Request for Comments

Case Name: Midtown at Clear Creek, Filing No. 12
Project Number: PRC2020-00008

June 8, 2020

The Adams County Planning Commission is requesting comments on the following applications: 1. Final Development Plan for 147 townhomes and a 20-acre park for the Midtown at Clear Creek Planned Unit Development on 31.98 acres; and 2. Final Plat for 147 residential lots and 19 tracts on 31.98 acres for Midtown at Clear Creek, Filing 12. These requests are located at 6701 Zuni Street. The Assessor's Parcel Number is 0182505409011.

Applicant Information: BROOKFIELD
LISA ALBERS
6465 S. GREENWOOD PLAZA BLVD.
CENTENNIAL, CO 80111

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 or call (720) 523-6800 by 06/30/2020 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.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates 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.

Greg Barnes
Planner III
Midtown at Clear Creek – Filing Twelve

Midtown Community Overview:

Midtown at Clear Creek is a 181.8-acre Master Planned Community, officially termed a Planned Unit Development (PUD) in Adams County, Colorado. The community is located east and west of Pecos Street, primarily south of 68th Avenue. The Midtown community is approved for a mix of uses, including single-family detached homes, townhomes, multi-family homes, and mixed-use commercial/retail. The PUD was originally approved in 2008 and amended in 2012, 2014, and 2018 for 1,208 dwelling units, a 5-acre school site, a commercial/mixed-use amenity area, and a variety of open spaces.

Midtown Parks Summary:

At the time of this submittal, the majority of Midtown is built and thrives with a growing Community who enjoys multiple park & open space amenities including:

- **Midtown’s Home Plate Park** includes a custom designed interactive water park, spray ground, large playground, multi-use play field, shade shelter and group gathering areas.
- **The Shed & The Garden** include a more urban open space that allows both indoor and outdoor community meetings. The amenities include a playground, an amphitheater for weddings and events, and an elaborate shade shelter with water feature and ample gardens. The Shed allows for indoor meetings, and includes bathrooms and a full catering kitchen.
- **Big Foot Park**, includes a large interactive playground, multiple challenge climbing wall, slides, group gathering area, and off-street parking for 14.
- **The Promenade & Midtown’s Mainstreet** combines a multi-block wide green court and main street pedestrian way that provides a central green spine for the entire community. The trails, gathering and informal seating areas allow the community to connect to all of the parks/open spaces listed above spanning the full east/west length of the community.
- **Midtown South Trail**, located on the south side of the community west of Pecos Street, connects the community to the Little Dry Creek Regional Trail corridor and provides additional buffering from the existing businesses to the south.
- There are also a multitude of smaller well thought through mini-parks throughout the community that allow the residents to get out with their families and pets to experience the outdoors.
- There are also 3 large open space detention ponds that have been built to accommodate the community. One is at the far eastern end of the community, one at the south/central portion of the community and one is at the western end of the park. These ponds will allow for many forms of urban wildlife, varied habitats, and are all well situated adjacent to existing open space and the Clear Creek trail corridor.

In addition to the Natural Park in Filing 12, one final park is still in the design development stage:

- **Midtown East Park** (PA-7 Park) includes a large natural area, both hard and soft trails and a future dog park with shade shelters and nature path.

Filing 12 offers the largest open space park within the community:

- **Midtown’s Natural Park** is planned to be a 32.5-acre natural park that will have a variety of passive and active uses. Filing 12 includes a 21-acre expansion of the 11.5 acres of natural park and trails completed with Filing 6. The uses include those that were preferred by the residents of Midtown and include, a large dog park, naturally revegetated areas throughout the entire park, along with both soft and hard trails to connect all the surrounding neighborhoods. Additionally, a naturally landscaped overlook at the top of a large community sledding/biking hill is planned that will provide unmatched vistas of the mountains and downtown. This hill will include a fitness stair built into the hillside. A central group shelter adjacent to a large natural garden is also envisioned, and lastly, an 18-hole frisbee golf course is planned in the southern portions of the park.
Midtown Natural Park Design History:

In 2018, with the development of Filing 6, Brookfield engaged the community and the metro district to help define the uses in the final park spaces at Midtown. Brookfield held several meetings the community and sent a community wide survey. The verbal feedback and survey results provided the following feedback:

- The community did not want any more playgrounds and children oriented open spaces.
- Strong desire for spaces for adults to gather and recreate
- They requested more expansive open spaces and did not want to see every square inch with specific activities.
- They wanted low maintenance amenities that kept their fees low
- At the time, a temporary dog park was located at 68th and Pecos and the community was extremely vocal about wanting a permanent dog park. Additionally, residents wanted a dog park both east and west of Pecos Street. This commitment was made by Brookfield, and the survey was intended to determine what other land uses residents wanted.

The Top amenities listed in the survey:

- Running path / loop
- Concrete trails
- Open play field/sodded lawn
- Shelter with picnic tables

Filing 12 Development Application:

The Filing Twelve Final Development Plan application here offers another 21 acres of natural park as an extension of Filing 6 11.5-acre Natural Park. In total, the Midtown Natural Park will be 32.5 acres located on the western edge of the Midtown community. This proposed site plan offers 11 acres of residential development, including 147 additional dwelling units for Midtown. 40 of the units are envisioned as front-loaded motor court townhomes and the remaining 107 units as two variations of alley-loaded townhomes. Active lawns and open spaces are filtered through the residential development to provide additional activity and amenity space for these residents.

In the 3rd PDP Amendment for Midtown completed in 2018, the County had revised their Land Development Code to require “Active Open Space” within otherwise identified open space areas and required that Midtown comply with these new standards. Per the PDP, the Filing 12 portion of PA-11 is required to have 21.0 acres of open space with 4.8 acres of active open space. The Filing 12 application exceeds these amounts with 25.1 acres of open space and 10.2 acres of active open space. A summary of these open space calculations is included at the back of this letter.

Filing 12 is in an area of Midtown that has undergone cleanup and monitoring of soil and groundwater contamination associated with manufacturing operations that took place with the former landowners, Hamilton Sundstrand. The soil within the Facility Parcel has been remediated such that the property is safe for use as a park or open space, but the site is still undergoing soil and groundwater monitoring before it can receive clearance for use. Additional clearance is required to allow residential development. Please refer to the letter from David Walker with CDPHE included with this application for additional information.

Contemplated Intensity and Density of Land Use:

147 single family attached lots are proposed in the Filing 12 FDP and the corresponding Final Plat with different home types. Two of the three home types proposed include rear-loaded single family attached townhomes. The third home type includes a front-loaded single family attached townhome with a fenced in backyard lot. The Filing 12 FDP home types consists of multiple residences that share one (1) or two (2) walls with an adjoining home. Sizes of residences vary in square footage.

The proposed density and land coverage proposed within the Filing 12 FDP is consistent with the Third Amendment to the Preliminary Development Plan for the Midtown at Clear Creek PUD. Per the approved PDP for Midtown at Clear
Creek, the overall number of allowable residential units is 1,208, with a gross density of approximately 6.6 dwelling units per acre.

Based on planned build-out, the Midtown community will provide open space areas consistent with this type of urban infill development and exceeds the Adams County standards for both passive and active open space requirements.

The proposal meets the Codes and Standards set forth by the PUD and Adams County to create a quality development. This conformance is as follows:

1. **The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.**

   The Filing 12 FDP emulates Midtown’s existing block structure along with the vehicular circulation and landscape treatment constructed in other filings at Midtown. The Filing 12 FDP area is located at the southwest corner of W 70th Avenue and Zuni Street. Primary access to this FDP area is provided by a local loop road that will access 70th Avenue in two locations. An alley and an emergency vehicle access easement will provide secondary access along Zuni Street.

   The Midtown at Clear Creek Filing 12 plan continues to implement the master plan developed for Midtown and remains consistent with the approved Third Amendment to the Preliminary Development Plan and Adams County development standards and regulations.

2. **The FDP conforms to the P.U.D. standards.**

   The Midtown at Clear Creek Filing 12 FDP conforms to PUD standards. Topics are addressed in detail in the Midtown at Clear Creek Filing 12 FDP Narrative sections; A. Explanation of the Characteristics of the PUD; B. Potential Impact or Proposed Mitigation on the Surrounding Area, C. Contemplated intensity and Density of Land Use; D. Number, Type, and Size of Buildings or Units, E. Provision for Parking, F. Circulation and Road Patterns and G. Ownership and Maintenance of Common Areas, as well as other relevant issues.

3. **The FDP is consistent with any approved PDP for the property.**

   The proposed Midtown at Clear Creek Filing 12 FDP is generally consistent with the approved Third Amendment to the Preliminary Development Plan for this project which allows a maximum of 1,208 residential dwelling units.

4. **The FDP construction plans meet the requirements of these standards and regulations and have been approved by the director of Public Works, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.**

   The FDP construction plans are designed to meet the standards included in the approved Third Amendment to the Preliminary Development Plan or will meet County standards where specific variables are not addressed. The PDP conditions of approval and comments from referral agencies have been considered in the design of the FDP elements. During the review and approval process for this Midtown Filing 12 FDP, all necessary requirements will be met and approved by all County departments and other referral agencies.
MIDTOWN FILING 12 ILLUSTRATIVE SITE PLAN

LEGEND

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147 TOTAL UNITS

FILING 12 BOUNDARY LINE

NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.