

Greenbrair/Powerwood

MASTER PLAN AND CONCEPT PLAN AMENDMENTS

PLANNING COMMISSION MEETING: JANUARY 21, 2021

CITY COUNCIL: FEBRUARY 23, 2021

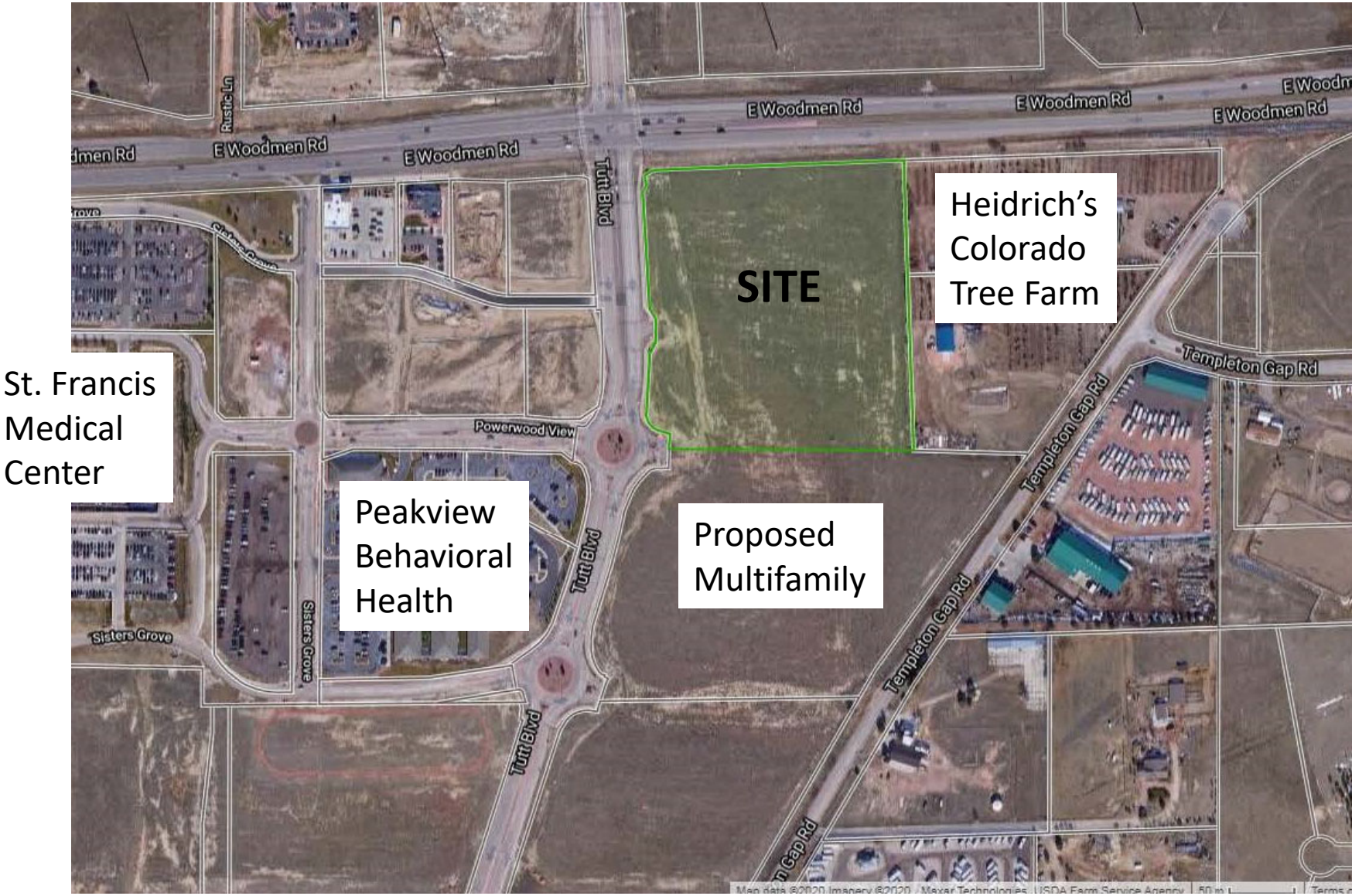
Land Planning
Landscape
Architecture
Urban Design

NES

REQUEST

- A Major Amendment to the Greenbriar/Powerwood Master Plan to change 9.22 acres of the 10.98 acres site from Regional Commercial to Multifamily Residential. 1.76 acres in the northeast corner will remain regional commercial.
- A Major Amendment to the Greenbriar/Powerwood Concept Plan to add Multifamily Residential as an allowed use.

SITE LOCATION



Heidrich's
Colorado
Tree Farm

St. Francis
Medical
Center

Peakview
Behavioral
Health

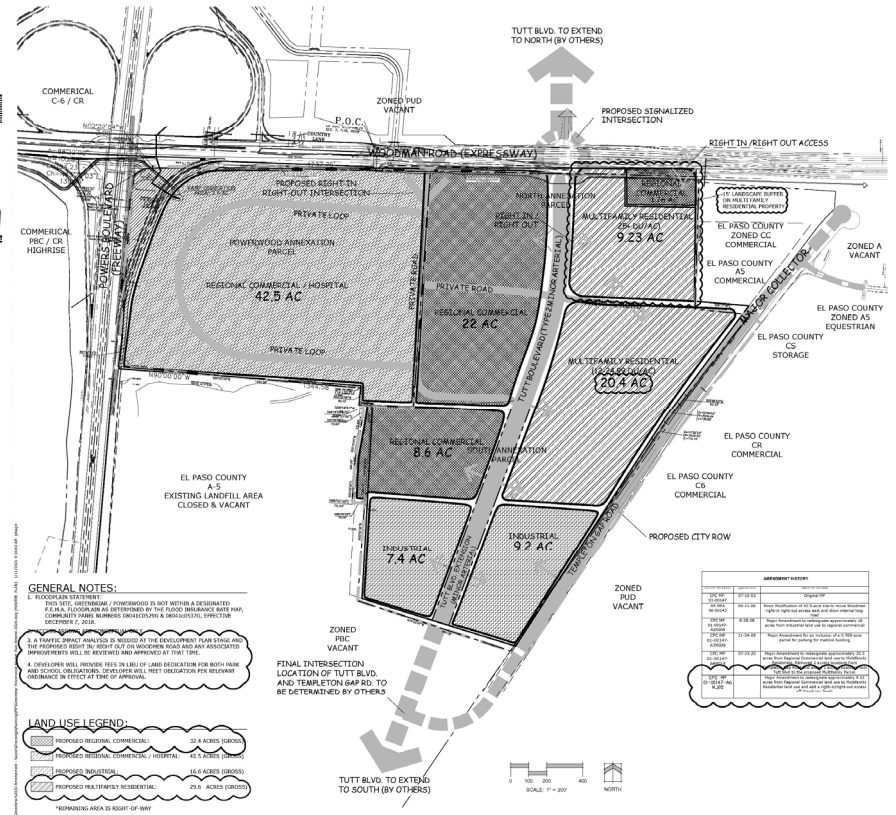
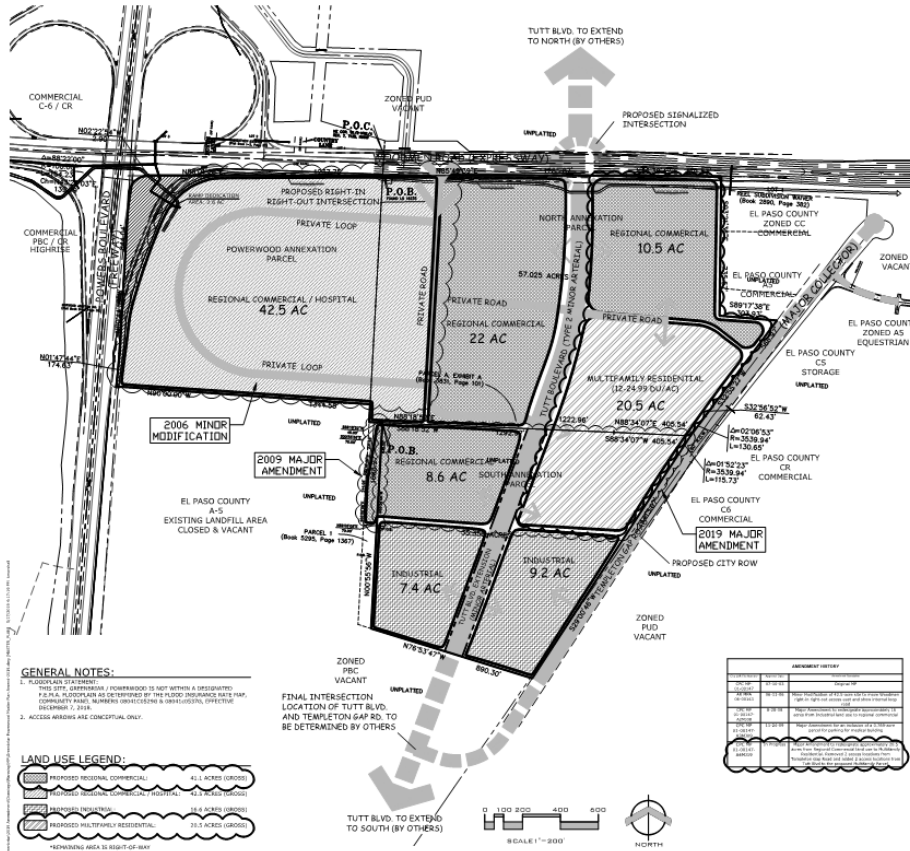
Proposed
Multifamily

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APPROVED MASTER PLAN

MASTER PLAN AMENDMENT



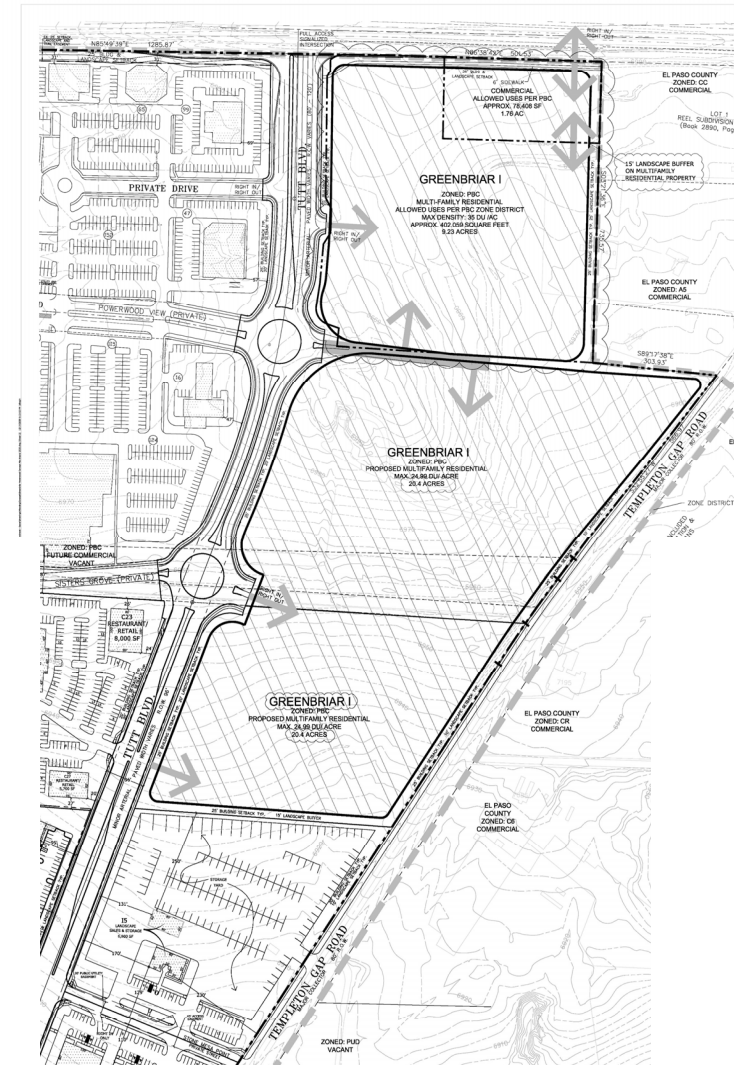
- Regional Commercial/Hospital - 42.5 acres
- Regional Commercial – 41.1 acres
- Industrial – 16.6 acres
- Multifamily Residential – 20.5 acres

- Regional Commercial/Hospital - 42.5 acres
- Regional Commercial – 32.4 acres
- Industrial – 16.6 acres
- Multifamily Residential – 29.63 acres

APPROVED CONCEPT PLAN



CONCEPT PLAN AMENDMENT



- Add 9.28 AC Multifamily Residential use
- 1.76 AC to remain as Regional Commercial
- Right in/Right out access will be analyzed with Development Plan

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REVIEW CRITERIA SUMMARY

Master Plan:

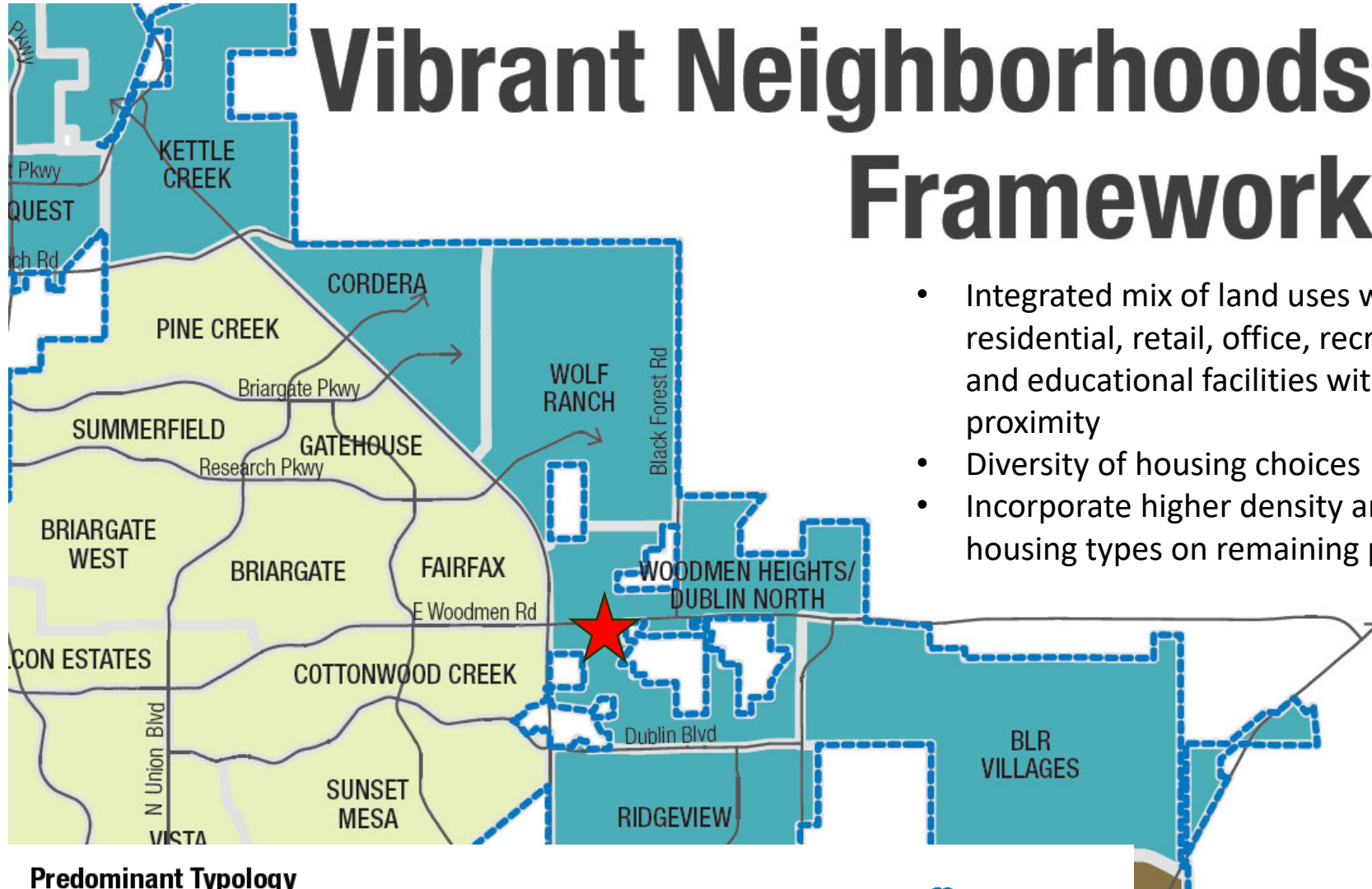
- Compliance with the Comprehensive Plan
- Compatible Land Use Relationships
- Adequate provision of Public Facilities
- Adequate Transportation Infrastructure
- No adverse Environmental Impacts
- No adverse Fiscal Impacts

Concept Plan:

- Promote general health, welfare and safety of residents and workers
- Appropriate to the neighborhood and the community
- Compatible with multifamily to the immediate south of site
- Provide safe and convenient vehicular and pedestrian access
- Promote the stabilization and preservation of existing neighborhoods
- Provide a gradual transition between uses of differing intensities
- Meets requirements of the Zoning and Subdivision Codes
- Meets requirements of the Comprehensive Plan

PLANCOS

Vibrant Neighborhoods Framework



- Integrated mix of land uses with residential, retail, office, recreational, and educational facilities within close proximity
- Diversity of housing choices
- Incorporate higher density and mix of housing types on remaining parcels

Predominant Typology

Downtown	Established Traditional Neighborhood
Newer Developing Neighborhood	Established Suburban Neighborhood
Changing Neighborhood	Airport
Established Historic Neighborhood	Future Neighborhood

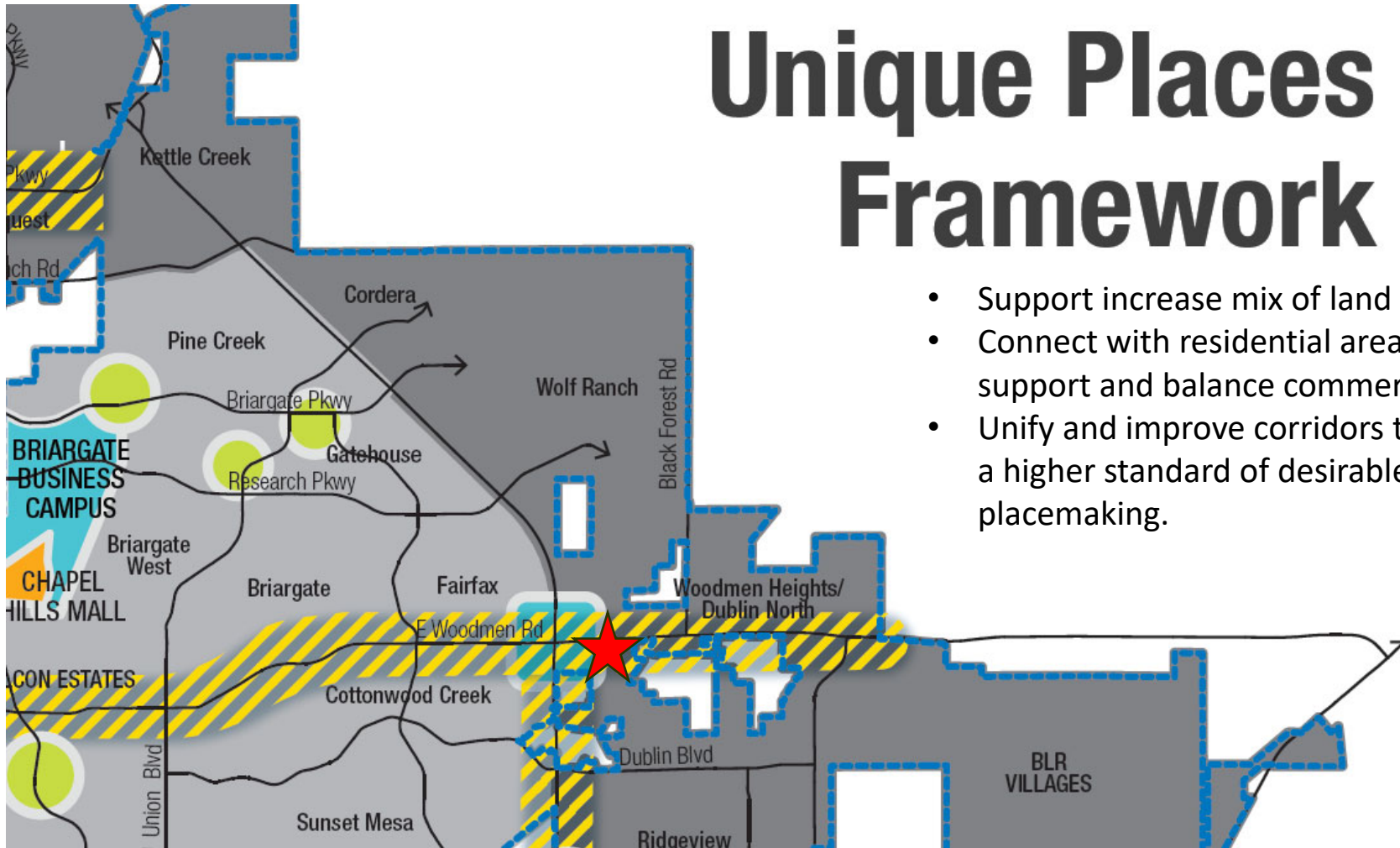
- City Boundary
- Interstate 25
- Major Roads

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Unique Places Framework

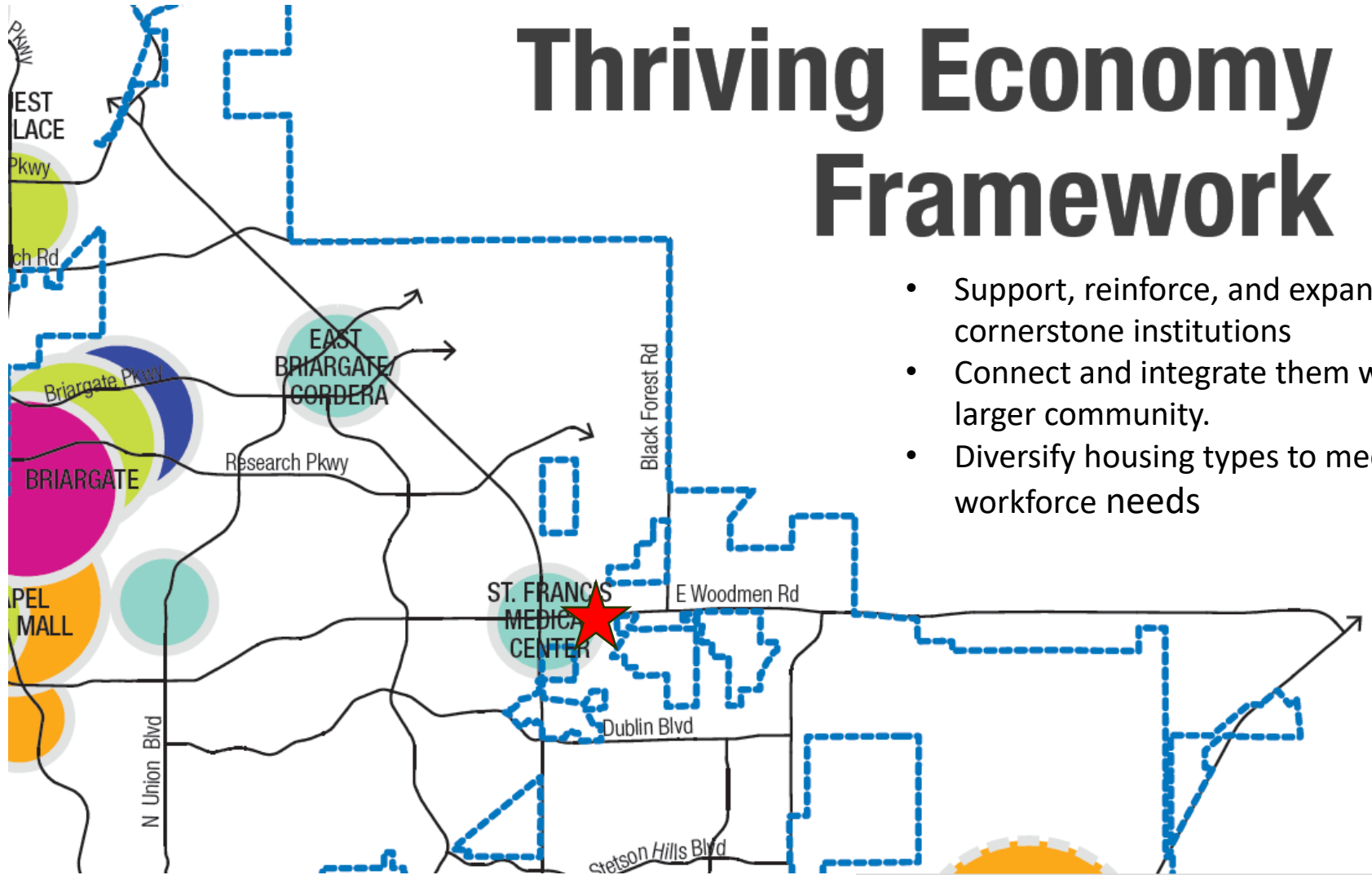
- Support increase mix of land uses
- Connect with residential areas to support and balance commercial
- Unify and improve corridors to achieve a higher standard of desirable placemaking.



Predominant Typology

- | | | |
|--|-------------------------------------|---------------|
| Neighborhood Centers | Mature/Redeveloping Corridors | City Boundary |
| Community Activity Centers | New/Developing Corridors | Interstate 25 |
| Entertainment and Commercial Centers | Reinvestment Area and Community Hub | Major Roads |
| Regional Employment and Activity Centers | | |
| Downtown | | |

Thriving Economy Framework

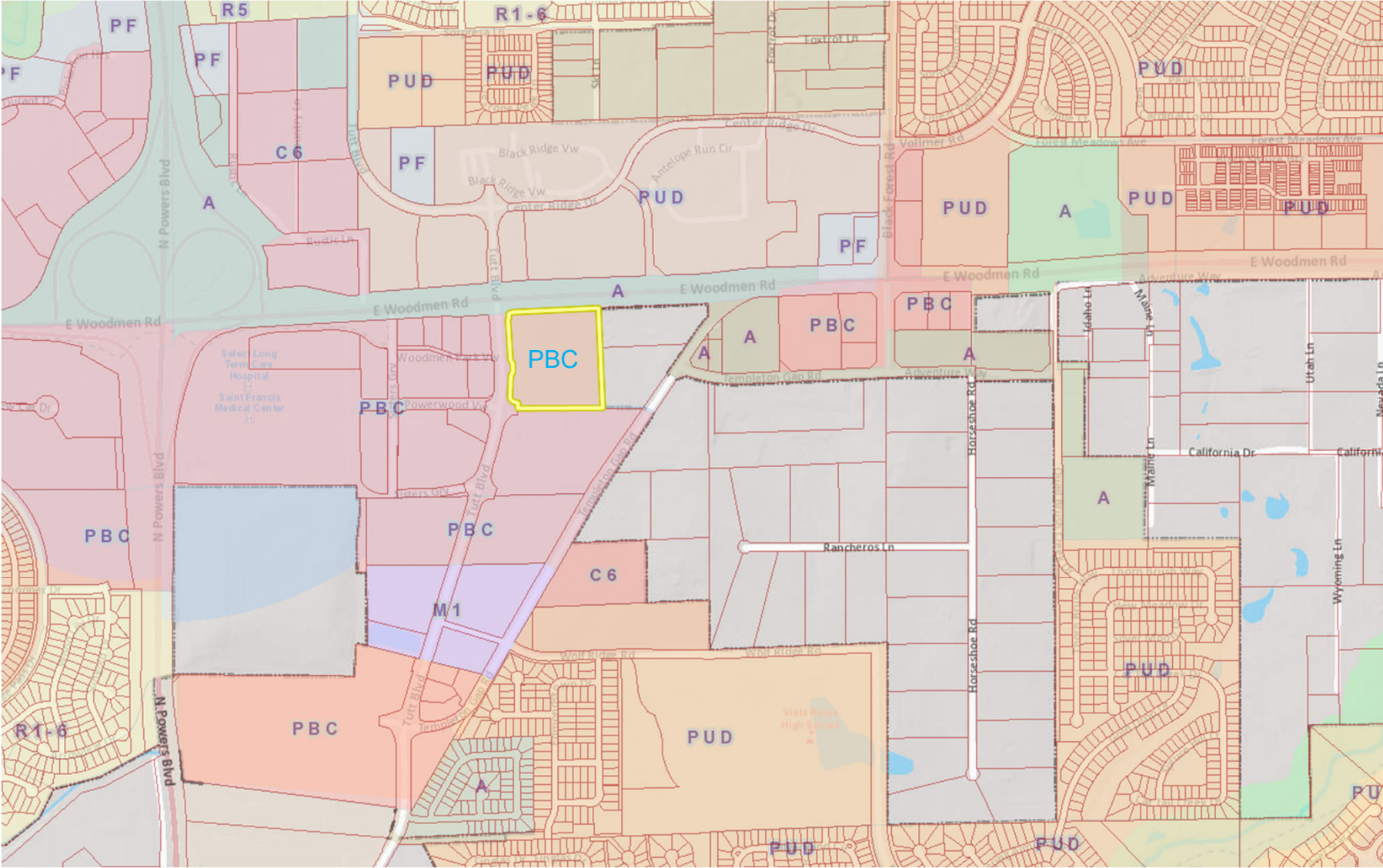


- Support, reinforce, and expand cornerstone institutions
- Connect and integrate them within the larger community.
- Diversify housing types to meet workforce needs

Predominant Typology

- | | | |
|--|--|---|
|  Cornerstone Institutions |  Life and Style |  City Boundary |
|  Spinoffs and Startups |  Industry Icons |  Interstate 25 |
|  The Experience Economy |  Critical Support |  Major Roads |

SURROUNDING ZONING CONTEXT



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SURROUNDING LAND USE RELATIONSHIP



QUESTIONS?



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