



## Request for Comments

Case Name: Pecos Logistics Park  
Case Number: RCU2019-00014

March 19, 2019

The Adams County Planning Commission is requesting comments on the following request: **Rezone to Industrial-2**. This request is located at 5855 Pecos Street. The Assessor's Parcel Numbers are: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509309001, 0182509312001, 0182509312002, 0182509313001, and 0182509314001.

Applicant Information: MATT MITCHELL  
4221 BRIGHTON BLVD  
DENVER, CO 80216

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 04/09/2019 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information upon request.

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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Case Manager

## **CONCEPT NARRATIVE**

(north-west corner of N Pecos St and W 56<sup>th</sup> Ave)

The existing parcels of land are located at north-west corner of N Pecos St and W 56<sup>th</sup> Ave. The portions of the property were platted in the Felch Subdivision in April 1974 and in the Prestressed Con and Prestressed Con 2<sup>nd</sup> Filing in 1981. The portions of the property are unplatted. The subject properties are currently designated Residential Single Family (R-1-C), Industrial I-1, Industrial I-2 and Industrial I-3. The applicant requests to rezone entire property to I-2 Industrial Zone District.

The land is currently used as a manufacturing plant and outside storage yard for precast concrete panels by Rocky Mountain Prestress company. Westfield will develop the Pecos site over three phases. Each phase will include the development of approximately three industrial warehouse buildings consisting of between 380,000 and 470,000 total square feet. Once fully complete, this site will include up to 8 buildings totaling 1.3 million square feet that can accommodate businesses of varying size. Targeted tenants will include service oriented and supplier tenants as well as last-mile distribution and logistics users.

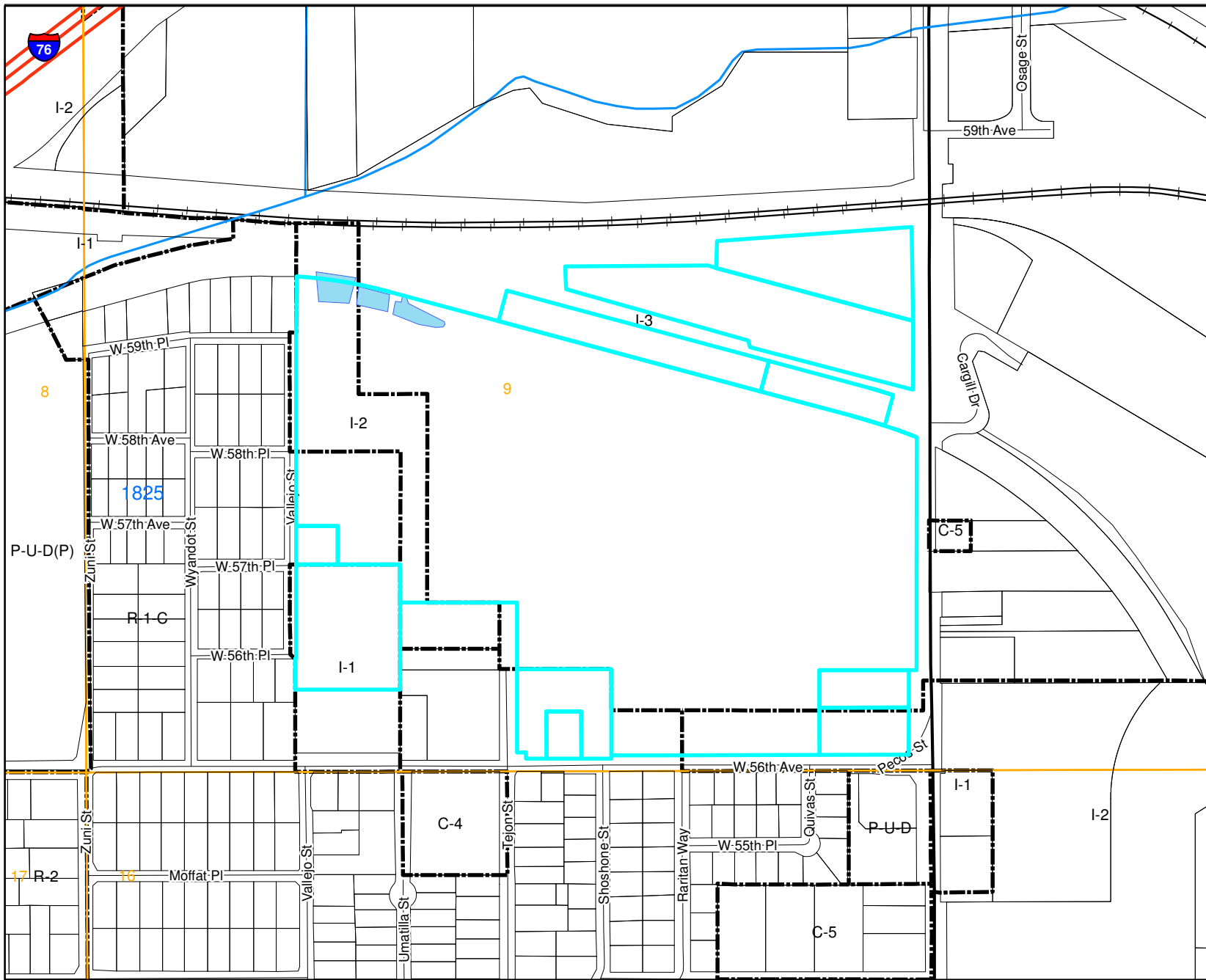
Proposed buildings will have the flexibility for small to large and build-to-suit tenants and can accommodate either front park / rear load or cross dock design. Westfield recently completed the successful HUB25 development at 601 64th Ave. in Adams County and it is our intent to largely replicate that development on this site.

The buildings are designed so the front facade will be facing N Pecos public ROW and the truck court will be mostly hidden in the middle between buildings or screened with landscaping and topography. The proposed construction is painted tilt-up concrete with reveals and details to create rhythm, scale and texture. Interior clear height for all buildings will be around 28-feet. We anticipate the overall building height will be approximately 37-feet to the top of parapet.





As part of Phase 1, Westfield will create a Metro District as a vehicle to fund and install some of the required infrastructure; (water, sewer, gas, power, storm, roads, etc.)

It is necessary to obtain adequate ingress and egress from Pecos and 56th Ave. We have commissioned and provided a traffic impact study that supports the overall project as well as the need for a traffic signal from the Pecos Property onto Pecos St. The success of the project is predicated upon the access from this site to the adjacent interstate system(s), I76 and I25.

The proposed development will be a valuable asset for Adams County by providing employers the much-needed space to create local job opportunities for residents. The project will start after receiving all necessary permits; probably in the spring of 2020.



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Pecos Logistics Park**  
**RCU2019-00014**



For display purposes only.

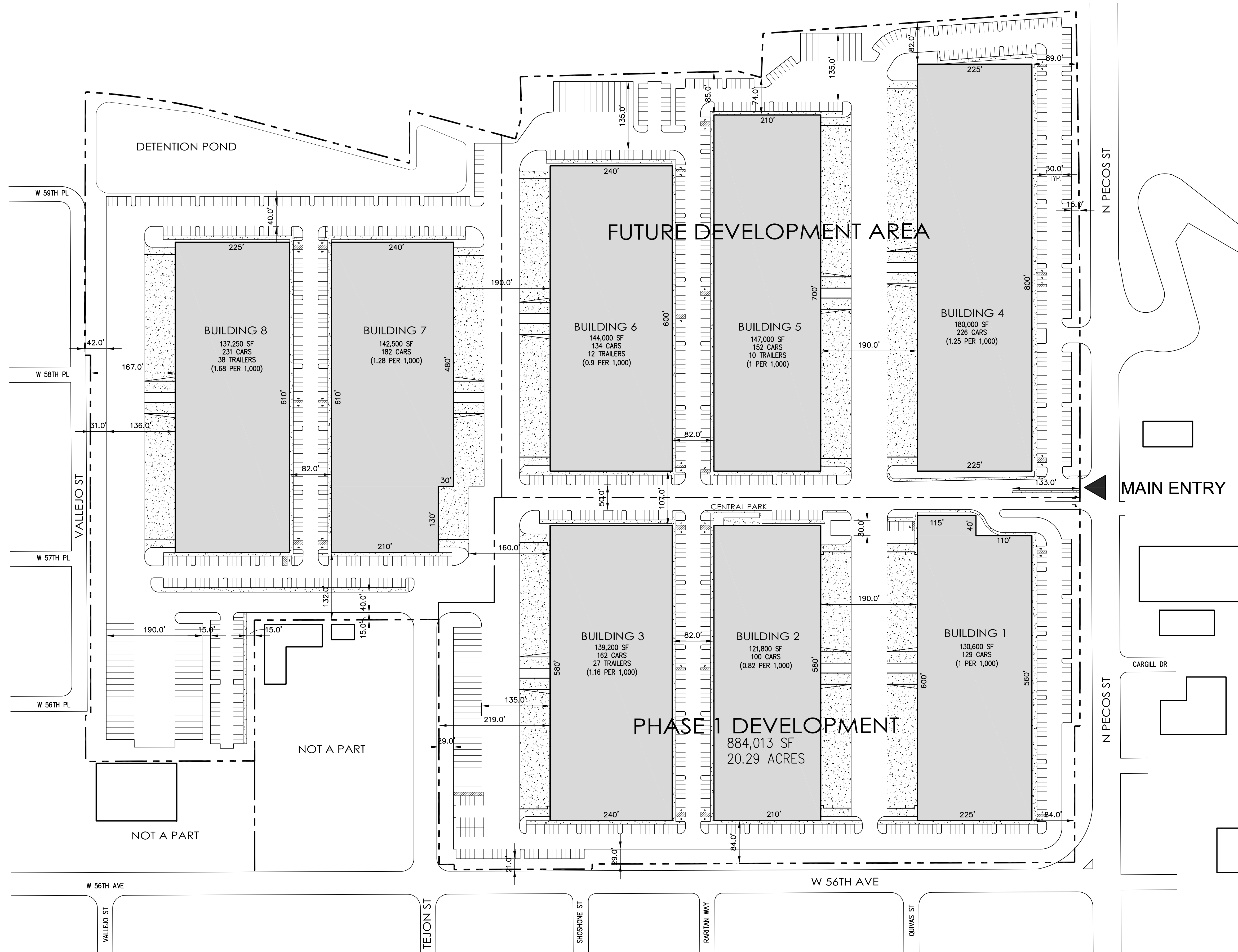


ADAMS COUNTY  
 COLORADO  
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

# REZONING PECOS LOGISTICS PARK

**PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND PART OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN**

SHEET 1 OF 1



### SITE DATA

EXISTING ZONING	R-1-C, I-1, I-2, I-3
PROPOSED ZONING	I-2
EXISTING LOT AREA	2,765,972 SF 63.49 AC
PHASE 1 FUTURE DEVELOPMENT	884,013 SF=20.29 AC 1,881,959=43.2 AC
BUILDING AREA	1,142,350 SF
FAR	0.41
COVERAGE	41%
LANDSCAPE REQ'D	10%
LANDSCAPE PROVIDED	13%
PARKING REQ'D	
WAREHOUSE	1 PER 5,000
OFFICE	1 PER 300
WHOLESALE	1 PER 900
MANUFACTURING	1 PER 1,000
PARKING PROVIDED 9x19	1,316
TRAILER PARKING 12x55	88

**GREY WOLF ARCHITECTURE**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
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 DENVER, COLORADO 80202  
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 email: awolf@greywolfstudio.com

**PECOS LOGISTICS PARK**  
**5801 N PECOS ST**  
**ADAMS COUNTY, CO**

DATES/ REVISIONS	
02.15.19	NEIGHBORHOOD
03.05.19	REZONE 1ST SUB.

1 OF 1

SITE PLAN