

PRELIMINARY PROJECT PLAN PROCESS (P4) Narrative

Evergreen Devco, Inc. will be proposing an AMENDMENT TO A GENERAL PLANNED DEVELOPMENT PLAN for the development of a 33.34-acre parcel located at the SWC of the intersection of W. Mineral Ave. and S. Santa Fe Dr. The purpose of the proposed amendment will be to establish new development standards for a future mixed-use development. Land uses will include office, general commercial and retail businesses, restaurant and food services, and various types of residential in a cohesive manner that is complimentary to the surrounding land use pattern.

The property is adjacent to two highly influencing land uses, the Mineral Station light rail stop and the South Platte River open space corridor. The site development plan has been carefully designed to reflect the objectives of the “Comprehensive Land Use Plan”, the “South Santa Fe Corridor Plan”, the “Mineral Station Area Framework”, the “South Platte River Corridor Vision”, and the “South Platte Park Management Plan”; as well as development guidelines established by the South Platte Working Group.

South Platte Parkway will be extended through the site from W. Mineral Ave. to adjoining undeveloped property to the south; effectively dividing the property into an eastern portion and western portion. Commercial, office, and restaurant/food service uses will be permitted on all portions of the property. All forms of residential uses are intended for those portions of the property lying to the west of South Platte Parkway. These uses have been organized in an urban manner around a common pedestrian corridor and viewshed, connecting the eastern portion of the property with the western portion.

Approximately three acres of the site will be dedicated to public street right of way. Seventeen acres of the site are anticipated to be used for residential purposes at an overall gross density not to exceed 50 DU/Ac. The remaining 13 acres are expected to be used for non-residential purposes at a FAR not to exceed .40:1. Open space is estimated as approximately 20% of the site area.