



Request for Comments

Case Name:	Denver Post Major Subdivision
Case Number:	PLT2018-00015

May 4, 2018

Adams County Planning Commission is requesting comments on the following request:

1) Major Subdivision to create two lots on approximately 26 acres; 2) Associated subdivision improvements agreement

This request is located at **5990 WASHINGTON ST**

The Assessor's Parcel Number is **0182511308001**

Applicant Information **TWENTY LAKE HOLDINGS (MICHAEL KRAUS)**

885 THIRD AVE; 19TH FLOOR

NEW YORK, NY 10022

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **May 25, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

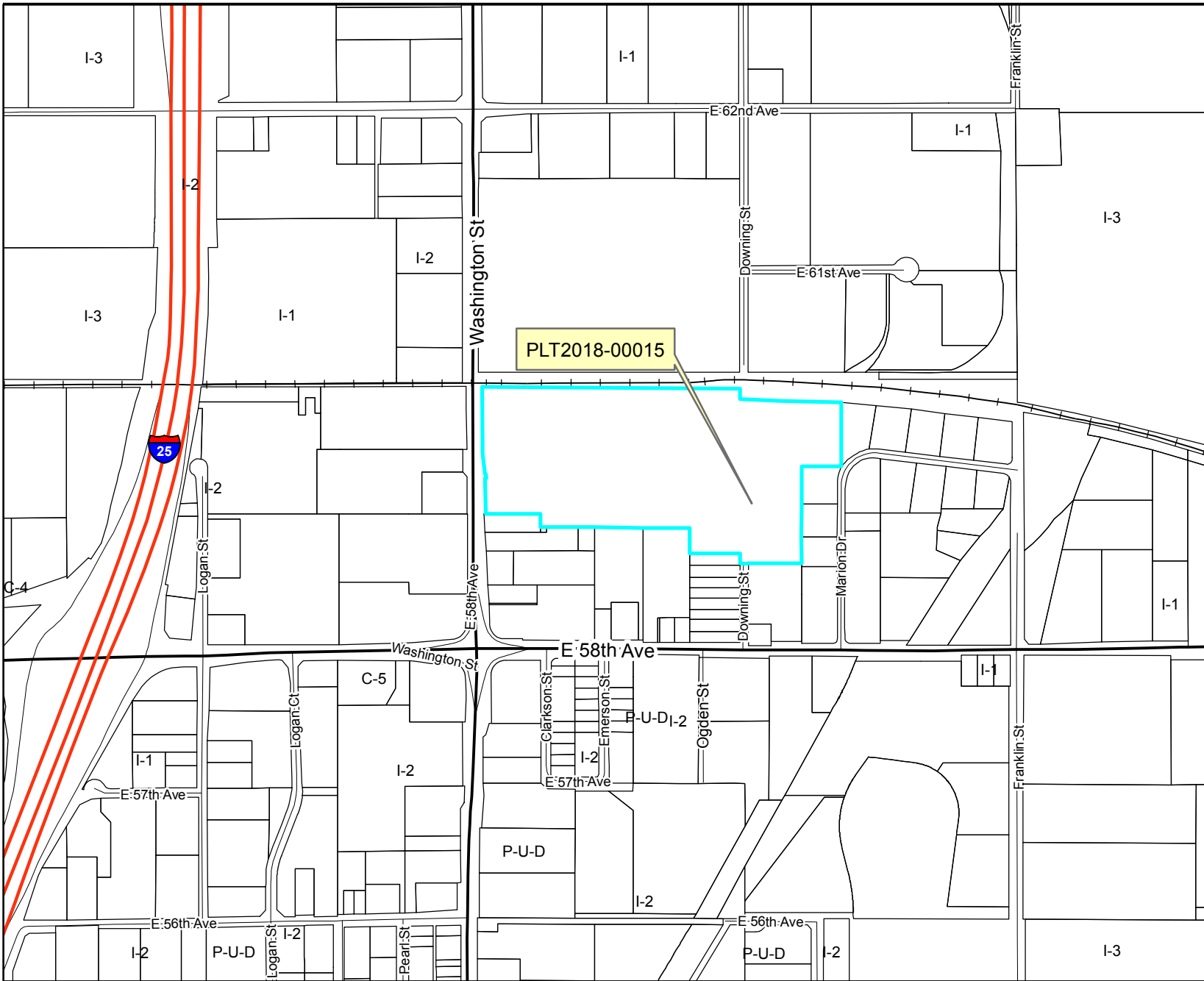
Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins

Emily Collins, AICP

Case Manager



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PLT2018-00015

Denver Post Subdivision



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

03 Project Summary

Project History

The subject property is located at 5990 Washington Street in unincorporated Adams County, Colorado. The site is home to the Denver Post printing facility and the existing parcel is a single lot containing 26.65 acres. The Denver Post property is currently zoned both I-3 and I-2 and is in conformance with the County's Comprehensive Plan for the North Washington Street Corridor. Adjacent uses include the Denver Merchandise Mart across the street to the west and miscellaneous industrial uses to the north, south and east of the site.

There are currently two points of access serving the existing development. The primary access used mostly by employees and visitors is from Washington Street while a secondary driveway used by heavier trucks is connected to Marion Drive located on the eastern edge of the subject property. Both entrances were originally gated however with building security and site surveillance, gates are no longer needed for the facility.

The current use located within the building remains a printing facility that serves the Denver Post as well as a variety of other local publications distributed throughout the region. As printing technology has progressed with the advent of new digital presses – there are fewer employees required to run the operations within the facility. Portions of the existing building are being converted to office space to house additional corporate employees. With the additional office personnel, the primary use of the building will continue as a major employer within Adams County for the foreseeable future.

Proposed Request

There currently exists a large portion of the subject property that is underutilized along the western edge of the site along Washington Street. The owner wishes to subdivide the 27 acre lot thereby creating a 3 acre site with commercial frontage along this major arterial roadway. The proposed lot would not take land from the larger property needed to meet the parking requirements for the printing facility. All parking within the new parcel would be self-contained on the 3 acre site. An existing detention pond is also located on the larger property that is currently designed to serve the existing parking lots and building footprint. That pond area will remain in its current location and will be increased in size to serve development on the new 3 acre property. A drainage easement will be provided to accommodate the increased drainage volume.

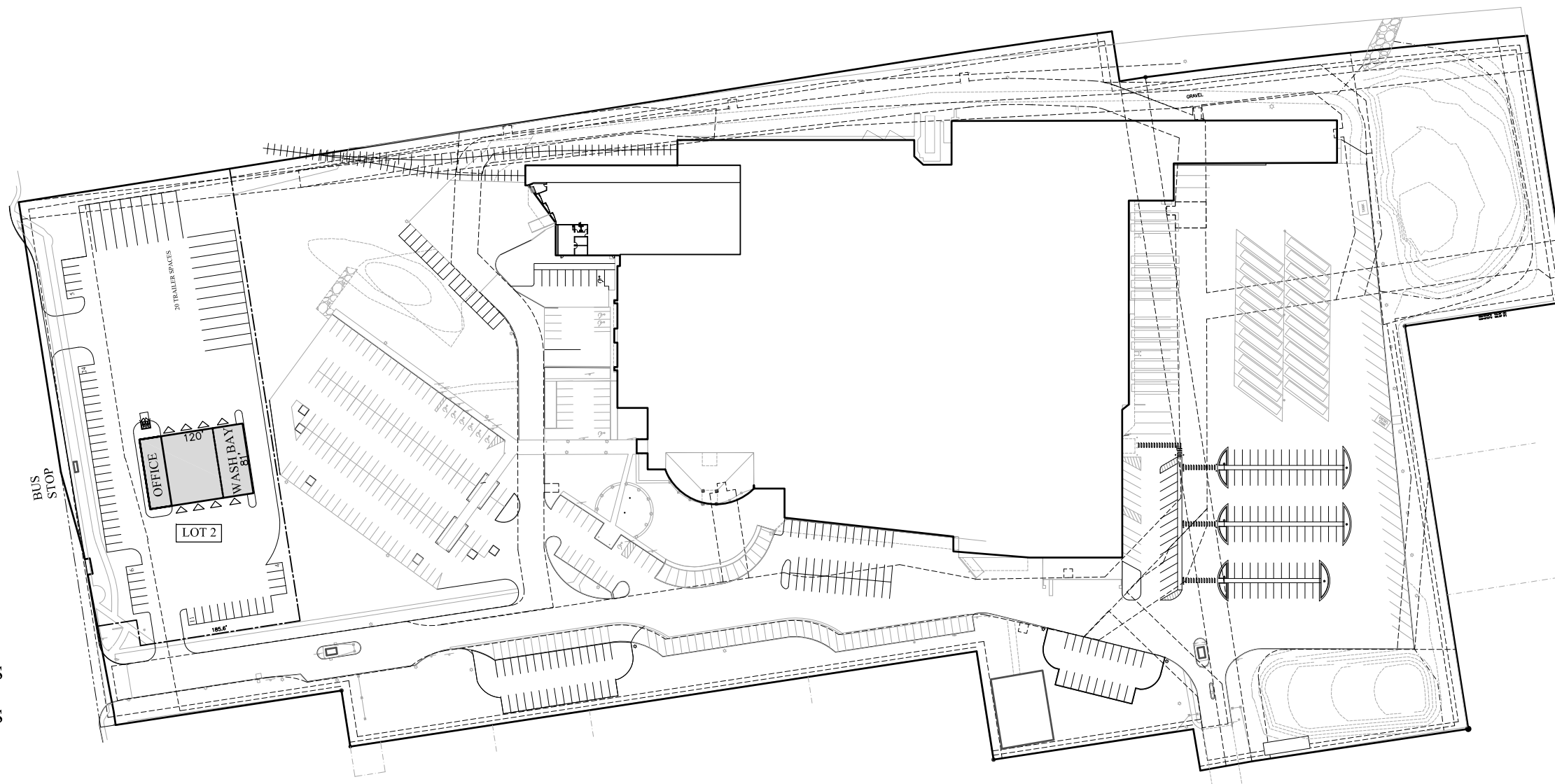
Access to the proposed 3 acre site would be two locations. One from the existing driveway along the southern edge of the property and a second on Washington Street to align with an existing access drive to the west. Securing access to the new lot is intended to be provided through an easement recorded on the minor subdivision plat.

The project goal for this subdivision is to create an opportunity for additional commercial activity in the North Washington Street corridor. Future plans could include provisions for a service station, restaurant or industrial buildings as allowed by current zoning. Rezoning of the remaining property is anticipated to create a single zone lot comprised of an I-3 zoning designation.



G R E Y W O L F A R C H I T E C T U R E

■ 1543 CHAMPA STREET SUITE 200 DENVER, COLORADO 80202 303.292.9107 arch@greywolfstudio.com ■

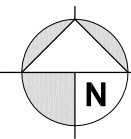


SITE DATA:

LOT 1	1,033,908 SF
	23.74 AC
(E) BUILDING FOOTPRINT	272,053 SF
(E) BUILDING AREA	403,729 SF
MIN PARKING REQ'D	414 SPACES
PARKING PROVIDED	
CAR	458 SPACES
CAR SUB-LEASE	25 SPACES
TRAILER	24 SPACES
TRUCK/ TRACTOR	33 SPACES

LOT 2	186,800 SF
	3 AC
BUILDING AREA	9,600 SF
PARKING	52 SPACES
TRAILER	20 SPACES

SITE PLAN
1"=150'-0"



5990 WASHINGTON
MAINTENANCE FACILITY

GREY WOLF ARCHITECTURE

ARCHITECTURE PLANNING
INTERIOR DESIGN

1543 champa st. #200
denver, co 80202
phone: 303.292.9107
fax: 303.292.4297

ALL DRAWN AND WRITTEN
INFORMATION APPEARING HEREIN IS
COPYWRITED INFORMATION

PROJECT NUMBER	15-419.1
DATE	04-10-2018
ISSUE	SCHEMATIC
DRAWN	JH
CHECKED	KWH
SCALE:	NTS
SHEET	

A0.0