



Request for Comments

Case Name: Westbound Place CUP
Case Number: RCU2020-00008

April 27, 2020

The Adams County Planning Commission is requesting comments on the following application: **Request for a Conditional Use Permit to be able to use land behind a coworkign building for outdoor commercial recreation and community wellness.** This request is located at 2201 W 52ND AVE. The Assessor's Parcel Number is 0182516222014.

Applicant Information:

3 OF HEARTS PRESERVATION LLC
4418 UTICA ST
DENVER, CO 802122437

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 05/14/2020 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 MBarringer@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.

Maggie Barringer
Planner I

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3. Written Explanation

A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

Proposed uses: We are seeking a conditional use permit to be able to use the land behind our coworking building for outdoor recreation and community wellness. We want our coworking members to have an outdoor space where they can work on their computers, relax and unplug by the swimming pool, garden, and completely decompress in a quiet, beautiful, place of Zen. Additionally, we seek to build public gardens for our surrounding community and neighbors to use and enjoy together.

Improvements we'd like to propose for the backyard area that has been an abandoned dirt patch for over 30 years:

- Swimming pool
- Spa
- Picnic tables and patio area
- Garden plots and areas
- Open grass area
- Pickleball court

Purpose of the project: Build a coworking community that promotes healthy, active lifestyles and gives people a place to work, unplug, and give back to the surrounding community. Our vision is to create a new kind of neighborhood, one not necessarily bound by where you live, but by the relationships and experiences that connect you to something greater. Westbound is a forward-thinking, redesigned coworking club that reflects the diversity of Adams, Denver, Boulder, and Jefferson County communities.

Timeframe: We have split this project into two phases:

- Phase I: The coworking building and garden plots open to the public - permitted uses in C-4 zoning
- Phase II: The outdoor space, that is a conditional use
- We have already submitted our building permits for Phase I, but now recognize that we cannot proceed until we understand the parking requirements for the outdoor space in Phase II. While we know that the two uses of office and outdoor have peak hours that do not overlap – office peak hours being weekdays 9-4pm and outdoor peak hours being weekends and occasional weekdays 6-9pm – we do understand that your team will require parking for the outdoor space.
- As soon as we understand the parking requirements, we will resubmit our building permit for the coworking space and get to work bringing it to life. We are hoping this will be in May 2020
- As soon as we (hopefully) get our conditional use permit, we will apply to build the swimming pool, pickleball court, and gardens.

The local impact: Westbound has the potential to attract a younger, more tech-skilled demographic and startups to your county that would benefit current employers, future employers, local residents, and future residents of your county. The Westbound community would also be very active in fueling and fostering Adams County's startup environment by being a leading advocate for community organizations, volunteer work, startups, work-life balance, and coworking. Prior to social distancing and shelter-in-place orders, we had worked with the Parks and Recreation team to host a park clean-up and gardening day with our current Westbound community for the unnamed 51st and Zuni Park. Once we are able to do so, we will be rescheduling this event and continuing to promote volunteerism in the Chaffee Park neighborhood.

Thank you: Your team has done an outstanding job building the neighborhoods within Adams County and it is our goal and desire to bring a new community that will attract additional energy, collaboration, and startups to your county.

4. Site Plan - landscaping

WESTBOUND PLACE + CO CIVIL CONSTRUCTION DRAWINGS

LOCATED IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 2201 WEST 52ND AVENUE)

PREPARED 4/10/2020
SCALE: 1INCH = 38 FT

