



Request for Comments

Case Name: Clear Creek Transit Village Final Plat and Final Development Plan

Project Number: PRC2023-00011

April 13, 2023

The Adams County Planning Commission is requesting comments on the following applications: **1. Final Plat to create 145 lots and 26 tracts on approximately 21 acres in the Clear Creek Transit Village Planned Unit Development; 2. Final Development Plan to allow up to 250,000 square feet of commercial and institutional uses and a variety of residential dwelling types up to 1,125 units.** This request is located at 6001 Federal Blvd. The Assessor's Parcel Numbers are 0182508208001 and 0182508211004.

Applicant Information: CLEAR CREEK DEVELOPMENT LLC
14034 S 145 E #301
DRAPER, UT 84020

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 05/03/2023 to ensure your comments are 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/current-land-use-cases. Thank you for your review of this case.

Greg Barnes

Greg Barnes
Principal Planner

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Project Overview

The original PDP for this site which provides the overall zoning and basic site layout for the site was approved in 2012, amended in 2015, and amended again recently in September 2022. The most recent PDP amendment was minor and revised the roadway alignment to be consistent with the preliminary plat; this did not significantly vary the overall roadway network, but rather ensured that the network met the utility and easement requirements as required by Crestview Water and Sanitation District needed to serve the future project. Additionally, street sections and landscape concepts which were outlined in the PDP were revised to meet width and utility specifications. Much like the PDP, the Final Development Plan provides specific site engineering as well as layout of buildings, streets, and common areas.

The proposed development will bring a high-quality mix of retail and residential uses to a visible and accessible location. A total of 937 residential units and approximately 31,000 square feet of retail space are proposed within a range of building types linked by a common urban development pattern. Six- and seven-story multifamily buildings with ground-floor retail space are situated adjacent to Federal Boulevard on the east end of the site, and a gradual transition carries building styles down to two and three-story townhomes located at the west end of the community. In between, five-story mid-rise multifamily buildings that step down to two stories at the northern edge are positioned to provide a transition across the site and to the residential uses located beyond Lake Sangraco. The planning and design intent of the proposed community follows the existing standards created as part of the Planned Development Plan approved in 2015 and recently amended in the fall of 2022. The proposed plan is not intended to meet the maximum allowed buildout and density allowed by the PDP.

Below: Proposed site layout.



Below: Aerial perspective of proposed neighborhood looking southeast towards downtown Denver



Below: Central Park Concept



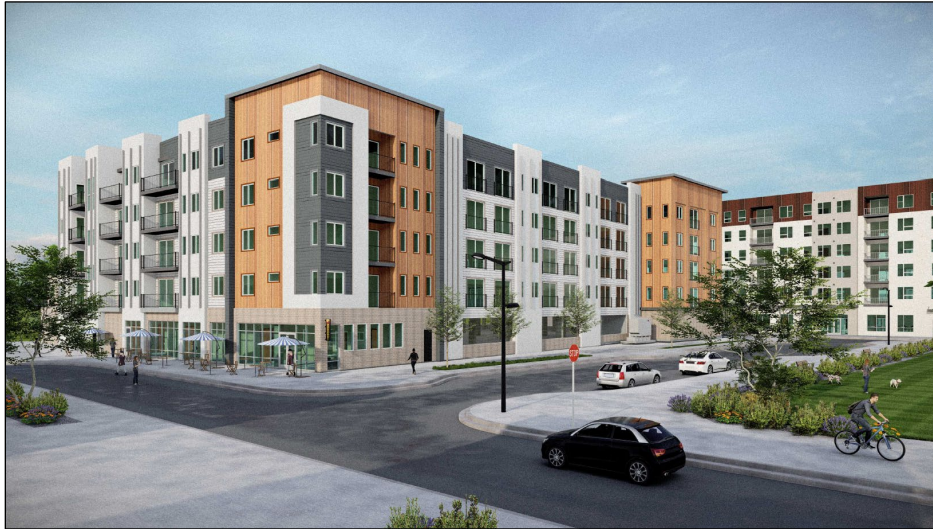
The proposed community is designed within the framework of the transit-oriented development pattern set forth in the PDP. The plan follows the design concepts established in the PDP and remains within approved densities and building coverages. In Adams County, attached single-family units, which include townhomes and duplexes, account for less than 9% of the housing stock. Townhomes proposed with this development will increase housing options for the region, while mixed-use buildings with new commercial space set in motion the County's goals of revitalizing Federal Boulevard's commercial centers (Adams County, 2012).

Architecture Concept

Clear Creek Transit Village contains a mix of residential and commercial buildings. The architecture will celebrate the interconnectivity of transit and is defined by connections, intersections, and overlaying modes. Massing and materials will appear woven together in the multifamily building design, and at least one material (in style, color, and application) will be chosen to be "woven" in from an adjacent building. A contemporary nod to this historical style will

further reinforce the celebration of connectivity. Streamline Moderne naturally lends itself to the architectural emphasis of movement, pattern, and inter-woven forms. This is not the Art Deco of Miami Beach, but a minimalistic, pure-form approach, making sophisticated gestures towards the historic style. Color palettes are to be masculine and subdued.

Below: The proposed multi-family buildings on the east side of the proposed Central Park.



Continuing the spirit of the District Neighborhood, the townhome architecture will have shared elements that reinforce the identity of the district. Massing will continue to reflect connections, intersections, and overlaying modes. Townhome massing and materials have a “woven” together feel and Streamline Moderne style. The architecture of the townhomes features brick masonry, accent siding, and low slope roofs. There are a mix of front and rear loaded 3-story townhomes as well and 2-story front loaded townhomes, each with private outdoor space.

Relationship to Adopted Plans

The Clear Creek Transit Village development falls within the influence of the 2012 Adams County Comprehensive Plan, 2014 Federal Boulevard Framework Plan, and 2017 Clear Creek Corridor Master Plan.

The 2012 Adams County Comprehensive Plan classifies the site’s context as an Activity Center, prescribing “high intensity residential, retail, [and] office” as the primary uses. Goals of the land use include providing an “adequate intensity and mix of uses to create a pedestrian environment and support transit” (Adams County, 2012). The proposed Clear Creek development, which includes residential, commercial, and mixed-use buildings is designed within this context and with an urban-scale density and development pattern. These features enable walkability and offer sufficient density to enable alternative mobility options, thereby meeting the goals of the Activity Center land use.

In the 2014 Federal Boulevard Framework Plan, Federal Boulevard is envisioned as a multimodal corridor that transitions away from its auto-centric origins and instead “accommodates a range of non-motorized travel modes and enhances adjacent businesses” (Adams County Planning, 2014). The Plan notes that a number of roadway and intersection improvements are being evaluated in order to address high rates of pedestrian and vehicular accidents and improve traffic flow, sidewalks, and lighting. Streetscape improvements proposed along Federal Boulevard within the Clear Creek Transit Village development include widened sidewalks, aesthetically pleasing landscaping, and a full-access, lighted intersection of 60th Avenue and Federal Boulevard.

The 2017 Clear Creek Corridor Master Plan identifies several future needs within this vicinity of Federal Boulevard, including enhanced pedestrian facilities and public park space (Adams County Parks, 2018). The proposed Clear Creek Transit Village development is designed to enhance pedestrian mobility along Federal Boulevard while enabling direct access to the Clear Creek Trail. The addition of green space adjacent to the trail will offer enhanced access to utilize Clear Creek as a natural amenity.

Multimodal Transportation Design

The Clear Creek Transit Village is to be located in a transit-rich environment that offers many transportation options including trail, commuter rail, and bus access. The Clear Creek Trail passes by the proposed Clear Creek Transit Village development and under Federal Boulevard, offering accessible recreation and transportation opportunities for existing and future residents. Additionally, the Clear Creek/Federal Station, which opened in 2016, is less than 1/4 mile away. Bus stops for Route 31 are directly adjacent to the site and are short distances from the proposed residences.

Designed with multimodal functionality in mind, Clear Creek Transit Village is designed to offer residents trail and transit access while enhancing recreation opportunities for the broader community. Proposed on-site improvements include:

- Safe, tree-lined sidewalks that enhance the pedestrian environment and set a precedent for future development.
- Wayfinding to encourage pedestrian movement for future residents and all sidewalk users.
- A full-movement intersection at the northeast entrance to the development, adding a controlled pedestrian crossing to Federal Boulevard.
- Green space and a new trail connection along Clear Creek will offer new opportunities for recreation while bringing Clear Creek's ecological benefits closer to residents.

Additionally, the development is designed within a pedestrian-oriented framework that allows for multimodal mobility throughout the site. The community features several elements that encourage walkability and enhance pedestrian safety, including:

- Curb extensions, or bulb outs, which increase pedestrian visibility to drivers while shortening crossing distance for pedestrians.
- Reduced curb radii to limit vehicle turning speeds at intersections, lessening the severity of vehicle-pedestrian conflicts (NACTO, n.d.).
- On-street parking which will provide additional parking spaces while helping to slow vehicular traffic and further enhance pedestrian safety

These proposed on-site improvements are designed within the framework of goals and policies set forth by Adams County to encourage alternative transportation choices, and to set a precedent of high-quality, pedestrian-oriented design along Federal Boulevard.