



## Request for Comments

Case Name: TTLC - 56th & Federal  
Project Number: PRC2021-00003

June 3, 2021

The Adams County Planning Commission is requesting comments on the following applications:  
**1. Rezoning to Transit-Oriented Development (TOD); 2. Preliminary Plat for major subdivision.**  
This request is located at 2880 West 56th Avenue. The Assessor's Parcel Numbers are 0182517103052 and 0182517103053.

Applicant Information: THE TRUE LIFE COMPANIES  
DAVID CLOCK  
1350 17TH STREET, SUITE 350  
DENVER, COLORADO

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 06/30/2021 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 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  
Planner III

BOARD OF COUNTY COMMISSIONERS

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May 28, 2021

Adams County  
Attn: Greg Barnes  
4430 South Adams County Parkway  
Brighton, CO 80601

**Re: Written Statement**

**Project:** TTLC Denver - 56<sup>th</sup> & Federal  
**Address:** 2922 W. 56<sup>th</sup> Avenue, CO 80221  
**Applications:** Rezone  
Preliminary Plat

Dear Mr. Barnes:

On behalf of the applicant, TTLC Management Inc. (TTLC), we are pleased to submit for your review and comment the attached Rezone Application and Preliminary Plat for the property located at the southeast corner of W 56<sup>th</sup> Avenue and Federal Boulevard in unincorporated Adams County. The property address is 2922 W. 56<sup>th</sup> Avenue, Denver CO 80221. This application has been prepared by and for the following parties to the benefit of the residents of Adams County and the surrounding areas.

**Applicant**

TTLC Management, Inc  
Contact: David Clock, Regional Director  
1350 17<sup>th</sup> Street, Suite 350  
Denver, CO 80202  
720-330-9211  
[dclock@thetruelifecompanies.com](mailto:dclock@thetruelifecompanies.com)

**Architect**

KTGY  
Contact: Doug Heaton  
820 16<sup>th</sup> Street, Suite 500  
Denver, CO 80202  
303-825-6400  
[dheaton@ktgy.com](mailto:dheaton@ktgy.com)

**Entitlements / Landscape Architect**

Norris Design  
Contact: Eva Mather / John Norris  
1101 Bannock St.  
Denver, CO 80204  
303-892-1166  
[emather@norris-design.com](mailto:emather@norris-design.com)  
[jnorris@norris-design.com](mailto:jnorris@norris-design.com)

**Civil Engineer**

Harris Kocher Smith  
Contact: John Stafford  
1120 Lincoln St, Ste 1000  
Denver, CO 80203  
303-623-6300  
[jstafford@hkseng.com](mailto:jstafford@hkseng.com)

## **Applications**

Two applications associated with this written explanation include Rezone to Transit-Oriented Development (TOD) and Preliminary Plat. The Applicant will host a neighborhood meeting during the first review period. The information provided as a part of the Preliminary Plat application is intended to give sufficient design and intent for the County to review and respond. The Preliminary Plat will be advanced based on County comments.

Please find the following the Applicant proposes as deferred or not required based on discussions with County Staff:

### **Subdivision-Major/Preliminary Checklist**

- *Item 7 – Fire Protection Report – deferred submittal with 2nd submittal, based on 1<sup>st</sup> round of comments*
- *Required Engineering Documents*
  - *Item 1 – Preliminary Drainage Report – submitting Preliminary Drainage Analysis Letter, full drainage report to be included with 2nd submittal to take into account first round comments from Adams County*
  - *Item 3 – Preliminary Erosion and Sediment Control Plans – deferred submittal to be include with 2nd submittal to take into account first round comments from Adams County*
  - *Item 4 – Preliminary Construction/Engineering Design Plans – not required per discussions with County Staff*

## **Project Description**

This neighborhood is designed to attract a broad spectrum of residents. The site is well suited to a variety of transportation needs with nearby access to the Clear Creek Bike Trail via Federal Boulevard or W. 55<sup>th</sup> Place. This site promotes convenient access to the mass transit, located ½ mile from the Clear Creek-Federal light rail station on the Gold line which is accessible by walking, biking or public bus stations. Two public transit bus stations are located adjacent to this property along Federal Boulevard with access to light rail stations as well as other bus stops to the north and south.

This property is approximately 4.9 acres located at the northeast corner of W. 56<sup>th</sup> Avenue and Federal Boulevard. The proposed application is to rezone the site from R-2 to a TOD to provide opportunities for increased pedestrian transportation from public transit to the approximately 84 single-family attached townhome units. This neighborhood will provide new homes to address housing attainability and diversity as

well as relieve the current lack of new housing within the County. This meets many of the housing goals identified in the Southwest Area Framework Plan, the Balanced Housing Plan, the TOD and Rail Station Area Planning Guidelines, Imagine Adams County Comprehensive Plan, and Making Connections Plans – all which address the need for diverse and balanced housing alternatives.

The abutting neighborhoods to the north, east, south and west are currently zoned R-2, C-5 and A-1. This development provides a residential transition from the commercial and mobile homes on the west to the single-family detached homes on the south and west. The Applicant has had discussions with the adjacent residential homeowners, and they are aware of and generally supportive of the proposed development.

The application for TOD identifies a density of 16.7 du/ac, and a height restriction of 35' adjacent to residential properties as well as 40' facing local or collector streets.

#### **Applicability to Comprehensive Plan**

The 2012 Adams County Comprehensive Plan outlines key goals to creating a more sustainable and resilient Adams County. The key goals that strongly relate to TTLCDenver 56<sup>th</sup> & Federal TOD rezone are outlined below:

##### *Promote Coordinated and Connected Growth:*

Revitalization and reinvestment in established areas to meet the needs of a variety of residents

##### *Reduce the Fiscal Impact of Growth:*

Infill development to take advantage of existing infrastructure to aid in reducing fiscal impacts with new development

##### *Promote Economic Vitality:*

Locate Urban Residential uses within close proximity to the surrounding transportation corridors and within municipal and county growth areas, especially in the Southwest Area of the County.

##### *Preserve the County's Natural Resources:*

Support and implement the preservation of active and passive open space, wildlife habitat and environmental quality

#### **Applicability to 2014 Federal Blvd Framework Plan**

The 2014 Federal Blvd Framework Plan identifies the purpose of TODs as encouraging compact urban growth patterns, providing opportunities for increased transportation

mode choice, reducing reliance on the automobile, and creating a safe and pleasant pedestrian environment. Additionally, the study area is identified as a unique opportunity and logical target for urban residential housing with a significant competitive advantage being in the close presence of public transit. The TTLC Denver - 56<sup>th</sup> & Federal development is in compliance with the Federal Blvd. Framework Plan.

### **Applicability to 2016 Making Connections Plan**

The Making Connections Plan is, “about capitalizing on the regional infrastructure that exists, and is coming online, to provide a diverse and economically stable County into the future.” It is located in the “Triangle of Opportunity” between Sheridan Station, Welby Station, and the National Western Center Station. It is in a site identified for high development propensity. The TTLC Denver - 56<sup>th</sup> & Federal development is in compliance with the 2016 Making Connections Plan.

### **Open Space**

The proposed neighborhood provides open space areas consistent with the Two-Family/Duplex/Townhome development open space requirement of twenty (20) percent. Townhomes front on 56<sup>th</sup> Avenue, proposed private streets or paseos with internal greens and walks to provide a pleasant pedestrian experience. Buffering from the commercial development to the west is provided on the western edge. Pedestrian amenities such as a tot lot, lawn area and internal walks allow community interaction and a vibrant neighborhood atmosphere.

### **Access**

The site will have two entrances along W. 56<sup>th</sup> Avenue. A system of private streets and walkways will provide access throughout the neighborhood. The private streets shall be constructed and maintained by Developer/HOA.

The site plan accommodates a minimum of one (1) or two (2) resident parking spaces per single-family attached unit in garages. Additional guest parking spaces are provided on-street for a total of 168 parking spaces. This site will contain 134 off-street parking spaces and 34 on-street parking which could be hammerhead parking spaces or parallel parking spaces on private streets.

A total 2.04 spaces per unit is provided, which is in alignment with Adams County TOD requirements that have a capacity on residential parking allowances of 2 spaces/unit. Bicycle parking will be available to meet County requirements of 1 per 20 units.

**Phasing and Build Timing**

TTLC Denver - 56<sup>th</sup> and Federal will be moving forward in one (1) total phase. Depending on the final entitlement approvals, development work will begin in approximately one and one half (1.5) to two (2) years with full completion in approximately four (4) to five (5) years.

We look forward to working with you on the review and approval of this new neighborhood in Adams County. Please feel free to contact our team directly should you have any comments, questions, and/or requests for additional information.

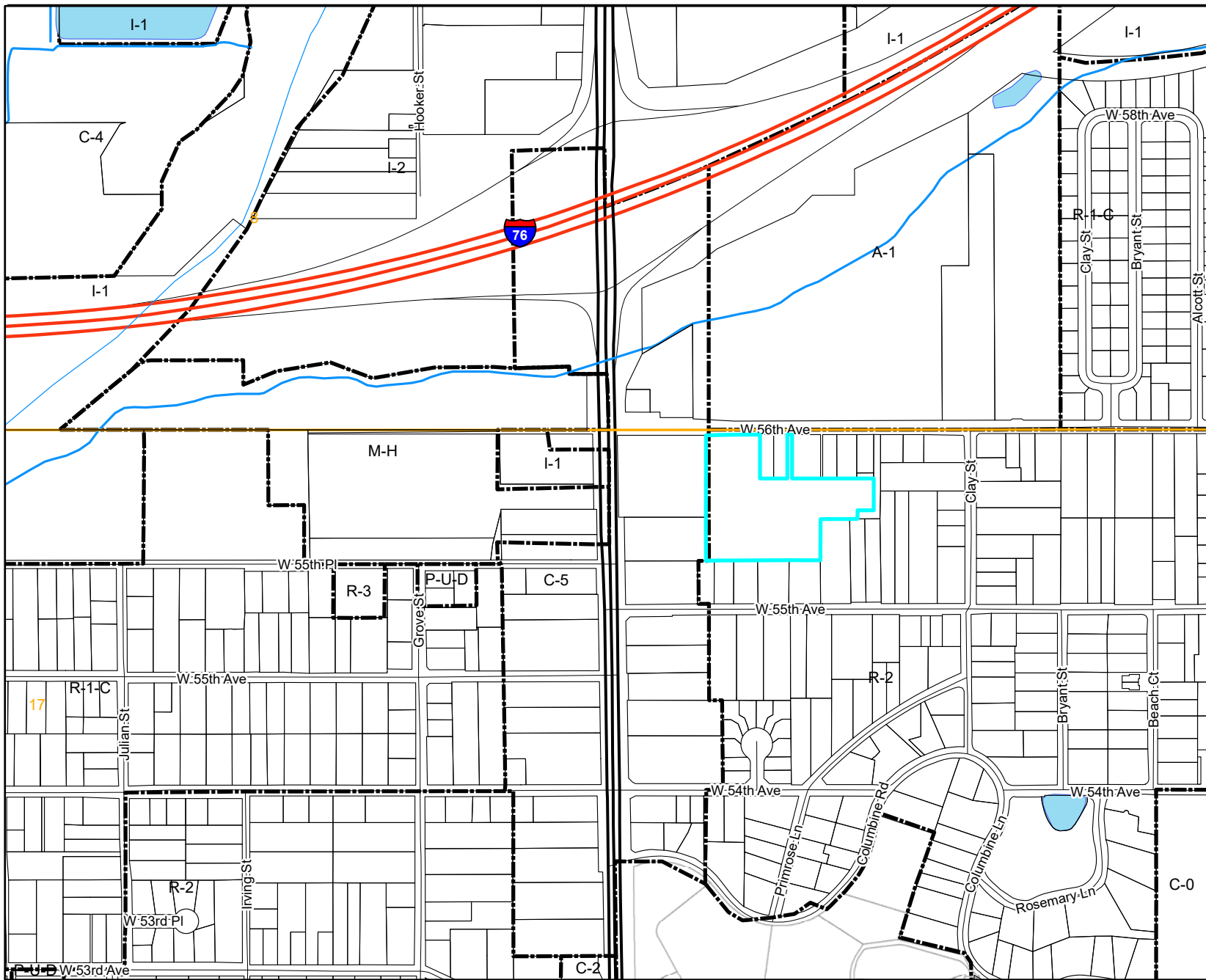
Best Regards,  
**TTLC Management, Inc.**







David Clock  
Regional Director - Colorado

Attach.

CC: Scott Menard, TTLC Management, Inc.  
Leah Beniston, TTLC Management, Inc.  
Mark Foster, TTLC Management, Inc.



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**TTLC - 56th & Federal**  
**PRC2021-00003**



For display purposes only.

AD TY

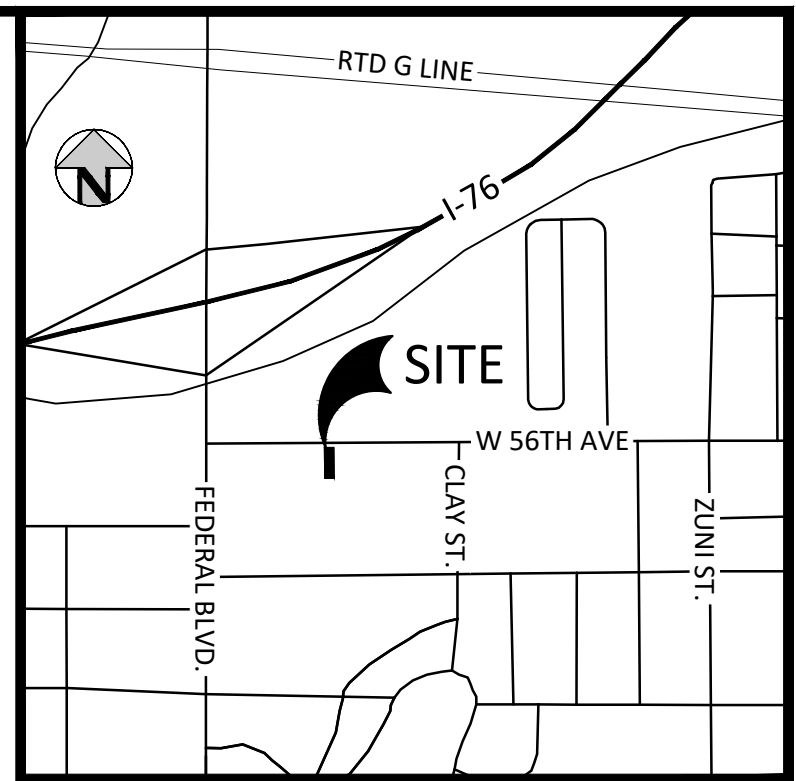
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



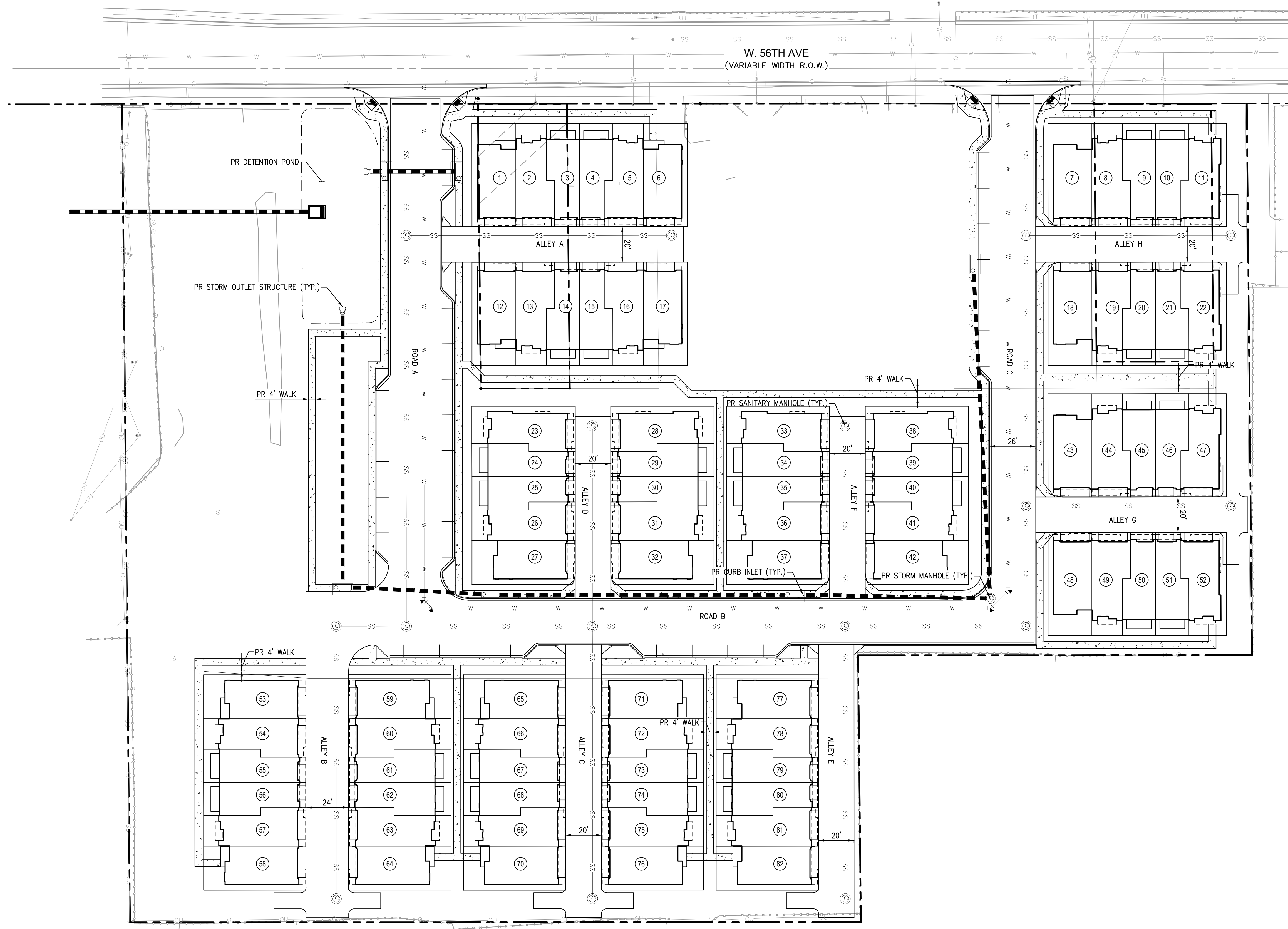
# TTLC DENVER - FEDERAL BLVD

TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
NORTHEAST 1/4 OF SECTION 17  
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

## SITE DEVELOPMENT PLANS



VICINITY MAP  
SCALE: 1" = 300'



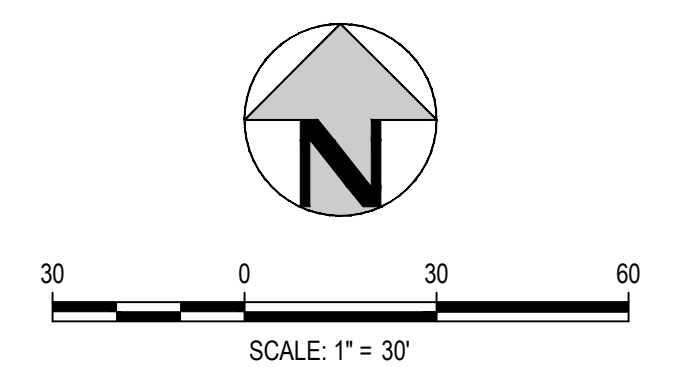
**LEGEND:**

PROPERTY BOUNDARY/ ZONE LOT LINE	---
EXISTING STORM SEWER W/MANHOLE AND INLET	---(S)---
EXISTING SANITARY SEWER W/MANHOLE	---(SS)---
EXISTING WATER LINE	---(W)---
EXISTING GAS LINE	---(G)---
EXISTING OVERHEAD ELECTRIC	---(OE)---
EXISTING UNDERGROUND ELECTRIC	---(UE)---
EXISTING FIBER OPTIC	---(FO)---
EXISTING UNDERGROUND TELEPHONE	---(UT)---
EXISTING OVERHEAD TELEPHONE	---(OT)---
PROPOSED STORM	---(S)---
PROPOSED DOMESTIC WATER SERVICE	---(W)---
PROPOSED SANITARY SERVICE	---(SS)---
PROPOSED SANITARY SEWER W/ MANHOLE	---(SS)---

**SITE DATA**

SITE AREA: 4.68 ACRES  
NO. DWELLING UNITS: 82  
DENSITY: 17.5 UNITS/ACRE

SITE PLAN EXHIBIT  
SCALE: 1"=30'



SCALE: 1" = 30'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.

Filepath: K:\2008\ENGINEERING\SS\SITE PLAN\DWG Layout\_Site Plan.dwg  
Plotted: Fri Oct 23, 2010 11:18:41 AM by: harriskoe@hks.com

PROJECT #: 200810