 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY PROLONGATION THEREOF, NORTH 81°28'34" WEST, 910.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID HEREINABOVE DESCRIBED DAHLIA STREET AND THE WESTERLY BOUNDARY OF SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, SAID WESTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 85;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY, NORTH 08°31'26" EAST, 1,031.75 FEET TO AN ANGLE POINT THEREIN, BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 24;

THENCE ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID NORTHWESTERLY LINE, NORTH 51°45'26" EAST, 121.00 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SAID HEREINABOVE DESCRIBED EAST 64TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°15'12" EAST, 2,230.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,968,449 SQUARE FEET OR 68.146 ACRES, MORE OR LESS.

EXECUTED THIS 22 DAY OF June, AD 2017

Brian McBroom
OWNER(S) SIGNATURE AND PRINTED NAME

Brian McBroom
OWNER(S) SIGNATURE AND PRINTED NAME

Boys & Girls Clubs / Kathy Luna
OWNER(S) SIGNATURE AND PRINTED NAME

CITY APPROVAL:

APPROVAL OF THE CITY OF COMMERCE CITY PLANNING COMMISSION: APPROVED THIS 3rd DAY OF July, 2017.

Joseph Kelly
CHAIRPERSON

APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY: APPROVED THIS 9th DAY OF January 2017.

Stan Martin
MAYOR

ADAMS COUNTY CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 9:55 A.M. THIS 7 DAY OF August, 2017.

BY: Stan Martin
COUNTY CLERK AND RECORDER

BY DEPUTY: Dg Vincent
RECEPTION NUMBER: 2017000068087

RNL
1050 17th Street
Suite A-200
Denver, CO 80202
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F 303.292.0845
www.rnldesign.com

THE MILE HIGH GREYHOUND PARK PUD
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

Owner:
REGen, LLC
1125 17th Street
Suite 2500
Denver, CO 80202

Engineer:
Kimley-Horn
2016 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

Issue Date

09/26/2016

Revision Date

REVISION - 11/04/2016

REVISION - 11/29/2016

Sheet Title

COVER SHEET

2017000068087

RNL
1060 17th Street
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Denver, CO 80285
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THE MILE HIGH GREYHOUND PARK PUD

PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 10

PROJECT NARRATIVE

PROJECT INTENT:

THE DEVELOPMENT OF THIS PROJECT WILL CREATE A VIBRANT NEW CENTER FOR THE SURROUNDING AREAS BY PROVIDING A MIX OF LAND USES AND OPEN SPACES. THIS PROJECT WILL PROVIDE A VARIETY OF HOUSING OPPORTUNITIES - RANGING FROM SINGLE-FAMILY HOMES TO MIXED-USE APARTMENT BUILDINGS - TO PROVIDE OPTIONS FOR A VARIETY OF NEEDS. COMMERCIAL USES, SUCH AS RESTUARANTS, SHOPS, AND HOTELS, WILL PROVIDE A NEEDED AMENITY FOR THE NEW COMMUNITY AS WELL AS THE SURROUNDING NEIGHBORHOOD RESIDENTS. THE PROJECT WILL PROVIDE A FOCUS AND CENTER OF GRAVITY FOR THE AREAS THAT SURROUND IT AS WELL AS A LARGER REGIONAL AREA THAT INCLUDES THE REMAINDER OF COMMERCE CITY. THE PROJECT IS A MIXED-USE HUB WITH A STRONG URBAN, WALKABLE FORM THAT WILL TIE THE SURROUNDING AREA TOGETHER.

UNIQUE FEATURES:

THE PROPOSED DEVELOPMENT WILL PROVIDE A WALKABLE, URBAN, AND VIBRANT FORM THAT WILL ACT AS A NEW CENTER FOR THE DISTRICT. THE DEVELOPMENT WILL BRIDGE THE LARGER SCALE RETAIL AND COMMERCIAL TO THE SOUTH WITH THE ESTABLISHED RESIDENTIAL NEIGHBORHOODS TO THE NORTH, SOUTH, AND EAST BY CREATING NEW STREET CONNECTIONS TYING THE USES TOGETHER AS WELL AS PROVIDING A GRADIENT OF RESIDENTIAL DENSITY AND BUILDING SCALE IN CONCERT WITH THE SURROUNDING CONTEXT. THE PROJECT ALSO PROVIDES A NEW SET OF OPEN SPACES THAT WILL PROVIDE A VARIETY OF RECREATIONAL USES FOR BOTH THE EXISTING NEIGHBORS AND THE NEW RESIDENTS THAT WILL LIVE WITHIN THE SITE. THE URBAN FORM OF THE DEVELOPMENT ALLOWS FOR THE DEVELOPMENT TO STAND OUT AMONGST OTHER PROJECTS IN THE AREA. MIXED-USE BUILDINGS AND WALKABLE STREETS WILL ALLOW FOR AN URBAN FORM SEEN IN FEW OTHER PLACES IN THE CITY. FURTHERMORE, THE PROJECT WILL INCORPORATE PUBLIC ART AT KEY LOCATIONS AND WITHIN OPEN SPACE. THE PUBLIC ART PROGRAM MAY SHOWCASE LOCAL ARTISTS, ART THAT ILLUSTRATES THE HISTORY OF THE SITE, AS WELL AS MORE TRADITIONAL FORMS OF PUBLIC ART. SEPARATE DESIGN STANDARDS WILL PROVIDE MORE DETAIL ON PUBLIC ART AND ITS IMPLEMENTATION, INCLUDING POTENTIAL THEMES, TIMING OF DELIVERY, AND FUNDING OPPORTUNITIES.

EXISTING AMENITIES:

THE EXISTING MILE HIGH GREYHOUND PARK SITE LACKS MANY AMENITIES FOR THE PUBLIC IN ITS CURRENT FORM. THOUGH THE SITE USED TO BE A COMMUNITY AMENITY, IT CURRENTLY STANDS AS A LARGELY EMPTY SITE GATED FROM PUBLIC USE. ONE EXCEPTION TO THIS IS THE BOYS AND GIRLS CLUB WHICH OCCUPIES A SITE ON THE SOUTHEAST CORNER OF THE PROPERTY (DEFINED AS PARCEL H WITHIN). THIS USE IS OPEN TO THE PUBLIC AND THE SITE HAS BEEN SIGNIFICANTLY IMPROVED ON THEIR PROPERTY. ANOTHER REMAINING USE ON SITE IS THE REGIONAL DETENTION POND THAT OCCUPIES THE MAJORITY OF THE EASTERN EDGE OF THE SITE. THIS POND IS UNDERSIZED FOR ITS USE AND WILL BE ENHANCED AS PART OF THE PROJECT IN ORDER TO ACCOMMODATE 100 YEAR FLOOD EVENTS. THIS ENHANCED POND WILL BE INTEGRATED INTO A LARGER PARK SPACE THAT WILL PROVIDE AN OPEN SPACE AMENITY FOR THE EXISTING AND PROPOSED COMMUNITIES. THIS OPEN SPACE FEATURE WILL BE INTEGRATED INTO A LARGER OPEN SPACE SYSTEM WITH PARK CONNECTORS AND GREAT STREETS.

EXISTING CHALLENGES:

THE EXISTING REGIONAL DETENTION POND IS THE LARGEST EXISTING OBSTACLE ON SITE. AS MENTIONED, IT WILL BE ENHANCED AND INTEGRATED INTO A LARGER OPEN SPACE SYSTEM AS PART OF THE PROJECT. OUTSIDE OF THE POND, THE LARGEST CHALLENGE AFFECTING THE PROJECT IS THE OVERALL LACK OF INFRASTRUCTURE ON SITE. THE SITE IS CURRENTLY MADE UP OF A LARGE ASPHALT PARKING LOT, THE REGIONAL DETENTION POND, AND AN EMPTY ZONE WHERE THE RACETRACK PREVIOUSLY EXISTED, AND LITTLE ELSE DEFINES THE SITE. INFRASTRUCTURE - INCLUDING UTILITIES, OPEN SPACE, AND STREETS - WILL HAVE TO BE INSTALLED OVER THE COURSE OF SEVERAL PHASES IN ORDER TO FULLY BUILD OUT THE SITE. THE EXISTING DAHLIA STREET WILL HAVE TO BE VACATED AS PART OF THE PROJECT, THOUGH THE ROW IS NOT CURRENTLY IN USE AS A ROADWAY.

PROJECT PHASING:

THE MILE HIGH GREYHOUND SITE WILL BE DEVELOPED OVER MULTIPLE PHASES AND ACROSS SEVERAL YEARS. DUE TO THE SCALE OF THE PROJECT (APPROXIMATELY 70 ACRES) AND THE INTENSITY OF DEVELOPMENT PLANNED FOR THE SITE, THE PROJECT WILL BE DEVELOPED AS MARKET FORCES CAN REACT TO THE DEMAND IN THE AREA. THOUGH A FIRST PHASE HAS NOT BEEN IDENTIFIED, IT IS LIKELY THAT INITIAL DEVELOPMENT WILL OCCUR TOWARDS THE SOUTHERN EDGE OF THE SITE. EARLY INFRASTRUCTURE IMPROVEMENTS MAY INCLUDE THE EXTENSION OF PARKWAY DRIVE INTO THE SITE OR OTHER POSSIBLE ROADWAY PROJECTS. DUE TO THE LIMITED INFRASTRUCTURE ON SITE, DEVELOPMENT WILL OCCUR IN CONCERT WITH THE ROLLOUT OF NEW INFRASTRUCTURE AND OTHER IMPROVEMENTS.

REDEVELOPMENT GOALS OF THE MILE HIGH GREYHOUND PARK:

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. THIS PROJECT IS PERFECTLY ALIGNED WITH THOSE GOALS. THE PROJECT WILL INCLUDE A DIVERSITY OF RESIDENTIAL OPTIONS - FROM SINGLE FAMILY DETACHED PRODUCTS TO LARGER MULTI-FAMILY BUILDINGS - WITH THE OPPORTUNITY FOR MIXED-USE DEVELOPMENT WITHIN THE CORE OF THE PROJECT. THE COMMERCIAL OPPORTUNITIES INCLUDE A MIX OF LARGE AND SMALL RETAIL AND RESTAURANT DEVELOPMENT, POTENTIAL FOR ONE OR MORE HOTELS, AND SMALLER COMMERCIAL USES ON THE GROUND FLOOR OF MIXED USE BUILDINGS. THE NORTHWEST CORNER SITE WILL BE USED FOR AN INTUITIONAL USE THAT WILL PROVIDE AN AMENITY AND AN OPPORTUNITY FOR THE NEW AND EXISTING COMMUNITIES. THIS, IN ADDITION TO THE OPEN SPACE SYSTEM, WILL PROVIDE AMENITIES CURRENTLY LACKING IN THE COMMUNITY AND MARKED AS IMPORTANT ELEMENTS IN THE COMPREHENSIVE PLAN. THE CITY AND THE PROJECT TEAM IDENTIFIED SEVERAL KEY GOALS FOR THE SITE'S REDEVELOPMENT. THESE GOALS INCLUDE THE FOLLOWING:

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 AND GIRLS CLUB AND OTHER SERVICE ORGANIZATIONS (COMPLETED)
6. HOLD A PORTION OF THE PROPERTY FOR AN INSTITUTIONAL ANCHOR (EDUCATION / TRAINING) WHILE PURSUING DEVELOPMENT ON THE REMAINDER OF THE PROPERTY

PROJECT SUMMARY:

PROJECT AREA: APPROXIMATELY 68.239 ACRES

EXISTING ZONING: C-3

EXISTING LAND USE: SITE IS THE FORMER HOME OF THE MILE HIGH GREYHOUND RACETRACK. THERE ARE CURRENTLY NO PUBLICLY ACCESSIBLE USES ON THE SITE, WITH THE EXCEPTION OF THE BOYS AND GIRLS CLUB OPERATING ON THE SOUTHEASTERN CORNER OF THE PROJECT SITE IN PARCEL H, DEFINED WITHIN.

PROJECT DESCRIPTION: THE MILE HIGH GREYHOUND REDEVELOPMENT REZONING BOUNDARY CONSISTS OF MULTIPLE PROPERTIES INCLUDING THE SUNCOR BOYS AND GIRLS CLUB PROPERTY, A REGIONAL DETENTION POND ALONG THE SITE'S EASTERN EDGE, DAHLIA STREET RIGHT-OF-WAY (TO BE VACATED), AREAS OF LAND BETWEEN DAHLIA STREET AND HIGHWAY 2, AND THE FORMER MILE HIGH GREYHOUND RACETRACK PROPERTY. THE PUD ZONE DOCUMENT DEFINES THE ALLOWABLE LAND USES FOR THE PROPOSED REDEVELOPMENT OF THE MILE HIGH GREYHOUND RACETRACK SITE LOCATED AT THE NORTHWEST CORNER OF HOLLY STREET AND E 62ND AVENUE. THE PROPOSED REDEVELOPMENT WILL INCLUDE MIXED-USE, RETAIL, SINGLE FAMILY, MULTI-FAMILY, AND INSTITUTIONAL USES

THE MILE HIGH GREYHOUND PARK PUD

PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO

Owner:
REGen, LLC
1125 17th Street
Suite 2500
Denver, CO 80202

Engineer:
Kimley»Horn

2016 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

Issue Date

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REVISION - 11/04/2016

REVISION - 11/29/2016

Sheet Title

PROJECT NARRATIVE

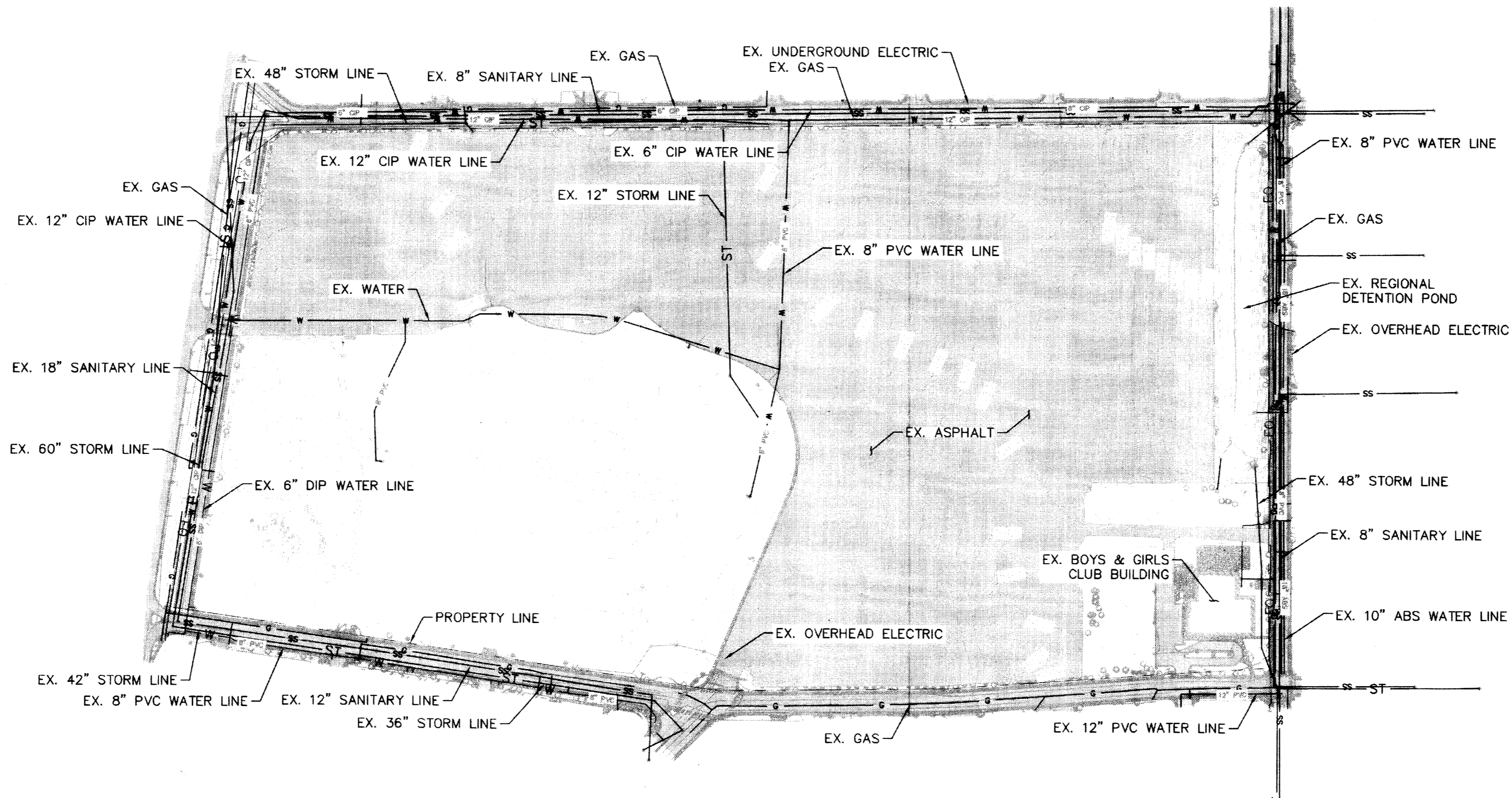
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SHEET 3 OF 10

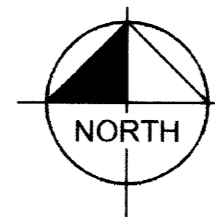
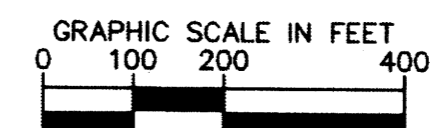
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LEGEND

- PROPERTY LINE
- W— EXISTING WATER LINE
- SS— EXISTING SANITARY LINE
- ST— EXISTING STORM LINE
- F— EXISTING ELECTRIC LINE
- FO— EXISTING FIBER OPTIC LINE
- G— EXISTING GAS LINE
- X— EXISTING FENCE
- C— EXISTING CONTOUR

- EXISTING ASPHALT
- EXISTING CONCRETE



THE MILE HIGH GREYHOUND PARK PUD

PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO

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Engineer:
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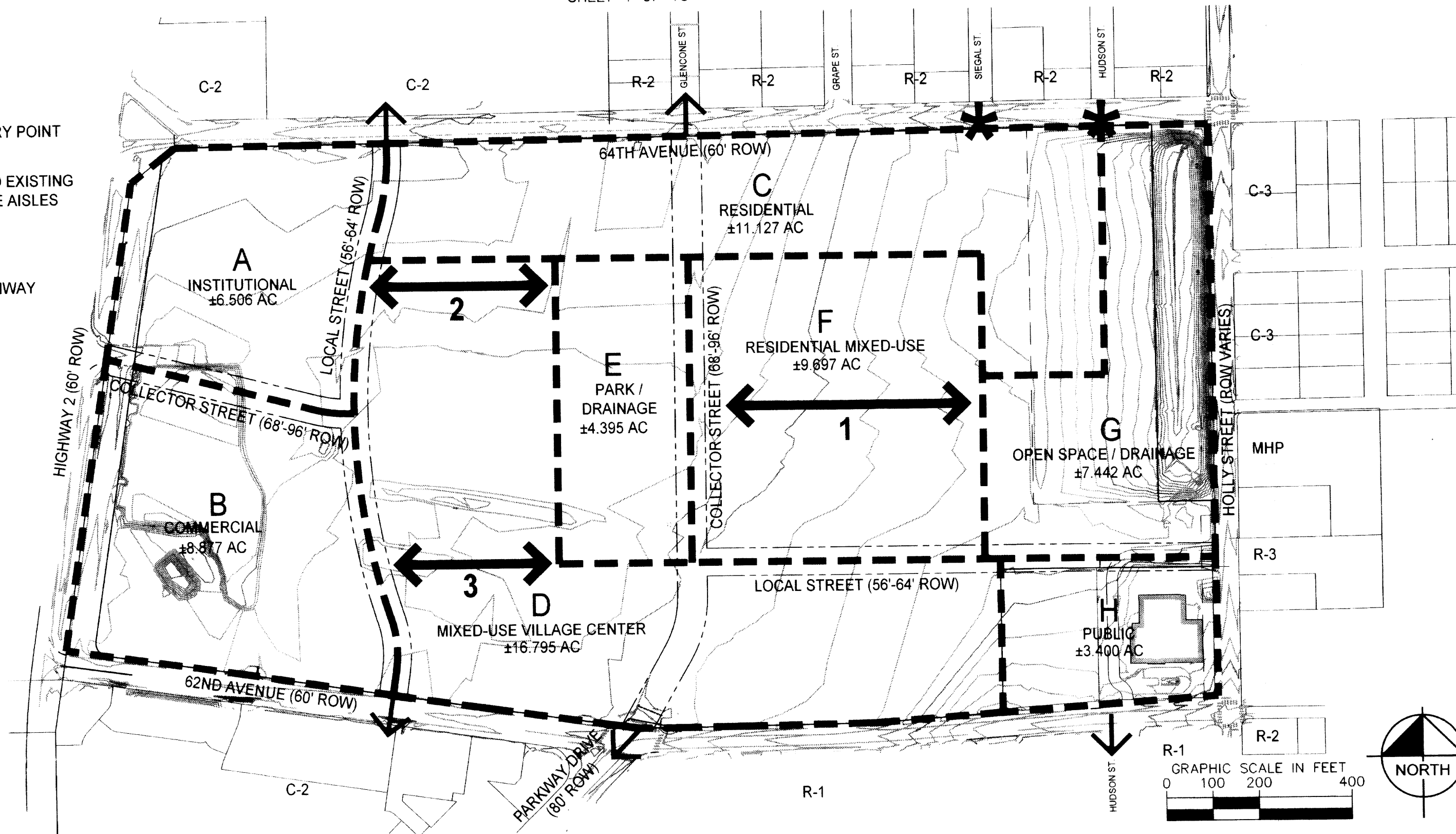
EXISTING CONDITIONS

THE MILE HIGH GREYHOUND PARK PUD

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 SHEET 4 OF 10

- SYMBOL KEY:**
- POTENTIAL ENTRY POINT
 - CONNECTION TO EXISTING STREETS / DRIVE AISLES
 - PLANNING AREA
 - PRIMARY GREENWAY



1 PUD ZONING MAP

SCALE: 1" = 200'

LAND USE TABLE			
Parcel	Use	Acres	% of Total
A	Institutional	± 6.506	9.53%
B	Commercial	± 8.877	13.01%
C	Residential	± 11.127	16.31%
D	Mixed-Use Village Center	± 16.795	24.61%
E	Park / Drainage	± 4.395	6.44%
F	Residential Mixed-Use	± 9.697	14.21%
G	Open Space / Drainage	± 7.442	10.91%
H	Public	± 3.400	4.98%
	Total	68.239	100.00%

Note: Use names are for illustrative purposes only. For allowed uses, refer to the Allowable Land Use Table.

PRIMARY GREENWAY TABLE		
Greenway	Minimum Acreage	Minimum Width
1	0.8	50'
2	0.35	30'
3	0.35	30'

Note: Locations of greenway are approximate and will be defined with final subdivision plats and development plans.

GENERAL NOTES

- STANDARDS AND GUIDELINES FOR BUILDING MATERIALS, BUILDING MASSING AND FORM, LANDSCAPE DESIGN AND MATERIALS, WAYFINDING AND SIGNAGE, AND OTHER SITE AND BUILDING DESIGN ELEMENTS WILL BE PROVIDED IN FUTURE DESIGN STANDARDS SUBMITTED SEPARATELY FROM THIS PUD ZONE DOCUMENT BUT PRIOR TO PUD PERMIT OR CONSTRUCTION ON SITE.
- PARCEL BOUNDARIES MEASURED TO THE CENTERLINE OF DRAWN AND ASSUMED RIGHTS-OF-WAY. THE BOUNDARY OF PARCELS MAY BE MODIFIED THROUGH THE PLATTING PROCESS, DUE TO THE ALIGNMENT OF ANY OF THE STREETS, PARKS, OPEN SPACE AREAS, ADJACENT PARCELS, ETC. CHANGES UP TO TWENTY PERCENT (20%) ARE PERMITTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. CHANGES TO PARCELS ARE MEASURED FROM OUTSIDE OF THE RIGHT-OF-WAY.
- SITE DRAINAGE WILL BE HANDLED WITHIN FACILITIES ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCELS A, B, AND E, SUBJECT TO APPROVAL OF A MASTER DRAINAGE PLAN BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- REGIONAL STORM WATER DETENTION WILL BE HANDLED WITHIN PARCEL G WITH MINIMAL SITE-BORN DRAINAGE OR DETENTION ACCOMMODATED WITHIN THIS PARCEL.
- ACCESS POINTS AND ROAD CLASSIFICATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE PUD PERMIT APPROVAL PROCESS. FINAL ACCESS POINTS AND ROAD CLASSIFICATIONS WILL BE DETERMINED BY MORE DETAILED TRAFFIC STUDIES AND ANALYSIS.
- NO RIVERS, CREEKS, STREAMS, LAKES, SIGNIFICANT WILDLIFE HABITAT, PARKS, OPEN SPACE PRESERVES, TRAIL CORRIDORS, SIGNIFICANT ENVIRONMENTAL FEATURES, OR AREAS OF SLOPE 20% OR GREATER EXIST WITHIN THE PROJECT BOUNDARIES.
- GREENWAYS ILLUSTRATED ON LAND USE SCHEMATIC DIAGRAM ARE INTENDED AS PRIMARY CIRCULATION SYSTEMS, SIMILAR TO STREETS WITHIN THE DEVELOPMENT WITH THE EXCLUSION OF AUTOMOBILE TRAFFIC. ADJACENT BUILDINGS ARE INTENDED TO FRONT DIRECTLY ONTO THESE SPACES. THESE GREENWAYS DIFFER FROM PEDESTRIAN CONNECTORS AS DESCRIBED ON SHEET 10.
- 20-FOOT TALL ATHLETIC NETTING IS ALLOWED IN PARCEL H TO SURROUND ATHLETIC FIELDS.
- AN ADDITIONAL 7 FEET OF ROW WILL BE PROVIDED BEHIND THE CURB LINE IN ADDITION TO THE EXISTING ROW ON THE PROPERTY SIDE OF 62ND, 64TH, AND HOLLY STREETS TO ALLOW FOR A SIDEWALK AND TREE LAWN SPACE CONSISTENT WITH THE COMMERCE CITY MINOR COLLECTOR STREET STANDARD.

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THE MILE HIGH GREYHOUND PARK PUD
 PUD ZONE DOCUMENT
 COMMERCE CITY, COLORADO

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Engineer:
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LAND USE SCHEMATIC

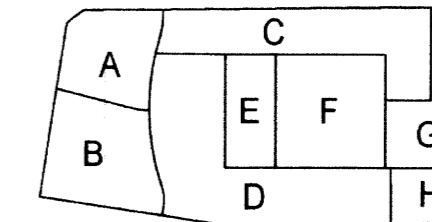
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A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,
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COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 10



KEY MAP

PRIMARY BULK STANDARDS													
Parcel	A	B	C		D			E	F			G	H
Area (Acres)	± 6.506	± 8.877	± 11.127		± 16.795			± 4.395	± 9.697			± 7.442	± 3.400
Allowable Land Uses	Non- Residential	Non-Residential	SFA	SFD	SFA	Multi-Family	Non-Residential	Non-Residential	SFA	Multi-Family	Non-Residential	Non-Residential	Non-Residential
Permitted Density (DU/Acre) (1)	N/A	N/A	8 - 15		30 - 60			N/A	N/A	10 - 50		N/A	N/A
Minimum Lot Size (Square Feet)	5,000	5,000	1,000	2,700	1,000	N/A	5,000	N/A	1,000	N/A	5,000	N/A	Default to "Public" zone bulk standards
Minimum Lot Width (Feet)	20	20	18/25 (9)	30	18/25 (9)	N/A	20	N/A	18/25 (9)	N/A	20	N/A	
Primary Uses													
Maximum Height (2)	85'	110'	30'/35' (3) (7)	30'/35' (3) (7)	45' (7)	110' (7)	110'	N/A (6)	45' (7)	85' (7)	N/A	N/A (6)	Default to "Public" zone bulk standards
Minimum Setback for all Structures from Highway 2	20'	20'	N/A	N/A	N/A	N/A	N/A	N/A (6)	N/A	N/A	N/A	N/A (6)	
Minimum Setback for all Structures from 64th Avenue	20'	N/A	10'	10'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Minimum Setback for all Structures from 62nd Avenue	N/A	10'	N/A	N/A	10'	10'	10'	N/A	N/A	N/A	N/A	N/A	
Minimum Setback for all Structures from Holly Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Minimum Front Yard Setback for Principal Structure	0'/10' (4)	0'/10' (4)	10'	10'	10'	0'/5' (4)	0'/5' (4)	N/A (6)	10'	0'/5' (4)	0'/5' (4)	N/A (6)	
Minimum Side Yard Setback (2) (5)	5'	5'	5'	5'	5'	5'	5'	N/A (6)	5'	5'	5'	N/A (6)	
Minimum Rear Yard Setback (2) (8)	5'	5'	5'	5'	5'	5'	5'	N/A (6)	5'	5'	5'	N/A (6)	

(1) Densities are measured as net densities and do not include ROWs, public open space, or other public features.
 (2) Accessory structure standards will be specifically addressed in the Design Standards.
 (3) Maximum height within Parcel C is 35' measure to the top of peaked roof. Flat roofs may be a maximum of 30' measured to top of parapet.
 (4) (x')(y') - (x') allowed for active, non-residential uses including but not limited to retail space, restaurants, exercise rooms, club house, and other uses that provide activation to the pedestrian street experience. (y') required for all residential and/or non-active uses including but not limited to residences, mechanical rooms, loading areas, large expanse of non-fenestrated areas and other uses that do not provide pedestrian street activation. These standards apply to first floor uses - all uses above in a vertical mixed-use building must adhere to minimum setback of the first floor use.
 (5) For attached products, only end unit requires side setback.
 (6) Any buildings within an Open Space/Drainage/Park Parcels will be stand-alone pavillion or kiosk structures.
 (7) Detached garages may be a maximum of 20'.
 (8) Includes detached garages for SFA and SFD uses measured from face to dedicated alley line; garages are to be alley loaded.
 (9) (A)/(B)- (A) is minimum lot width for rowhome/townhome product; (B) is minimum lot width for a duplex/twin product per side/unit. Both units combined within a duplex/twin may have a minimum lot width of 50'.

GENERAL NOTES - PRIMARY BULK STANDARDS

- MINIMUM SETBACKS ARE DEFINED FROM THE R.O.W./PROPERTY LINE AND ARE MEASURED TO THE STREET OR PROPERTY LINE FACING WALL.
- NON-LIVABLE SPACES SUCH AS COVERED PORCHES, STOOPS, AND COURTYARDS CAN ENCROACH INTO A SETBACK IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE PROPERTY DESIGN STANDARDS DOCUMENT. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE.
- A SIDE SETBACK OF 0' FOR PRIMARY STRUCTURES IS PERMITTED FOR SFA PRODUCTS BUT A 10' MINIMUM BUILDING SEPARATION IS REQUIRED.
- ROOF OVERHANGS ARE PERMITTED WITH A MAXIMUM ENCROACHMENT OF 1'-0" INTO THE BUILDING SETBACK. IN NO INSTANCE MAY ANY ENCROACHMENT CROSS THE PROPERTY LINE.
- BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO 24". IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE.

PARKING STANDARDS		
LAND USE	VEHICLE REQ. OFF STREET	BICYCLE REQ.
OFFICE	1/400 sq ft	1/1,500 GSF (minimum 10)
HOTEL	1 per room	1/20,000 GSF (minimum 5)
HOTEL CONFERENCE SPACE	1/400 sq ft	1/1,500 GSF (minimum 10)
HOTEL RESTAURANT SPACE	1/200 sq ft (3)	1/10 vehicle spaces (minimum 8)
RESIDENTIAL - SFD	2 per unit (1)	N/A
RESIDENTIAL - SFA	2 per unit (1)	N/A
RESIDENTIAL - MF	1.25 per unit (1)	1 per unit (minimum 10) (2)
ASSISTED LIVING	0.5 per unit	1/20 vehicle spaces (minimum 5)
INDEPENDENT LIVING	0.5 per unit	1/20 vehicle spaces (minimum 5)
SKILLED NURSING/MEMORY CARE	1 per 8 beds	1/20 vehicle spaces (minimum 5)
NURSING HOME	0.75 per unit	1/20 vehicle spaces (minimum 5)
RETAIL	1/300 sq ft (3)	1/20 vehicle spaces (minimum 8)
RESTAURANT	1/200 sq ft (3)	1/10 vehicle spaces (minimum 8)

(1) Tandem parking is allowed though all spaces in a tandem arrangement must be under the control of individual residential unit
 (2) Can be provided internal to units.
 (3) Ground floor retail and restaurant uses under 1,500 sf within mixed-use buildings may use a parking ratio of 1/500 sf

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PRIMARY BULK & PARKING STANDARDS

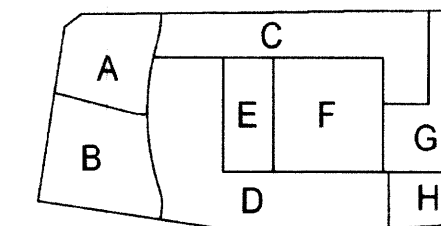
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SHEET 6 OF 10



KEY MAP

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ALLOWABLE LAND USE TABLE								
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE BLANK CELL = EXCLUDED								
SPECIFIC USE TYPE	PARCEL							
	A (1)	B	C	D	E	F (5)	G	
NON - RESIDENTIAL USES								
Community garden	R	R	R	R	R	R	R	R
Doggie day care centers		R		P		P		
Veterinary offices or clinics		R		R		P		
Radio or television broadcasting offices		R		R		P		
Hardware or Home Improvement Store		R		R		R		
Bar, tavern, night club		R		R				
Brewpub		R		R	P (3)	R	P (3)	
Catering services		R		R		R		
Coffee Sales with drive-thru/up (2)		R						
Restaurant without drive-thru/up		R		R	P (3)	R	P (3)	
Tasting Room		R		R		R		
Bank or financial institution without drive thru/up		R		R		R		
Convenience store/grocery store (<5,000 sf)		R		R		R		
Grocery store (>5,000 sf)		R		P				
Liquor store		R		R				
Delicatessen, retail bakery, specialty food market, coffee shop		R		R		R		
Business or professional (including medical/dental office/clinics)		R		R		R		
General office		R		R		R		
Courier services		R		R		R		
Massage therapy office/clinics		R		R		R		
Instructional services, studios		R		R		R		
Bingo establishments		R		R		R		
Performance centers				R		R		
Bowling, billiards, movie theaters & similar uses		R		R		P		
Health clubs		R		R		R		
Indoor/Outdoor recreation		R		P	P			
Retail business store < 25,000 square feet		R		R		R		
Retail business store > 25,000 square feet		R						
Tattoo parlor		R		R		R		
Thrift/consignment store		R		R		R		
Hotel or motel lodging establishments		R		R				
Microbrewery		R		R		R		
Micro-winery		R		R		R		

SPECIFIC USE TYPE	PARCEL							
	A (1)	B	C	D	E	F (5)	G	
Private lodge or club		R		P				
Events center < 15,000 sf		R		P				
Events center > 15,000 sf		P						
Child care center		R		R		P		
Adult day care center		R		R		P		
Library	R	R		R		R		
Museum				P		P		
Public administrative office	R	R		R		R		
Public park or recreational facilities	R	R	R	R	R	R	R	
Public auditorium	P	P			P		P	
Church or religious institution		R		R				
Elementary and secondary education schools				P				
Private business, trade, and vocation schools	R			P				
Post secondary colleges and universities	R			P				
Schools of special instruction	R			P				
Parking garage as a Stand Alone Use	P	P						
Public Transit Terminal/Stop/Station or similar (4)	R	R		R				
Public utility office		R		R		R		
Wind energy conversion systems (windmills)		P						
RESIDENTIAL USES								
Group Home - Type A (Federally Protected Classes)				R	R		R	
Multi-family dwelling				R			R	
Single-family detached dwelling				R			R	
Single-family attached dwelling				R			R	
Home occupation				R	R		R	
Assisted living facility					R		R	
Nursing homes					R		R	
Accessory Dwelling Unit				P	P		P	

- (1) Certain uses are allowed as ancillary to Institutional uses in Parcel A – including but not limited to coffee shops, brewpubs, small convenience shop, small office spaces, and other uses that complement the primary Institutional use. These uses are subject to administrative review and approval by Community Development Director.
- (2) Drive thru coffee shop as allowed only as an end cap user. These uses must have an internal seating area. The size of the adjacent attached uses must be at least 3 times the size of the coffee shop use.
- (3) Allowed up to 5,000 sq ft.
- (4) Public bus and transit stops are allowed throughout the development. Transit terminals are allowed as a Use-by-Right in Parcels A, B, and D.
- (5) Non-residential uses are allowed only as ground floor uses in MF, Mixed-use buildings in Parcel F.

GENERAL NOTES - LAND USE TABLE

- CERTAIN USES ARE PROHIBITED WITHIN THE MILE HIGH GREYHOUND PARK. THESE INCLUDE - BUT ARE NOT LIMITED TO - VEHICLE REPAIR, OUTDOOR STORAGE, SEXUALLY ORIENTED BUSINESSES, TYPE B GROUP HOMES (NOT FEDERALLY PROTECTED CLASSES), AND MARIJUANA RELATED USES. IF A PROPOSED USE IS NOT SPECIFICALLY LISTED IN THE USE TABLE, THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL FOLLOW THE PROCESS FOR UNCLASSIFIED USES LOCATED IN THE COMMERCE CITY LAND DEVELOPMENT CODE.
- USES CONTAINED IN PARCEL H DEFAULT TO THE CITY'S PUBLIC ZONING DESIGNATION.
- THE 500-FOOT SEPARATION REQUIREMENT BETWEEN AN EDUCATION FACILITY AND AN ESTABLISHMENT HOLDING A LIQUOR LICENSE SHALL NOT APPLY TO THE BREWPUB, BEER AND WINE, HOTEL AND RESTAURANT, AND ART GALLERY CLASSES OF LIQUOR LICENSE.

THE MILE HIGH GREYHOUND PARK PUD

PUD ZONE DOCUMENT

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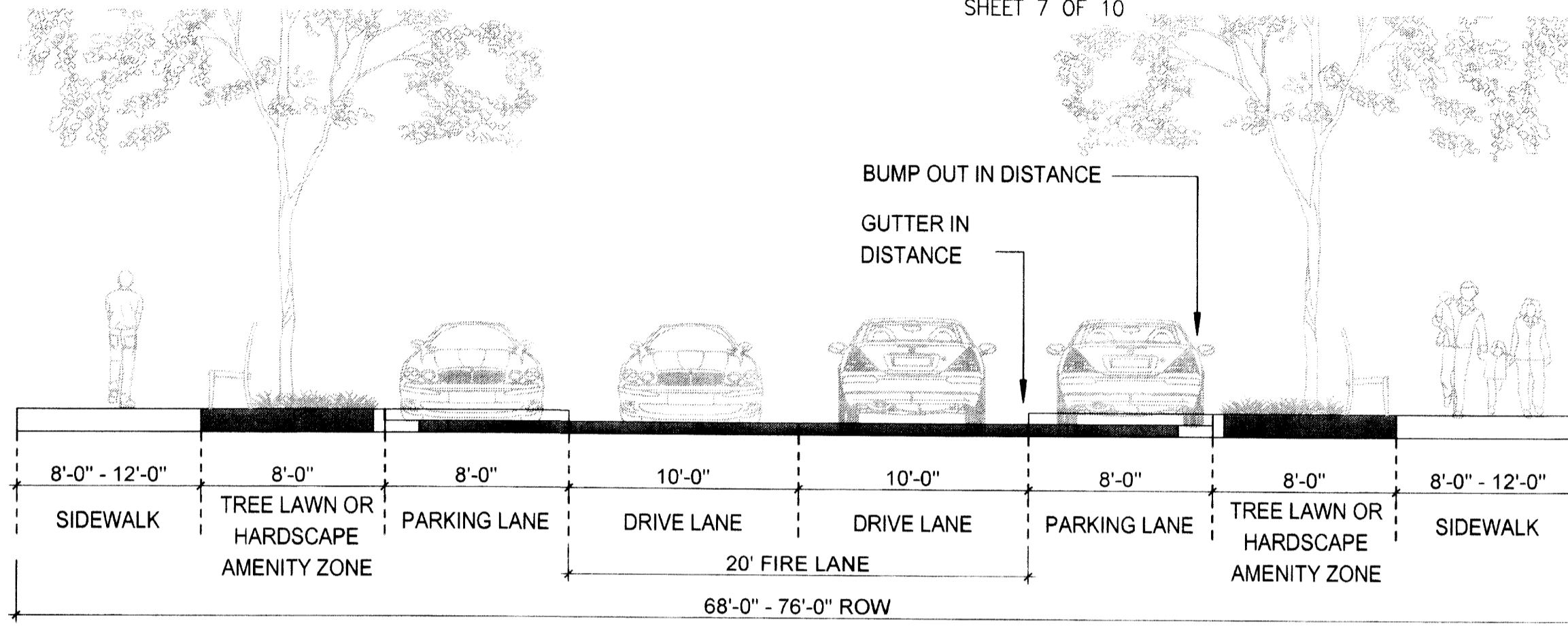
Sheet Title

ALLOWABLE USES

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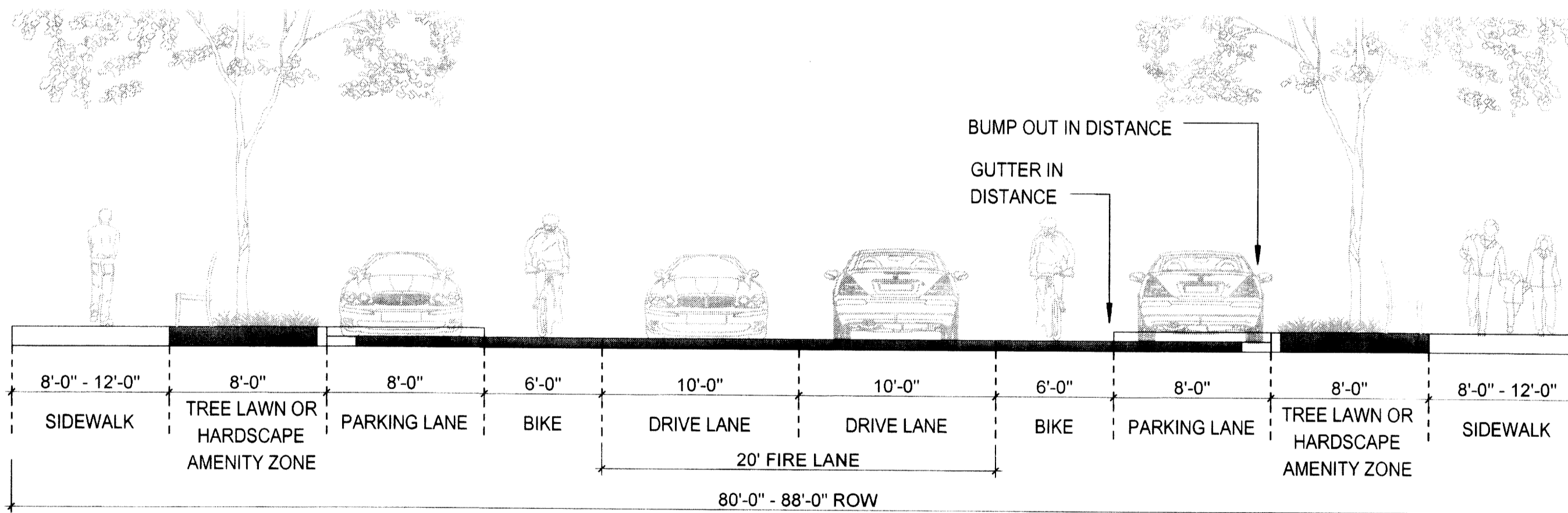
SHEET 7 OF 10



Note: Turn lanes possible at major intersections pending traffic study

1 TYPICAL SECTION - PRIMARY COLLECTOR STREET

SCALE: 3/16" = 1' - 0"



Note: Section allowable in place of standard collector pending traffic study and city bike connectivity plans outside of PUD boundary

Note: Turn lanes possible at major intersections pending traffic study

2 TYPICAL SECTION - COLLECTOR STREET W/ TRADITIONAL BIKE LANE

SCALE: 3/16" = 1' - 0"

GENERAL NOTES - STREET SECTIONS

1. STREET SECTIONS SHOWN DEVIATE IN PART FROM COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS BUT REFLECT REQUIRED FIRE CLEARANCE FOR BOTH LOCAL AND COLLECTOR STREETS
2. NOT ALL STREET SECTIONS SHOWN WILL NECESSARILY OCCUR WITHIN PROPERTY. SOME SECTIONS ARE ALTERNATIVES TO EACH OTHER BASED ON TRAFFIC NEEDS AND BICYCLE CONNECTIVITY AMONGST OTHER FACTORS.
3. STREET SECTIONS SHOWN ARE "TYPICAL CONDITIONS". TURN LANES AND OTHER ADDITIONAL INFRASTRUCTURE CHANGES ARE POSSIBLE AT INTERSECTIONS AND ELSEWHERE PENDING TRAFFIC STUDIES.
4. PRIVATE STREETS ARE PERMITTED WITHIN PROPERTY. DESIGN AND IMPLEMENTATION SHALL BE PROVIDED AT TIME OF PUD PERMIT. PRIVATE STREETS SHALL BE REVIEWED BY STAFF AND APPROVED ADMINISTRATIVELY.

SEE NOTES SPECIFIC TO EACH SECTION

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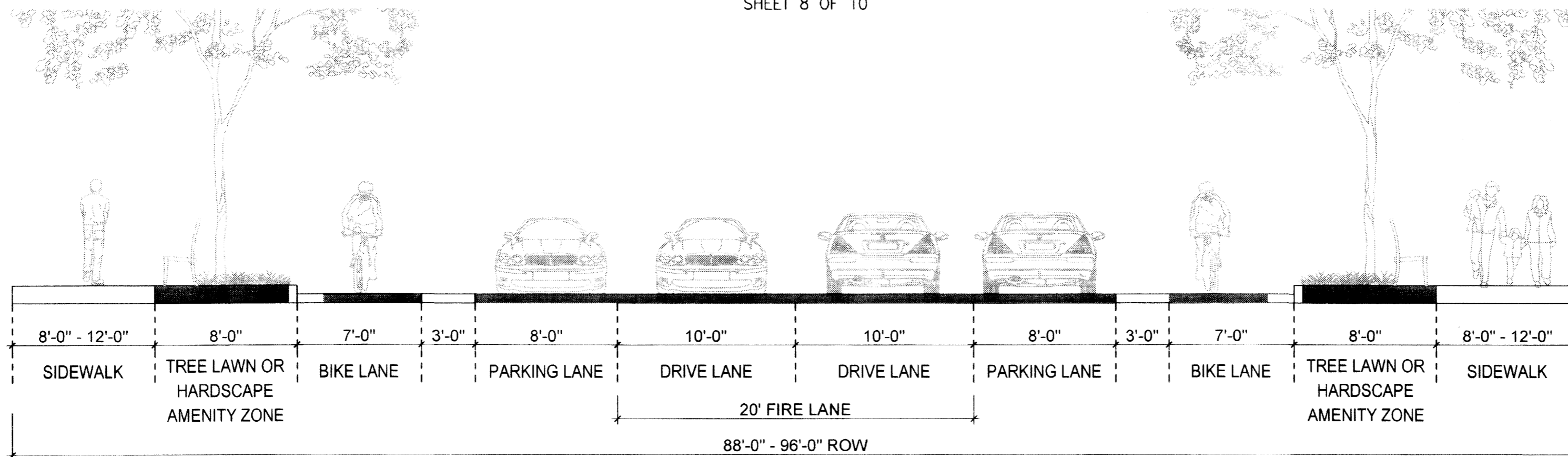
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**PROPOSED STREET
 CROSS-SECTIONS**

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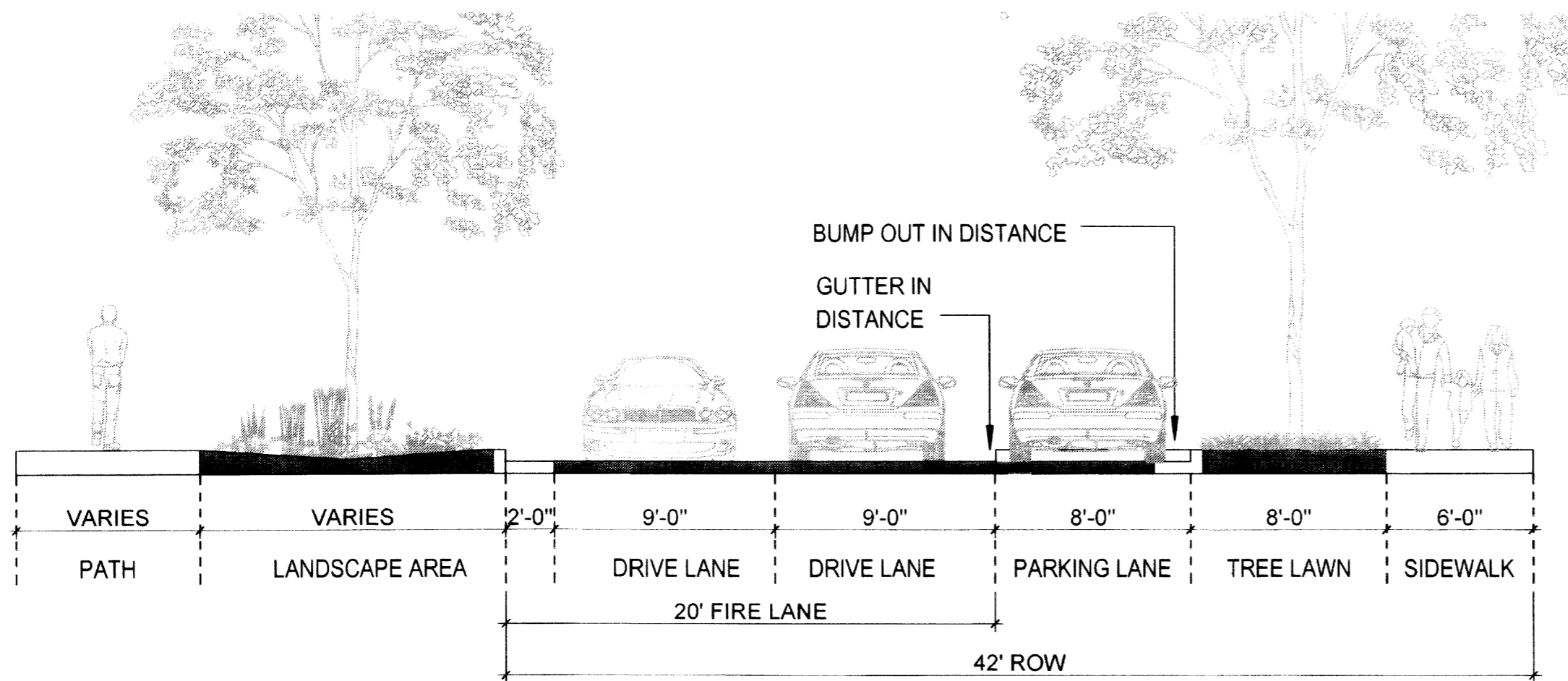
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 SHEET 8 OF 10



Note: Section allowable in place of standard collector pending traffic study and city bike connectivity plans outside of PUD boundary
 Note: Turn lanes possible at major intersections pending traffic study

1 TYPICAL SECTION - COLLECTOR STREET W/ PROTECTED BIKE LANE SCALE: 3/16" = 1' - 0"



2 TYPICAL SECTION - PARK STREET SCALE: 3/16" = 1' - 0"

GENERAL NOTES - STREET SECTIONS

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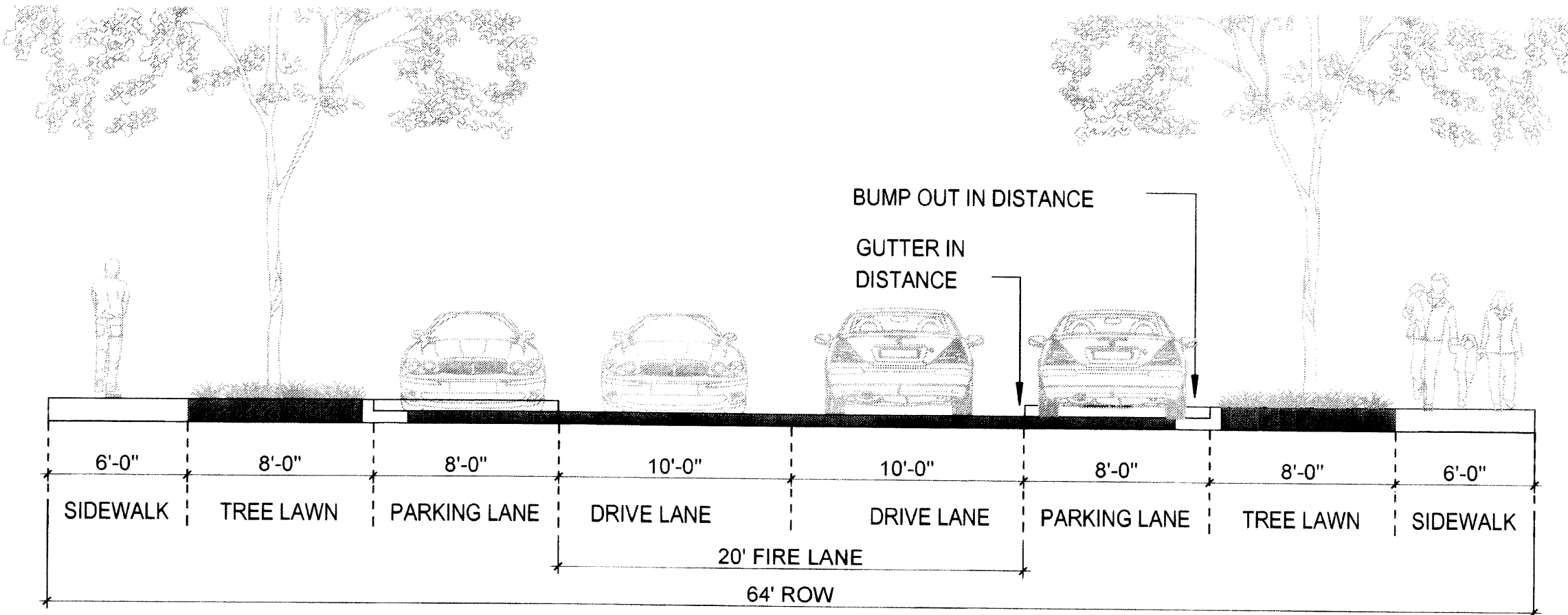
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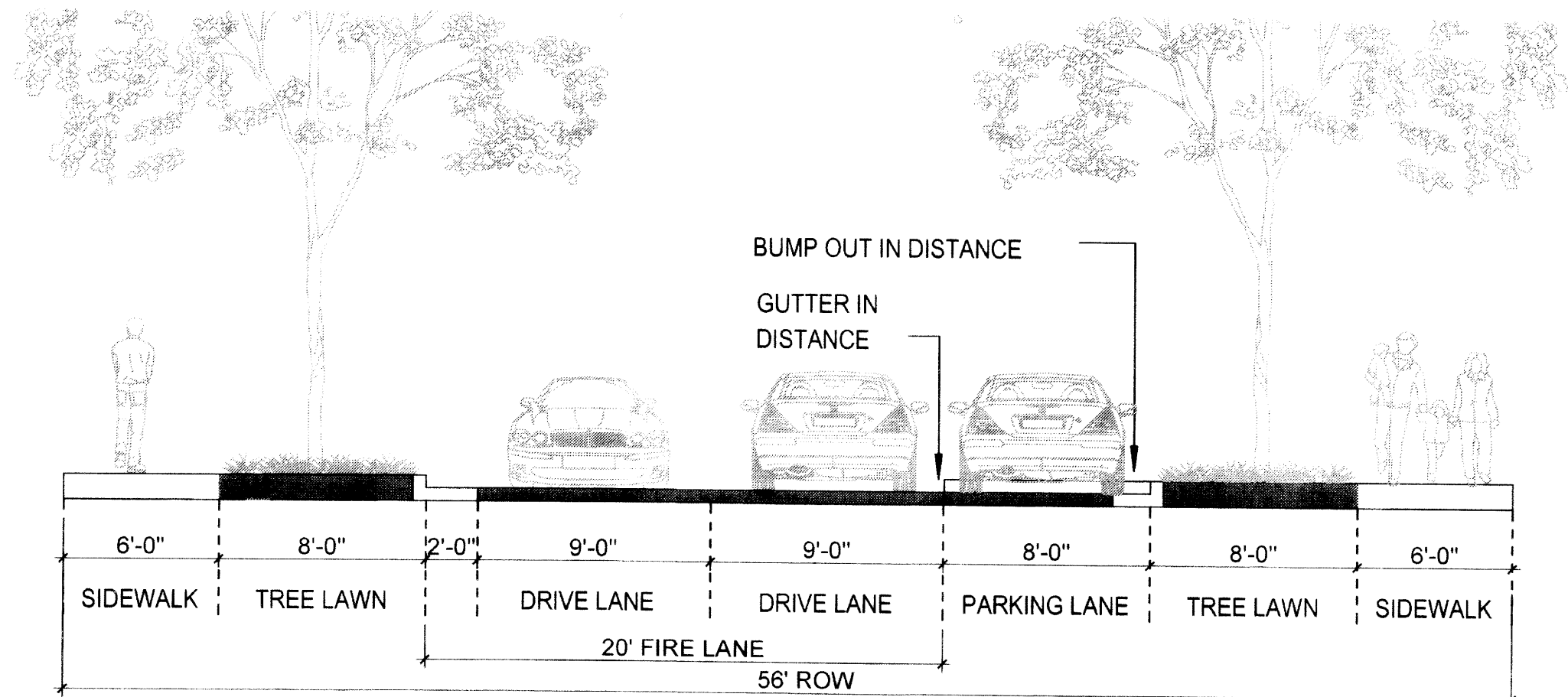
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SHEET 9 OF 10

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1 TYPICAL SECTION - LOCAL STREET W/ TWO-SIDED PARKING
 SCALE: 3/16" = 1' - 0"



Note: Section allowable in place of standard local street pending traffic study or parking analysis

2 TYPICAL SECTION - LOCAL STREET W/ ONE-SIDED PARKING
 SCALE: 3/16" = 1' - 0"

GENERAL NOTES - STREET SECTIONS

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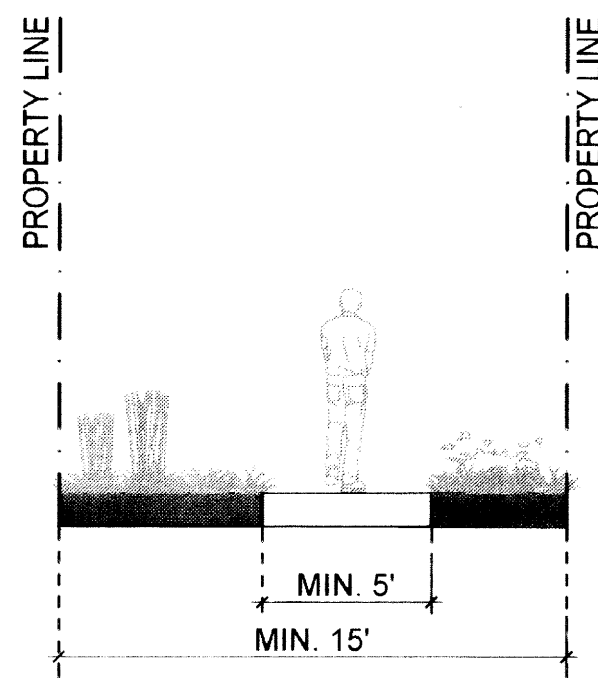
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SHEET 10 OF 10

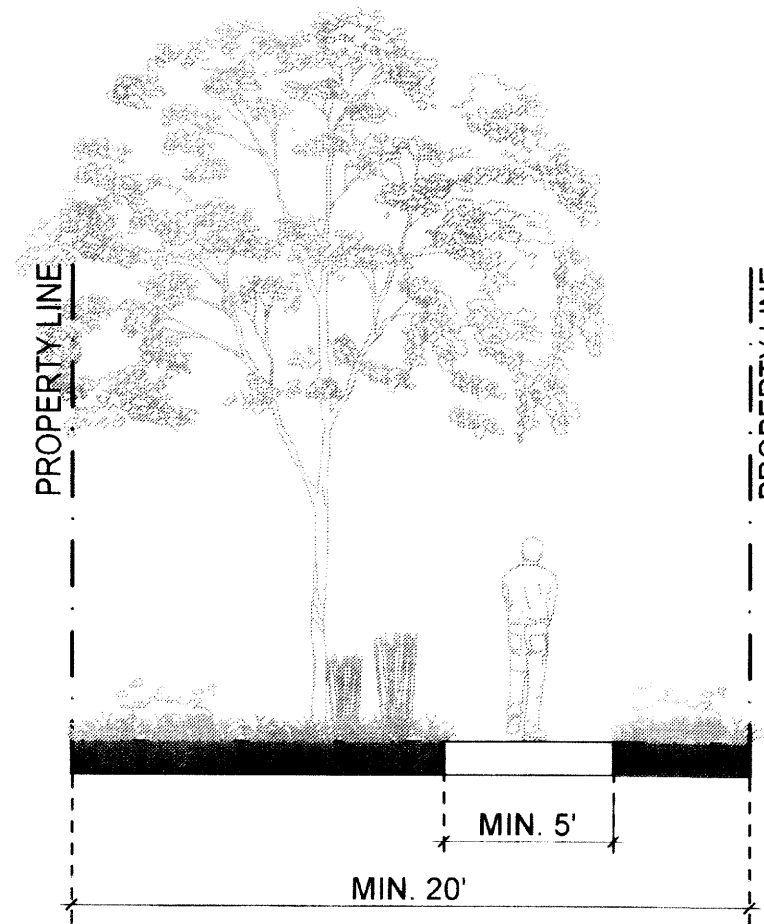
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1 PEDESTRIAN CONNECTOR TYPE 1
 SCALE: 3/16" = 1' - 0"

Note: 15' minimum pedestrian connectors are allowed up to 120' feet in length connecting between any public and/or private spaces. The minimum width is measured between property lines. Homes may not front on this type of connector.

Note: The primary greenways illustrated on sheet 4 are not accounted for with this cross-section.



2 PEDESTRIAN CONNECTOR TYPE 2
 SCALE: 3/16" = 1' - 0"

Note: 20' minimum pedestrian connectors are allowed between 120' and 250' in length connecting between any public and/or private spaces occurring between buildings up to two stories. For connectors occurring between buildings of three stories or more, the minimum width is 30' over the same distance. The minimum width is measured between property lines.

Note: The primary greenways illustrated on sheet 4 are not accounted for with this cross-section.

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**PROPOSED PEDESTRIAN
 CONNECTOR SECTIONS**