

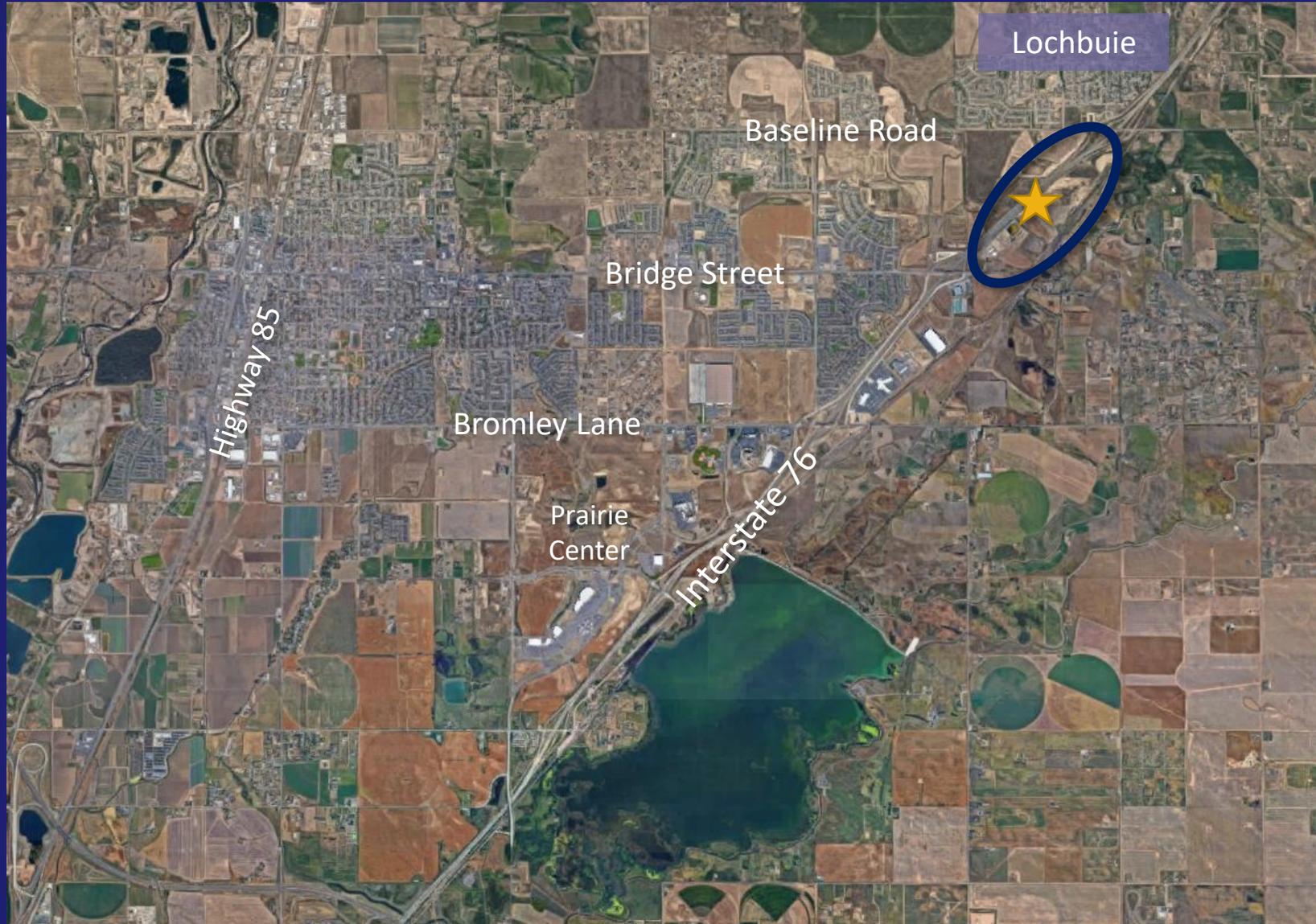


# 76 Commerce Center Bromley Park, Filing 102, 1<sup>st</sup> Amendment Development Agreement

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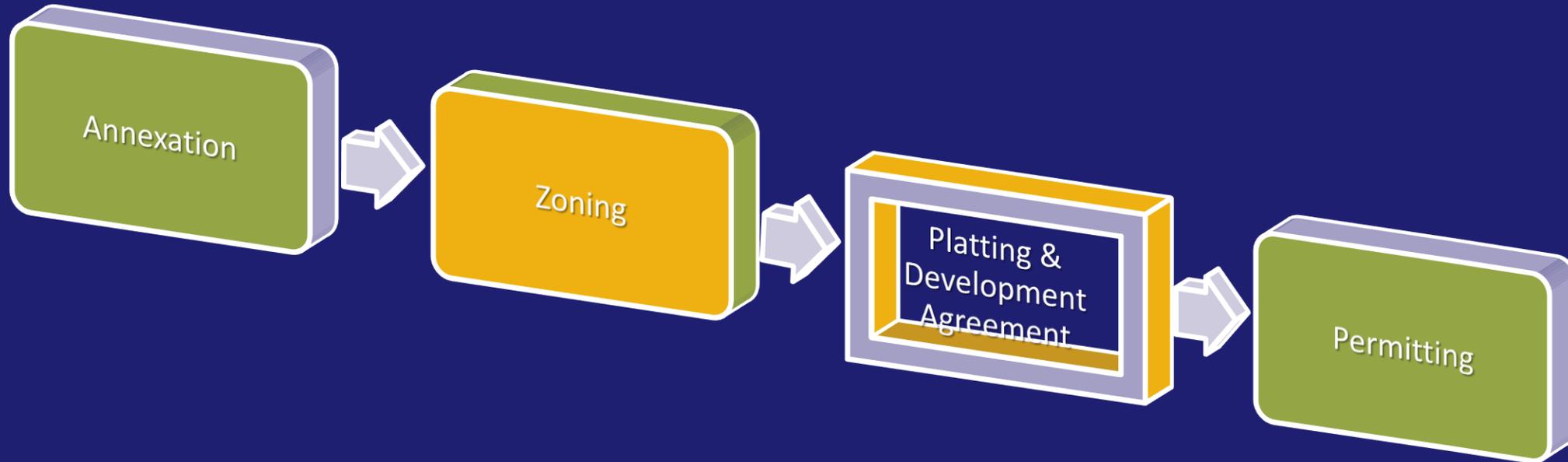
City Council – March 20, 2018

**Applicant:** Paul Hyde, *76 Commerce Center, LLC*  
**City Staff Representative:** Lauren Simmons, AICP, *Senior Planner*



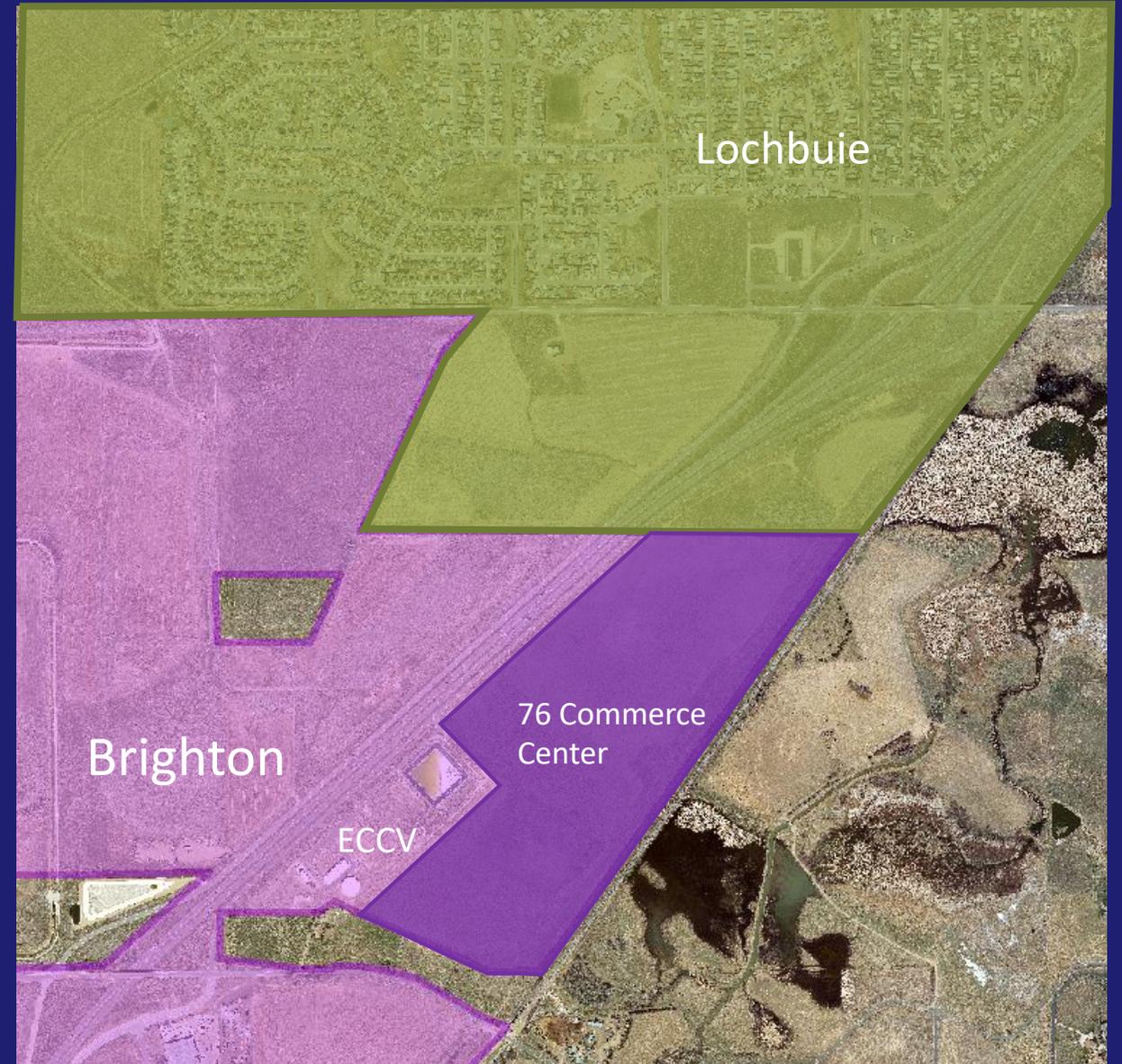


# Review Process

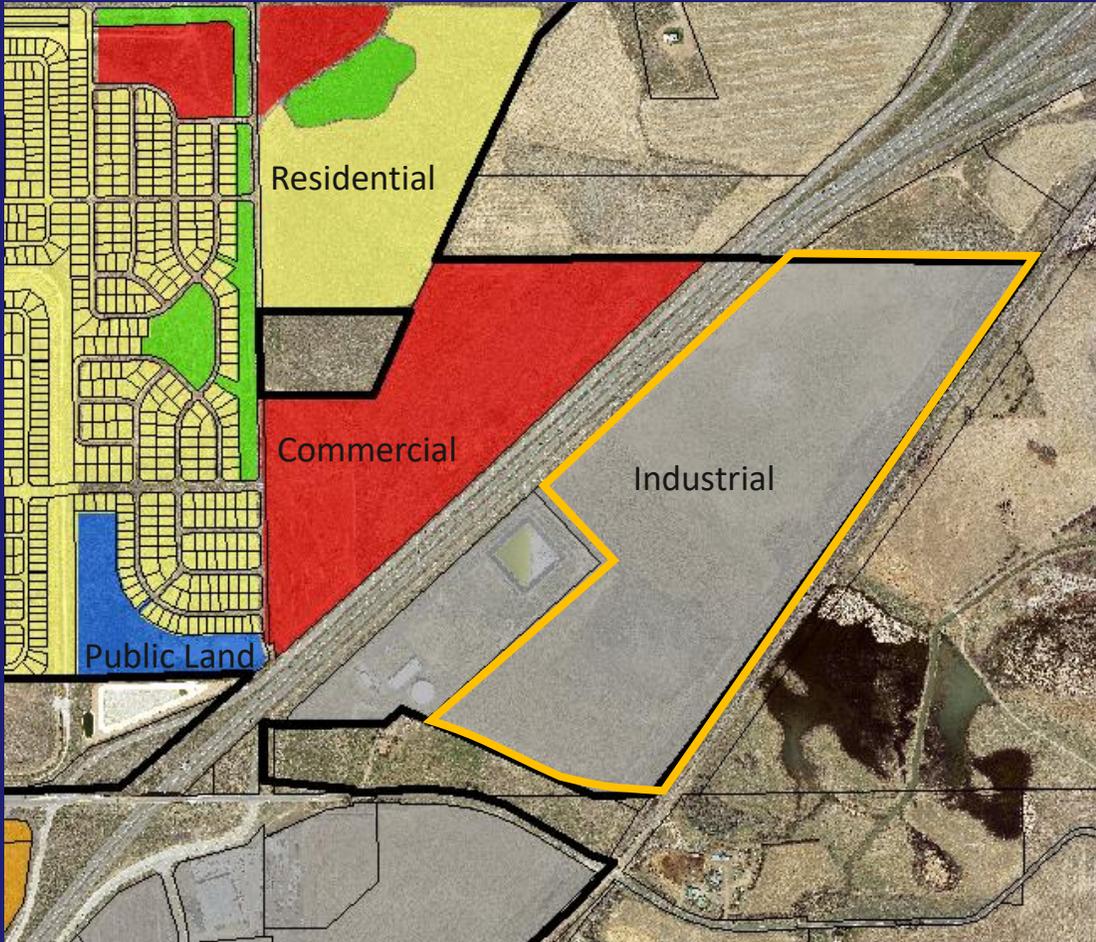


## Background

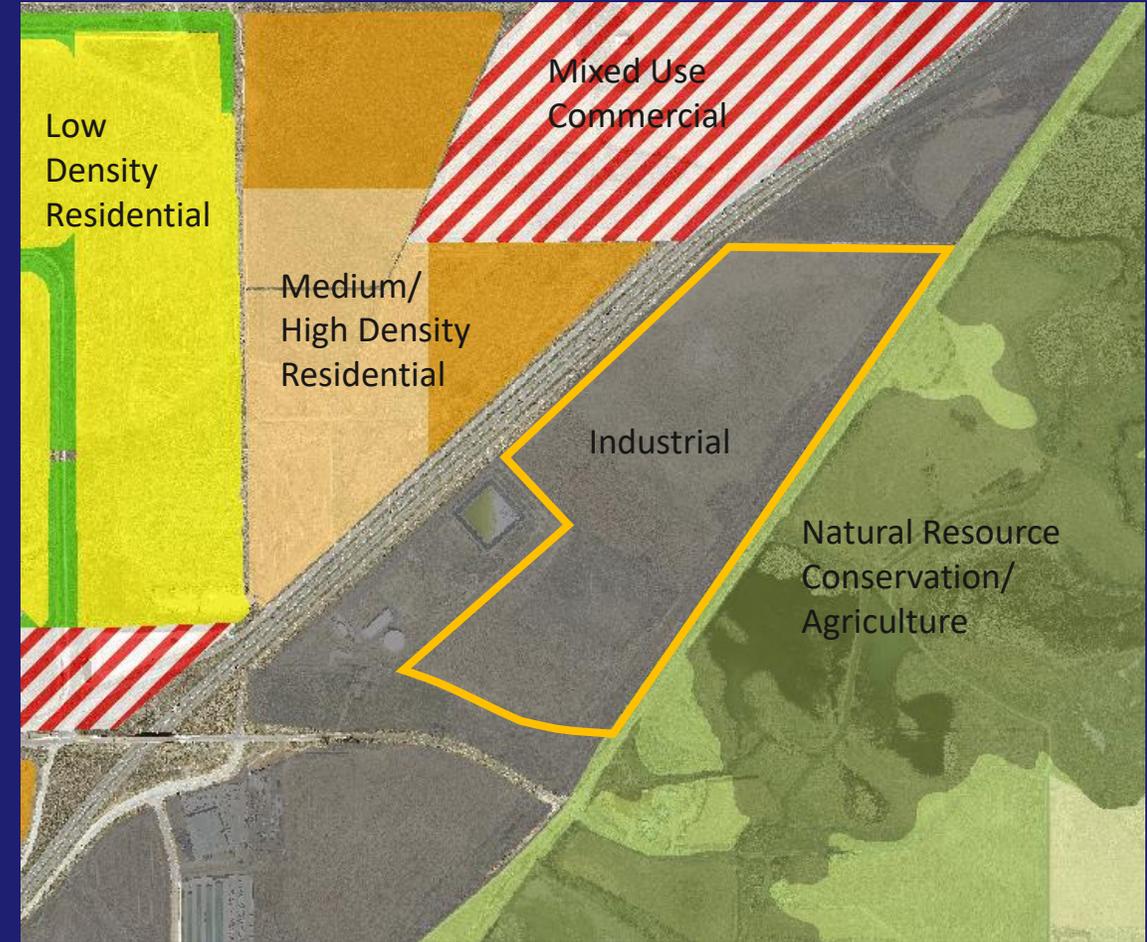
- Annexed and Zoned in 1986 as part of Bromley Park for Industrial development.
- First Plat approved administratively in 2005 for Lot 1, Block 1 for the existing East Cherry Creek Valley (ECCV) Treatment Plant.
- City Council approved an Economic Development Corporation Incentive Agreement on August 15, 2017.



Municipal Boundaries



PUD Zoning Map

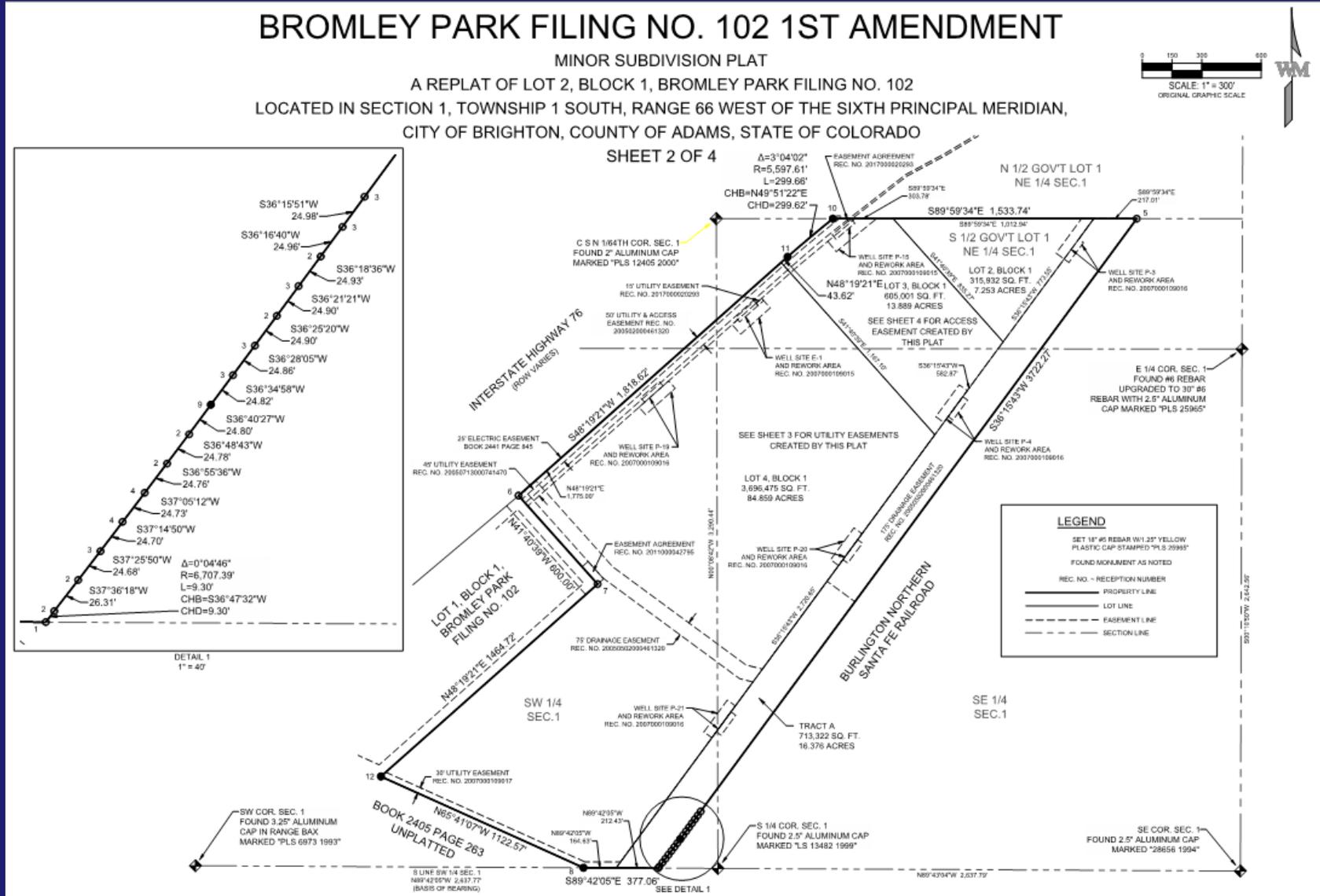


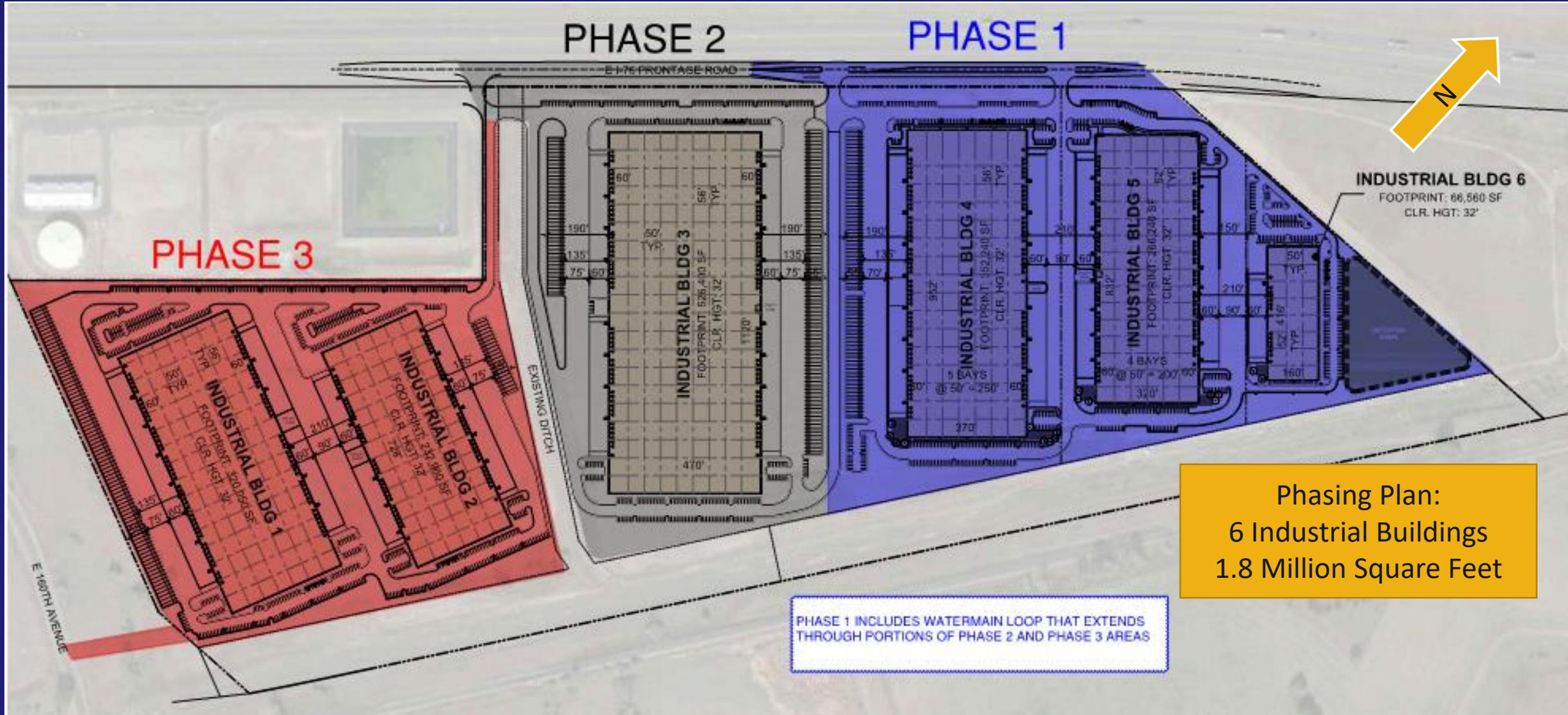
Future Land Use Map

# Purpose

- Bromley Park, Filing 102, 1<sup>st</sup> Amendment
- Request for a Development Agreement for 76 Commerce Center project:
  - 6 industrial buildings
  - 1.8 million square feet
- Addresses infrastructure and development requirements:
  - Roads
  - Utilities
  - Stormwater
  - Water Dedication







## Utilities and Water

**Water:** Connecting to existing City waterlines, constructing an on-site water loop for the development.

**Sewer:** Connecting to sewer lines in the City that are treated by Lochbuie.

**Stormwater:** On-site water quality ponds are draining to South Beebe Draw's drainage channel to the east.

**Water Shares:** Developer dedicating 25.17 acre-feet of water to the City of Brighton for warehousing uses.



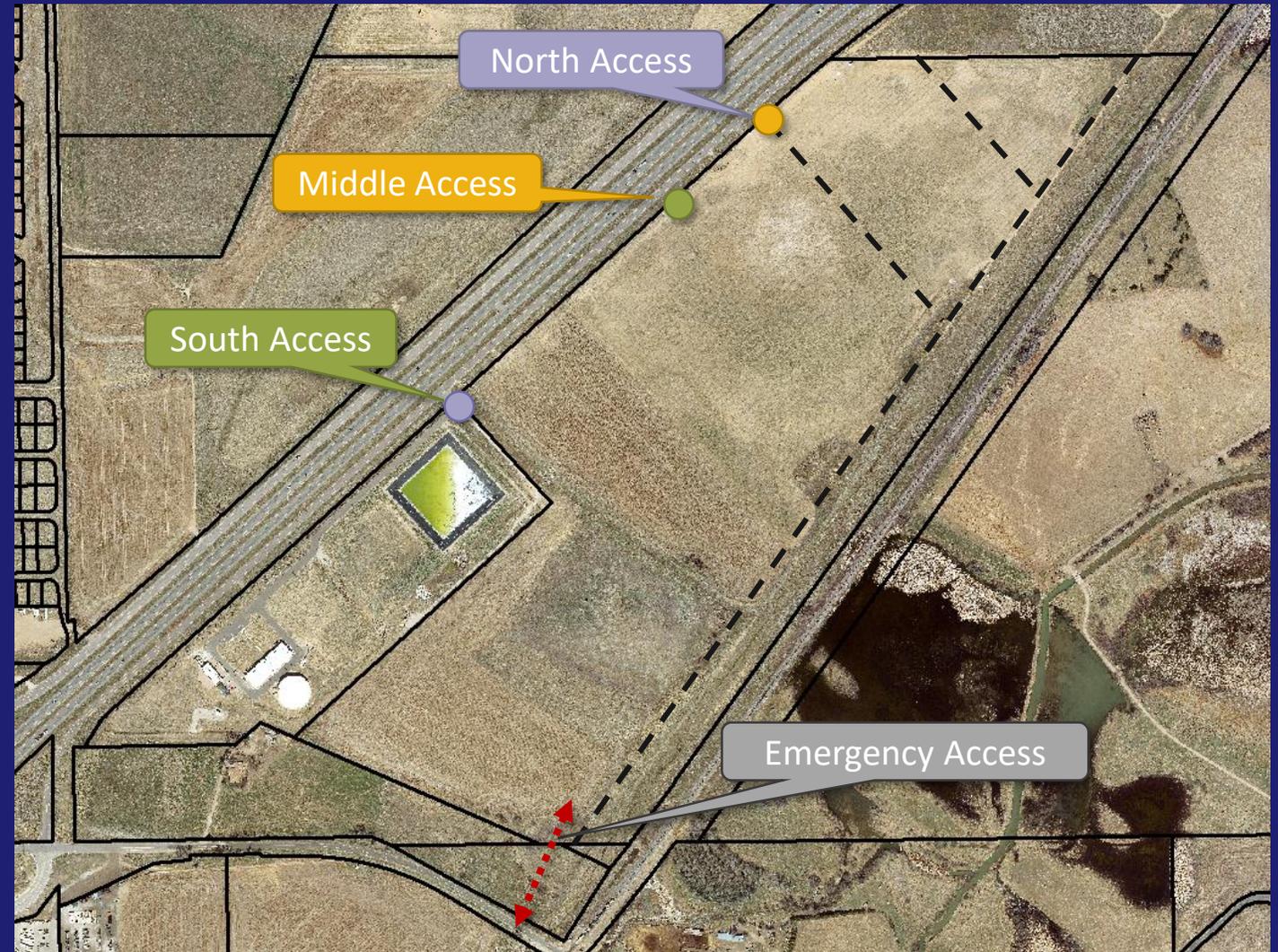
## Project Access

**Jurisdiction:** Brighton/CDOT

**Review:**

- Construction of each access on the Frontage Road and associated turn lanes to ensure each of the potential lots has two points of access to the I-76 Frontage Road.
- Emergency Access to Bridge Street to be constructed with Phase 3.

**Permitting:** All access improvements to Frontage Road are reviewed and permitted by the Colorado Department of Transportation.



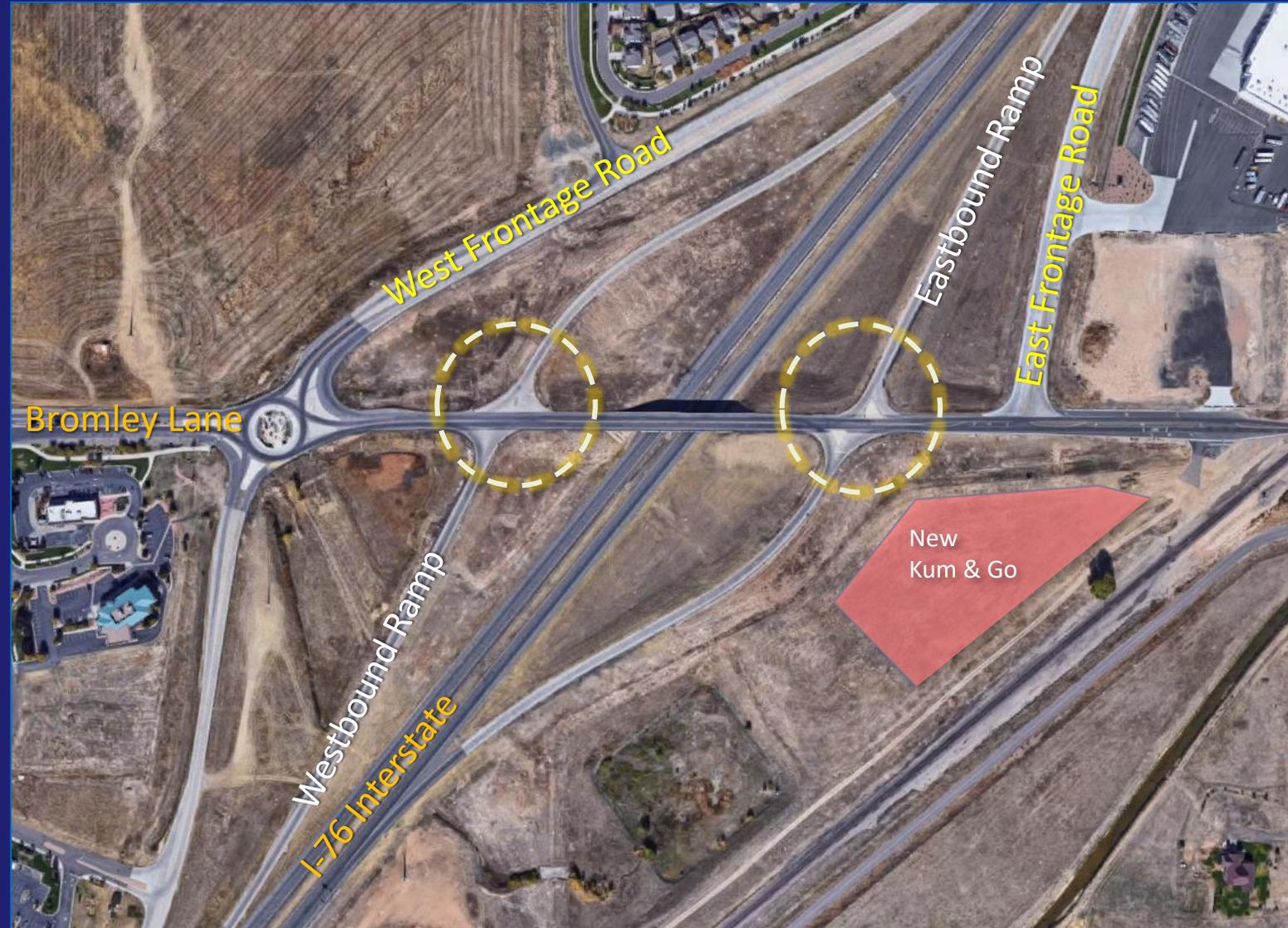
## I-76 and Bromley Interchange

**Jurisdiction:** Brighton/CDOT

**Review:**

- Payment of \$18,600, the pro-rata share of a signal, signage, striping and widening of Bromley Lane and Eastbound Ramp.
- Payment of \$13,800, the pro-rata share of a signal, signage, striping and widening of Bromley Lane and Westbound Ramp.

**Permitting:** All improvements are reviewed and permitted by the Colorado Department of Transportation.



## I-76 and Bridge Interchange

**Jurisdiction:** Brighton/CDOT

**Review:** Design and construction of an all-way-stop, including striping, signage and required road widening at the East Frontage Road and Bridge Street.

**Permitting:** All improvements are reviewed and permitted by the Colorado Department of Transportation.



# Staff Recommendation

- ❖ Staff is recommending approval of the agreement as drafted as it:
  - ✓ Is consistent with the approved Plat;
  - ✓ Meets the review criteria as found in the *Land Use and Development Code*;
  - ✓ Provides the developer and property owner with a clear path forward in terms of certain infrastructure improvements required and the timing thereof.

## Options for City Council

- Approve the item as presented via resolution;
- Approve the item with changes or conditions via resolution;
- Deny the item; or
- Continue the item to be heard at a later specified date.