Request for Comments

Case Name: Paulino Redevelopment Temporary Parking - Extension
Case Number: VSP2019-00026

August 28, 2019

The Adams County Board of Adjustment is requesting comments on the following application: **Request for a Special Use Permit that would extend a temporary parking lot beyond the 90 day approval of a Temporary Use Permit (TVM2019-00022).** This request is located at 6300 BROADWAY ST. The Assessor's Parcel Number is 0182510100019.

Owner Information: 6300 BROADWAY ASSOCIATES LLC
1800 WAZEE ST STE 500
DENVER, CO 802022526

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) 523-6800 by **9/23/19** 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 HPederson@adcogov.org.

Once comments have been received and the staff report written, the staff report may be forwarded to you 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.

Thank you for your review of this case.

Holden Pederson
Planner I
REQUEST: TEMPORARY PARKING LOT

The attached request is for approval of a 5.24 acre Temporary Parking Lot to be located on the former Paulino Gardens Nursery property at the intersection of Broadway and 62nd Street. The applicant, Prologis L.P. recently purchased the property earlier this spring. The Temporary Parking Lot would be the first phase of a multi-phased redevelopment of the property. The ultimate plan would deliver an industrial/warehouse development similar in form and character to Prologis’ recent Park Central project located at the southeast corner of Washington and 62nd street. The proposed Temporary Parking Lot would accommodate approximately 500 vehicles.

The proposed Temporary Parking Lot project would be located on the southeastern portion of the Paulino property to support distribution activities by one of the tenants at the Park Central Property. This temporary parking use would begin this fall (September 1) and extend through the entire (conventional) 90-day temporary use period.

A second application will be presented to the Planning department in the coming days requesting the temporary parking use be extended past the initial 90-day duration through design and construction of a permanent parking which would be located on the west portion of the former Paulino property. We anticipate construction of the permanent lot to occur through the fall and into the winter of 2019. As weather is an unknown variable, we may need to anticipate an extension of the temporary use into early spring until the more permanent lot is complete and operational. Together with the construction of this more temporary lot would be construction of various utilities to support the permanent lot.
EXISTING BUILDING TO REMAIN

TEMP GRAVEL LOT

PROPOSED JERSEY BARRIER
(2- FEET WIDE BY 10- FEET LONG)

PROVIDE SPEED LIMIT SIGNS AT ENTRY (TYP.)

SCALE 1" = 50'-0"
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