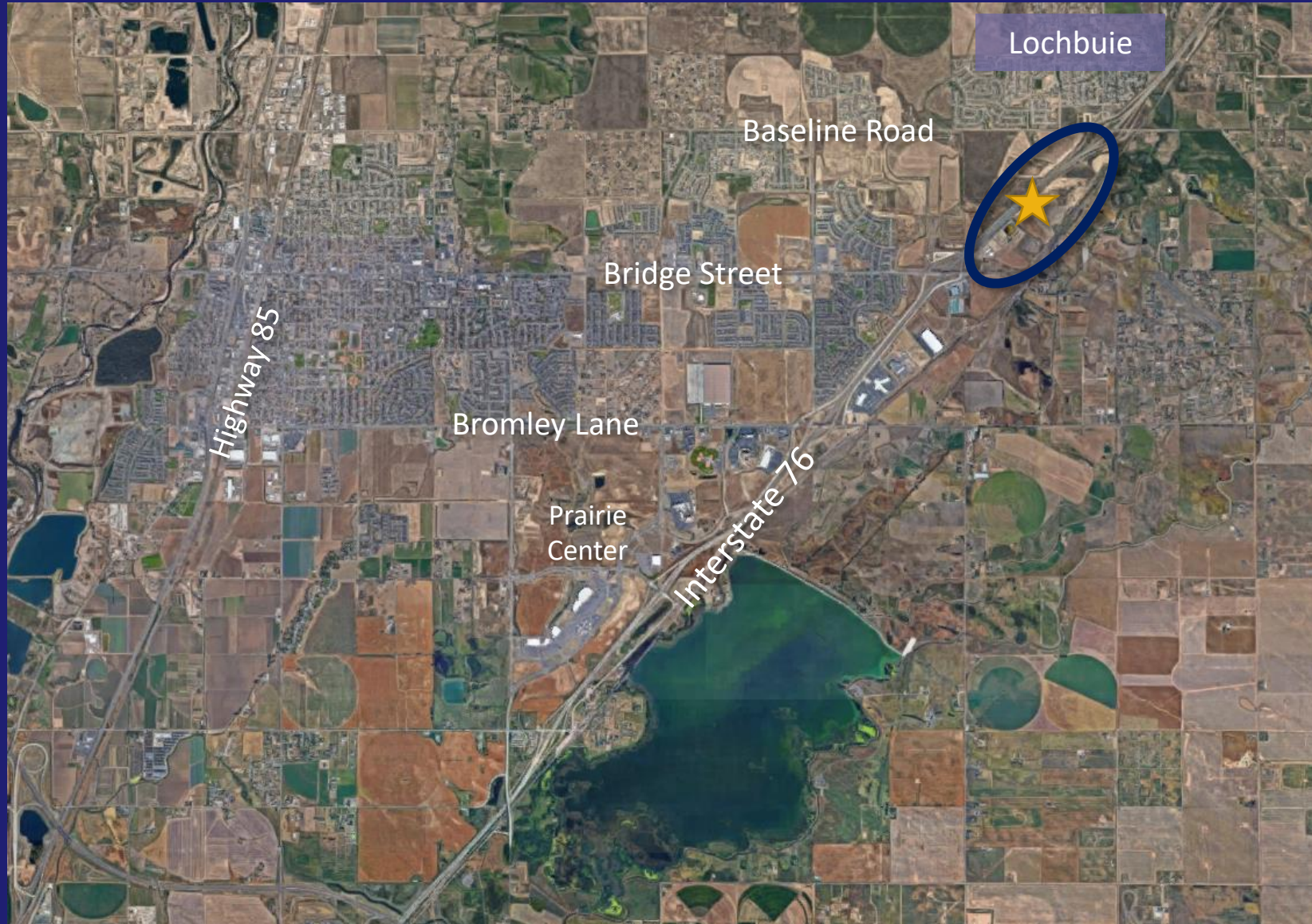


76 Commerce Center Bromley Park, Filing 102, 1st Amendment Development Agreement

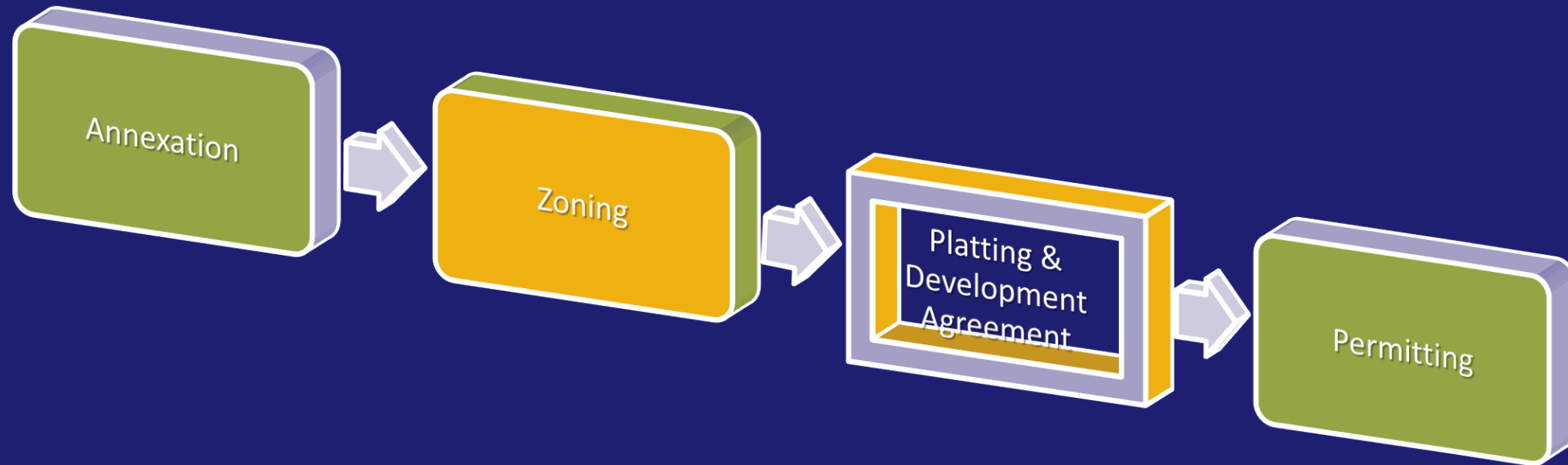
City Council – March 20, 2018

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



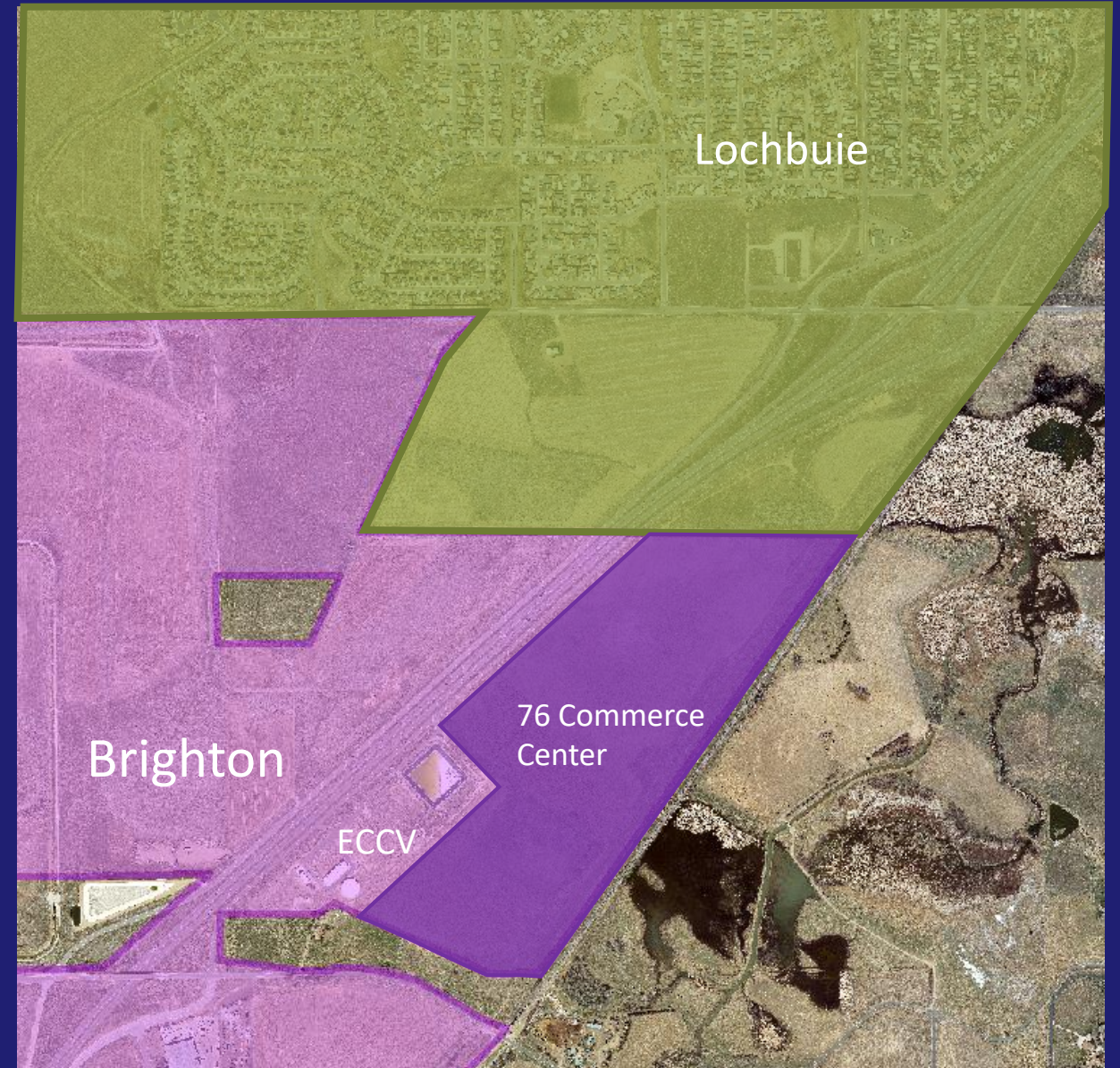


Review Process

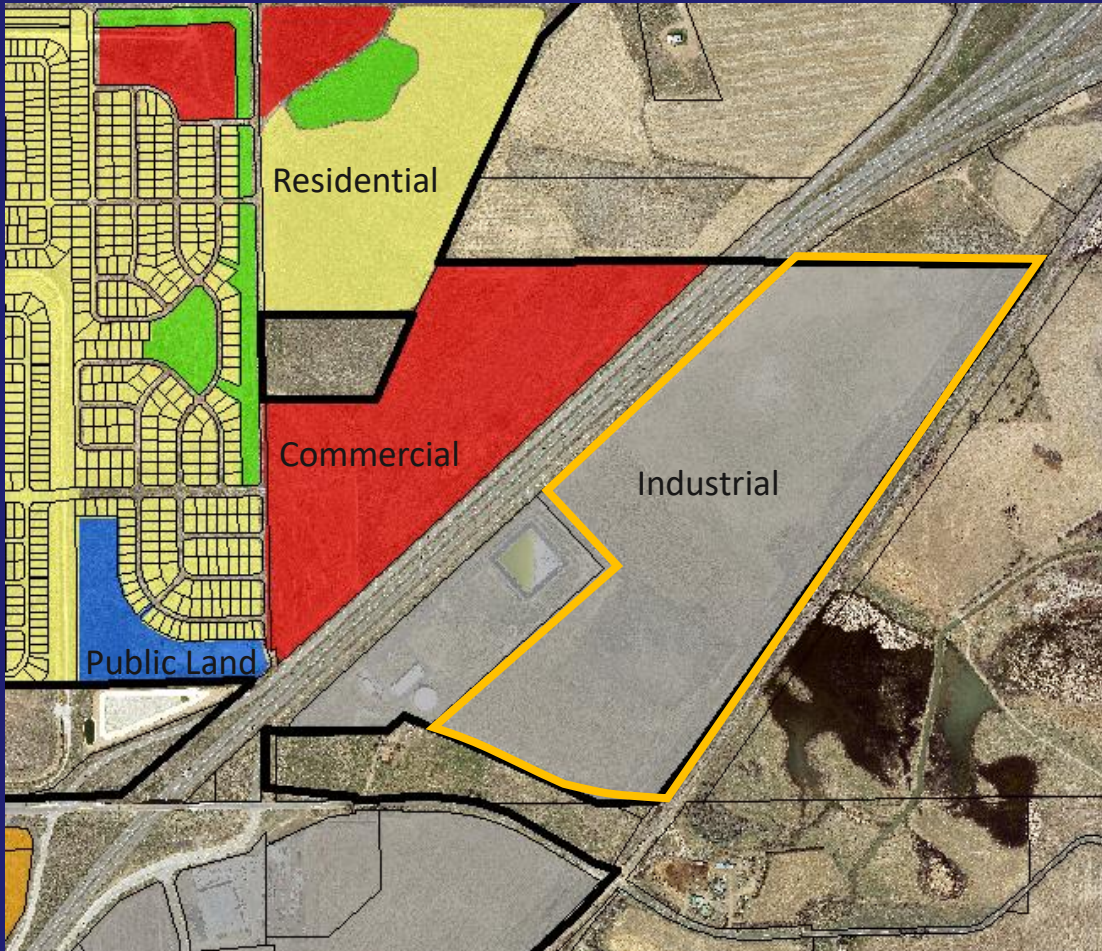


Background

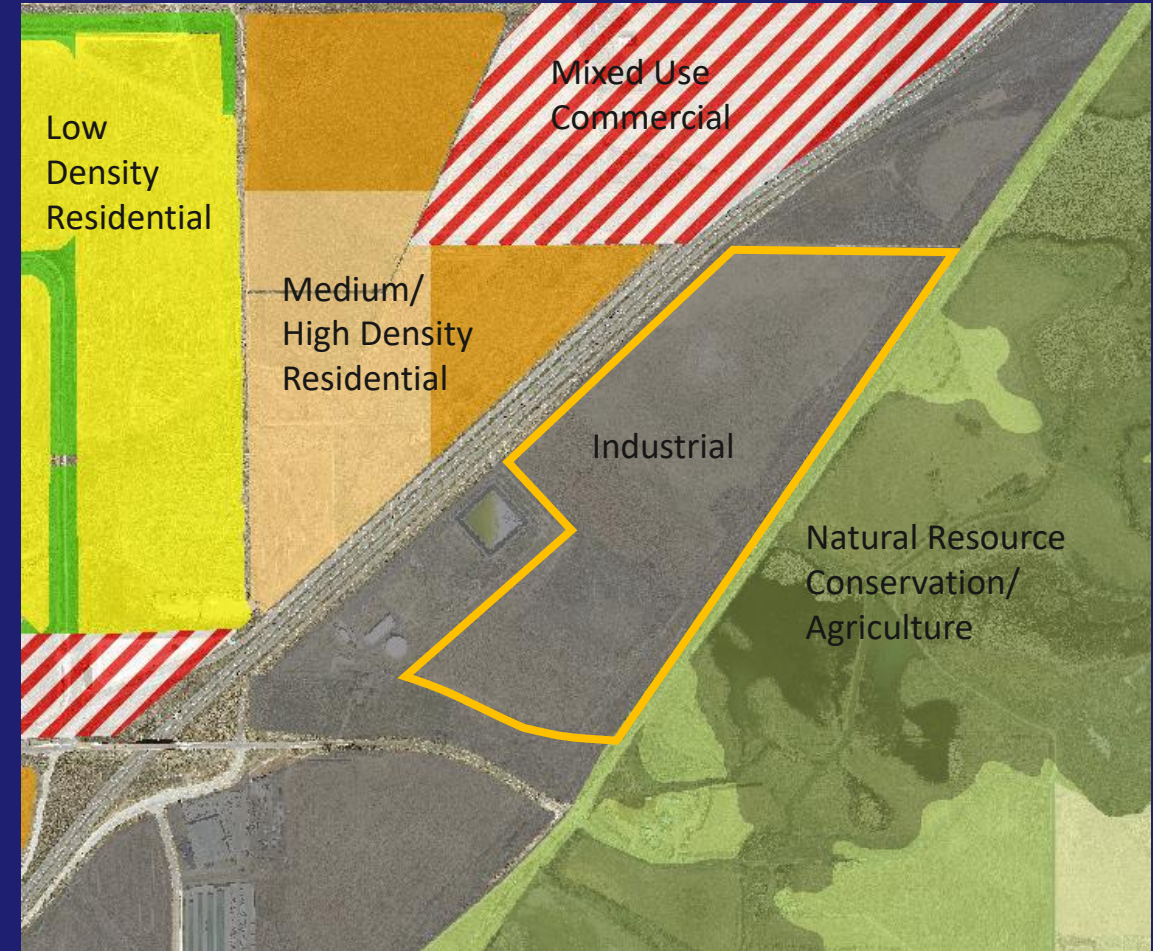
- Annexed and Zoned in 1986 as part of Bromley Park for Industrial development.
- First Plat approved administratively in 2005 for Lot 1, Block 1 for the existing East Cherry Creek Valley (ECCV) Treatment Plant.
- City Council approved an Economic Development Corporation Incentive Agreement on August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



Municipal Boundaries



PUD Zoning Map

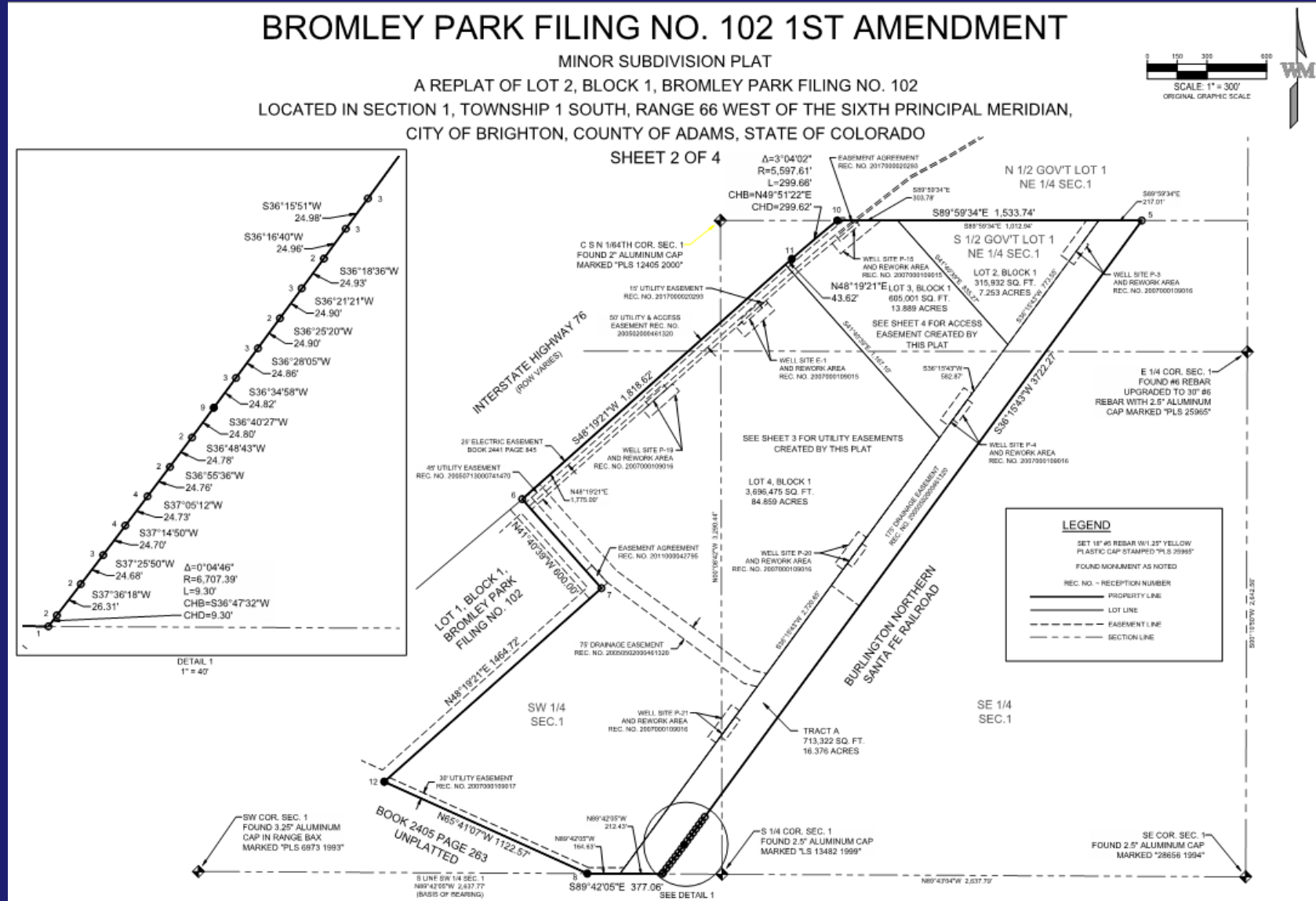


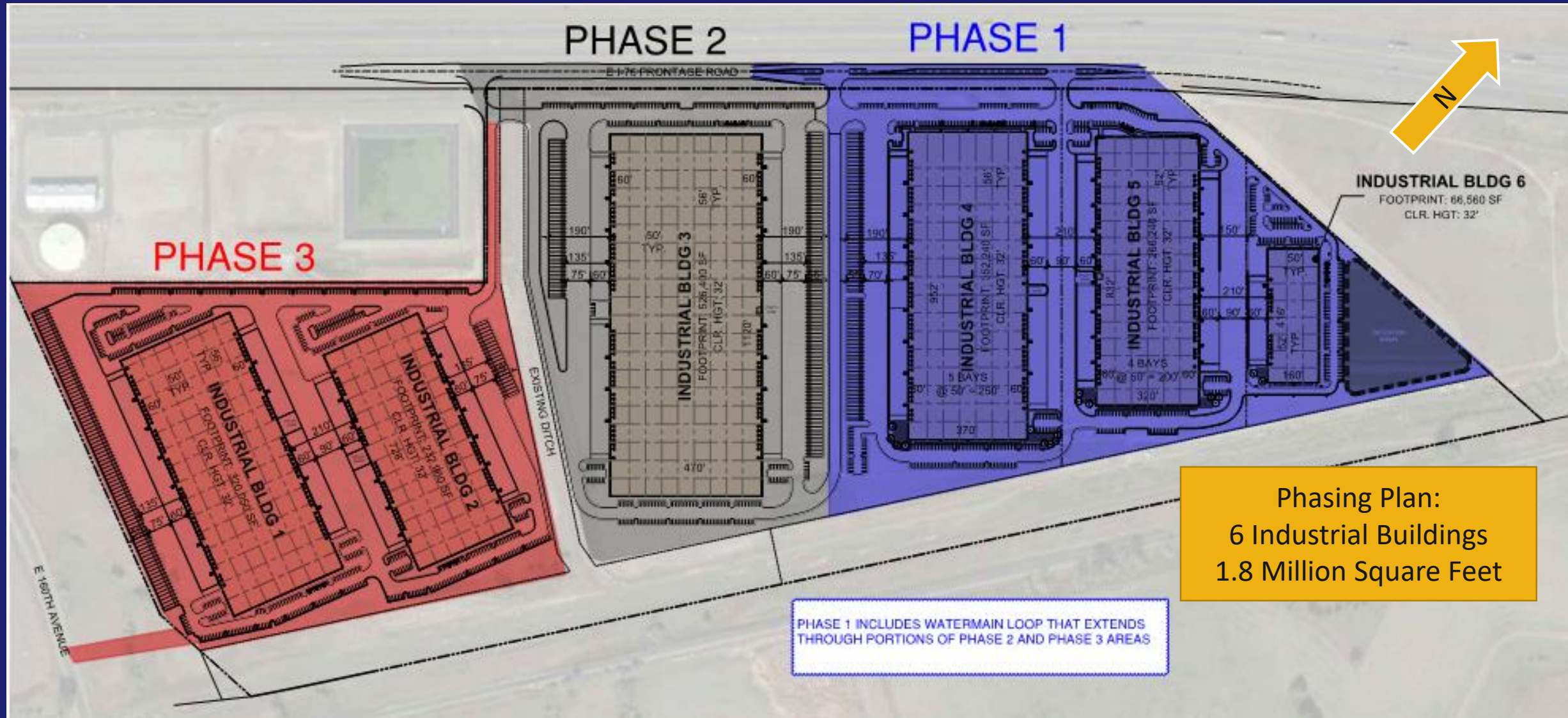
Future Land Use Map

Purpose

- Bromley Park, Filing 102, 1st 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







Phasing Plan:
6 Industrial Buildings
1.8 Million Square Feet

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.



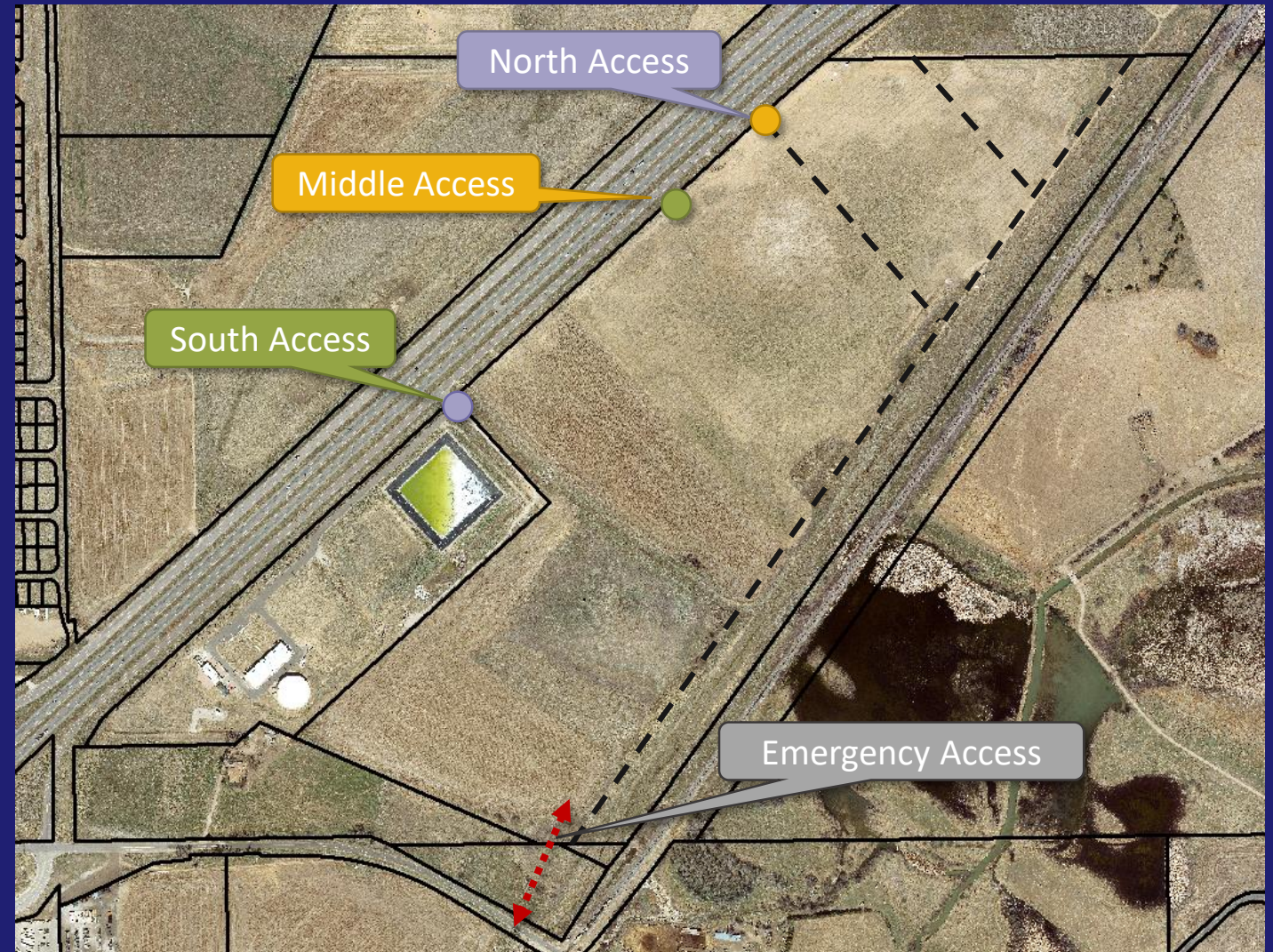
Project Access

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.



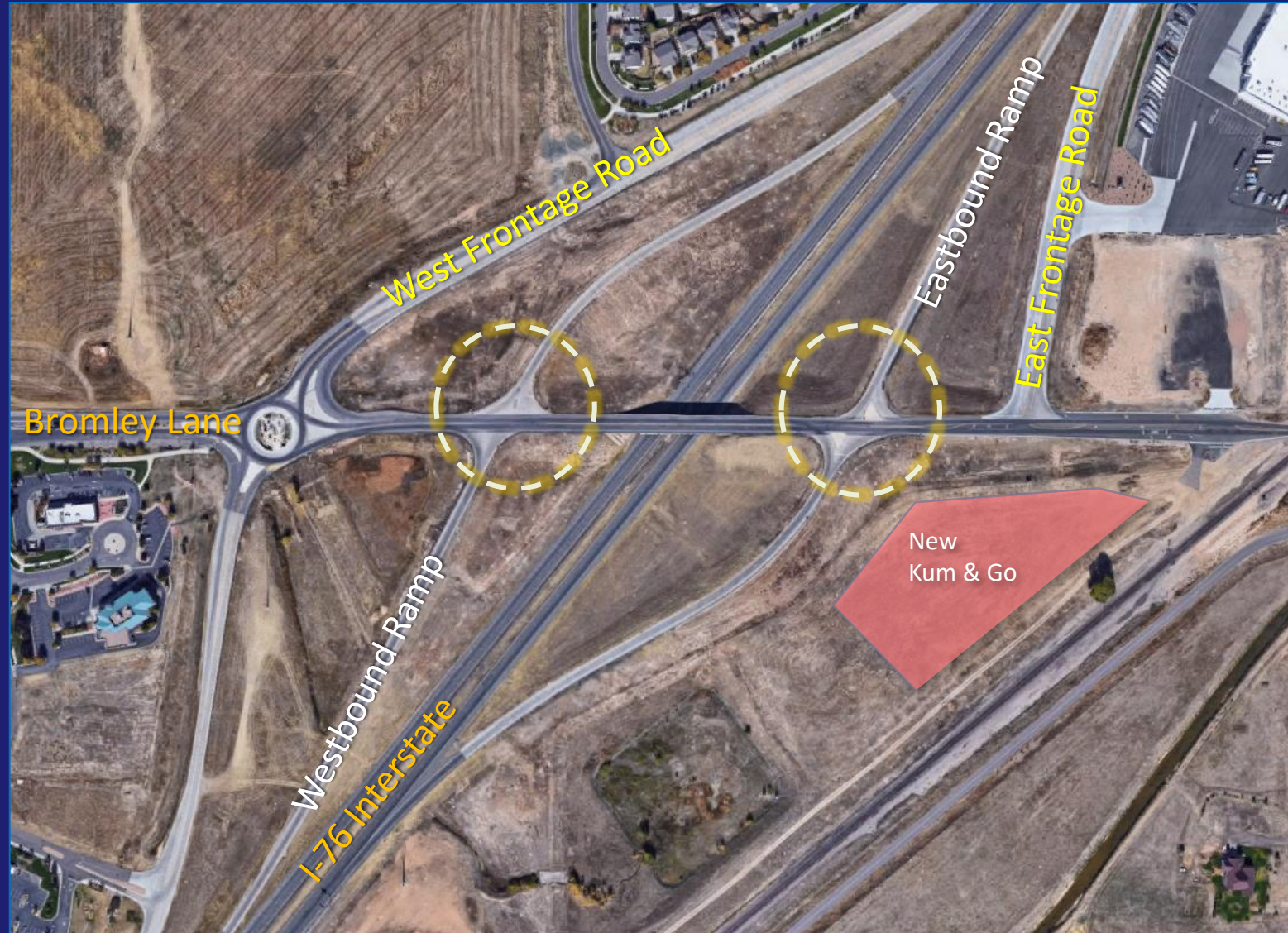
I-76 and Bromley Interchange

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.