

# FOR SALE

*Development Site entitled for 116 senior living units*  
**12780 Julian Broomfield CO 80020**



## KEY FEATURES

**\$ 2,320,000** (= \$20k per door)

**Approximately 7.3 +/- Acres** (~\$7.30 psf)

**Entitled in 2007 as Mountain Terrace**

*(plan of record has 90 assisted and 26 independent)*

**Zoned B-2 PUD** (flexible commercial zone)

**SEC of Lowell and 128<sup>th</sup>** (last hard corner in area)

For more details, call or email:

**Kevin M. Hart**

**hart@vistacommercial.com**

**303-588-0034**

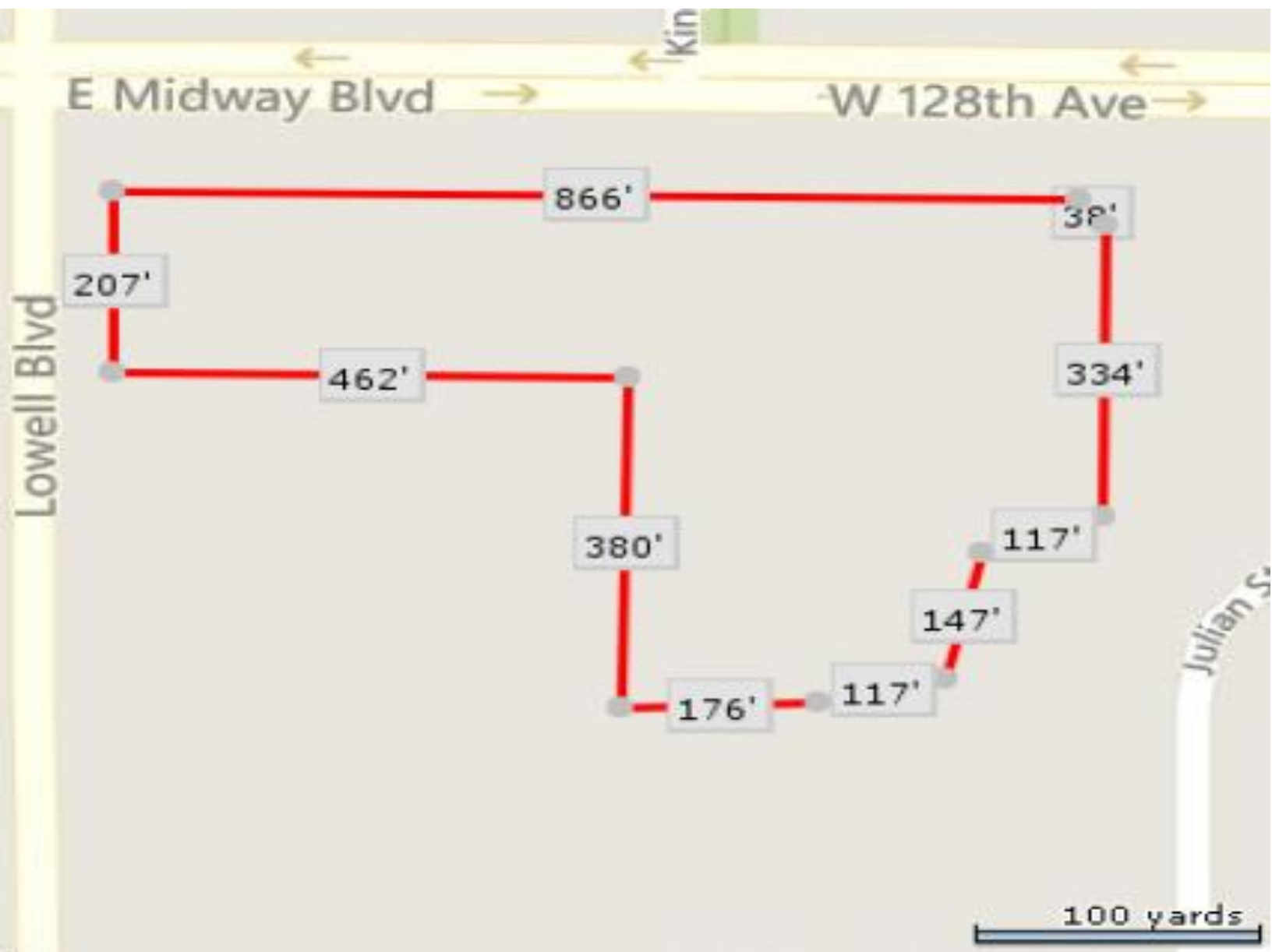
## DEMOGRAPHICS (radius miles)

	1	3	5
Population	14,149	91,686	218,121
Median Inc	\$87,203	\$95,662	\$83,882
Employees	1,806	27,370	80,742
Businesses	206	2,883	7,344

**Paul Kresge**

**kresge@vistacommercial.com**

**303-809-8368**



# ALTA/ACSM LAND TITLE SURVEY

LOT 1 - MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT  
NORTHWEST QUARTER SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO

2016010700 SRV 08/20/2016 02:21 PM  
Page 1 of 3 Reg Fee \$31.00 Doc Fee \$  
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## LEGAL DESCRIPTION

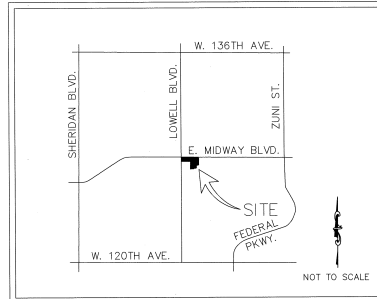
PROVIDED BY: STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 15000310344, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2015 AT 5:30 P.M.

LOT 1, MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

## TITLE COMMITMENT NOTES

STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 15000310344, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2015 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.

- [1] INDICATES THE SCHEDULE B - SECTION 2 ITEM NUMBER PER THE COMMITMENT REFERENCED ABOVE. ITEM NUMBERS 1-8 ARE STANDARD EXCEPTIONS AND HAVE NOT BEEN ADDRESSED BY THIS SURVEY.
- [2] MEMORANDUM OF AGREEMENT RECORDED OCTOBER 24, 1983 IN BOOK 2803 AT PAGE 524 (ADAMS COUNTY RECORDS). **AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.**
- [3] GRANT OF EASEMENT RECORDED JULY 10, 1987 IN BOOK 3341 AT PAGE 854 (ADAMS COUNTY RECORDS). **AFFECTS THE SURVEYED PROPERTY AND IS PLOTTED HEREIN.**
- [4] COLUMBINE MEADOWS PUD RECORDED OCTOBER 23, 1987 AT RECEPTION NO. 777363 (ADAMS COUNTY RECORDS). NOTE: MOUNTAIN TERRACE COLUMBINE MEADOWS PLANNED UNIT DEVELOPMENT-FIRST AMENDMENT RECORDED AUGUST 28, 2007 AT RECEPTION NO. 2007011218. **AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.**
- [5] EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF COLUMBINE MEADOWS, RECORDED APRIL 1, 1985 AT RECEPTION NO. 565078, PLAT BOOK F16 AT PAGE 242. NOTE: EASEMENT RELEASE APPLICATION RECORDED AUGUST 28, 2007 AT RECEPTION NO. 2007011215. **AFFECTS THE SURVEYED PROPERTY AND IS PLOTTED HEREIN.**
- [6] EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT, RECORDED AUGUST 28, 2007 AT RECEPTION NO. 2007011216, PLAT BOOK 7 AT PAGE 39. **AFFECTS THE SURVEYED PROPERTY AND IS PLOTTED HEREIN.**
- [7] CITY AND COUNTY OF BROOMFIELD SUBDIVISION IMPROVEMENT AGREEMENT FOR MOUNTAIN TERRACE FILING NO. 1 RECORDED AUGUST 28, 2007 AT RECEPTION NO. 2007011217. **AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.**
- [8] MOUNTAIN TERRACE SITE DEVELOPMENT PLAN RECORDED AUGUST 28, 2007 AT RECEPTION NO. 2007011219. **AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.**
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, TO THE EXTENT, BUT ONLY TO THE EXTENT SUCH LIEN OR CLAIM OF LIEN ARISES OUT OF OR IS IN CONNECTION WITH CONSTRUCTION WORK PERFORMED ON THE INSURED PREMISES BY RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION, OR ITS SUBCONTRACTORS OR ANY OTHER CONTRACTOR OR SUBCONTRACTOR ENGAGED BY RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION, OR ANY OF ITS AFFILIATES. **NOT ADDRESSED BY THIS SURVEY.**
- [9] EXISTING LEASES AND TENANCIES, NOTE: UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED. **NOT ADDRESSED BY THIS SURVEY.**



VICINITY MAP

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 00°25'20" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.

## BENCHMARK

CITY AND COUNTY OF BROOMFIELD BM NO. NGS V411

TO REACH THE STATION FROM THE INTERSECTION OF LOWELL BLVD. AND W. 128TH AVE. IN BROOMFIELD, CO NORTH ON LOWELL BLVD. TO THE INTERSECTION OF LOWELL BLVD. AND WESTLAKE DR. THE MARK IS 2.3' WEST OF THE LOWELL ROW FENCE AND 154.8' SOUTH OF THE CENTER OF THE PRIVATE ROAD. THE MARK IS A 5-INCH LOGO CAP IN THE GROUND, WITH ACCESS TO THE STAINLESS STEEL ROD SET TO THE DEPTH OF 4.9 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND.

ELEVATION = 5284.842 FEET (NAVD 88 DATUM)

## FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08507300920, WITH A REVISED DATE OF OCTOBER 2, 2013 AND FLOOD INSURANCE RATE MAP (FIRM) NO. 08507300910, WITH A REVISED DATE OF OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

## GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 15000310344, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2015 AT 5:30 P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREIN CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
- THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON. IF FLOOD ZONE DATA, ZONING AND SETBACK DATA, OR BUILDING RESTRICTION LINES ARE SHOWN HEREON, IT IS FOR INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH AZTEC CONSULTANTS, INC. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.
- BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND/OR LOCATIONS DERIVED FROM A FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. AZTEC CONSULTANTS, INC. DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OR PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. AZTEC CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AZTEC CONSULTANTS, INC. AND WAS COMPLETED ON DECEMBER 23, 2015.
- PER THE CITY AND COUNTY OF BROOMFIELD ATLAS PARCEL SEARCH THE ADDRESS OF THE SURVEYED PROPERTY IS: 12780 JULIAN PLACE, CITY OF BROOMFIELD, CO.
- THE SURVEYED PROPERTY CONTAINS A TOTAL OF 318,177 SQUARE FEET OR 7.304 ACRES, MORE OR LESS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

## SURVEYOR'S CERTIFICATION

TO: RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION;  
COUCH'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
GUGIER'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
HELLER'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
HENDERSON'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
HENRIKSEN'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
HEPP'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
LAWRENCE'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
SCOTT'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
WALLER'S BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
WEEKS' BROOMFIELD, LLC, AN OREGON LIMITED LIABILITY COMPANY;  
AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c), 7(b)(1), 8, 11(b), 12, 13, 18, 20(a), 20(b), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 23, 2015.

DATE OF PLAT OR MAP: DECEMBER 23, 2015.



ROBERT D. SNOGRASS, PLS NO. 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## INDEXING STATEMENT

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, M., IN BOOK \_\_\_\_\_ OF

THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) \_\_\_\_\_

RECEPTION NUMBER \_\_\_\_\_

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

NAME	DATE	APPLY	REVISION DESCRIPTION	BY	DATE
N.T.S.					
SRV	12-23-2015				
ROS					
16-32					
1/3					

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**AZTEC**  
CONSULTANTS, INC.

ALTA/ACSM LAND TITLE SURVEY  
NW 1/4 SEC. 32, T1S, R68W, 8TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
RICHMOND AMERICAN HOMES  
4350 S. MONACO STREET, DENVER, CO 80237

SHEET  
**1**  
OF 3 SHEETS

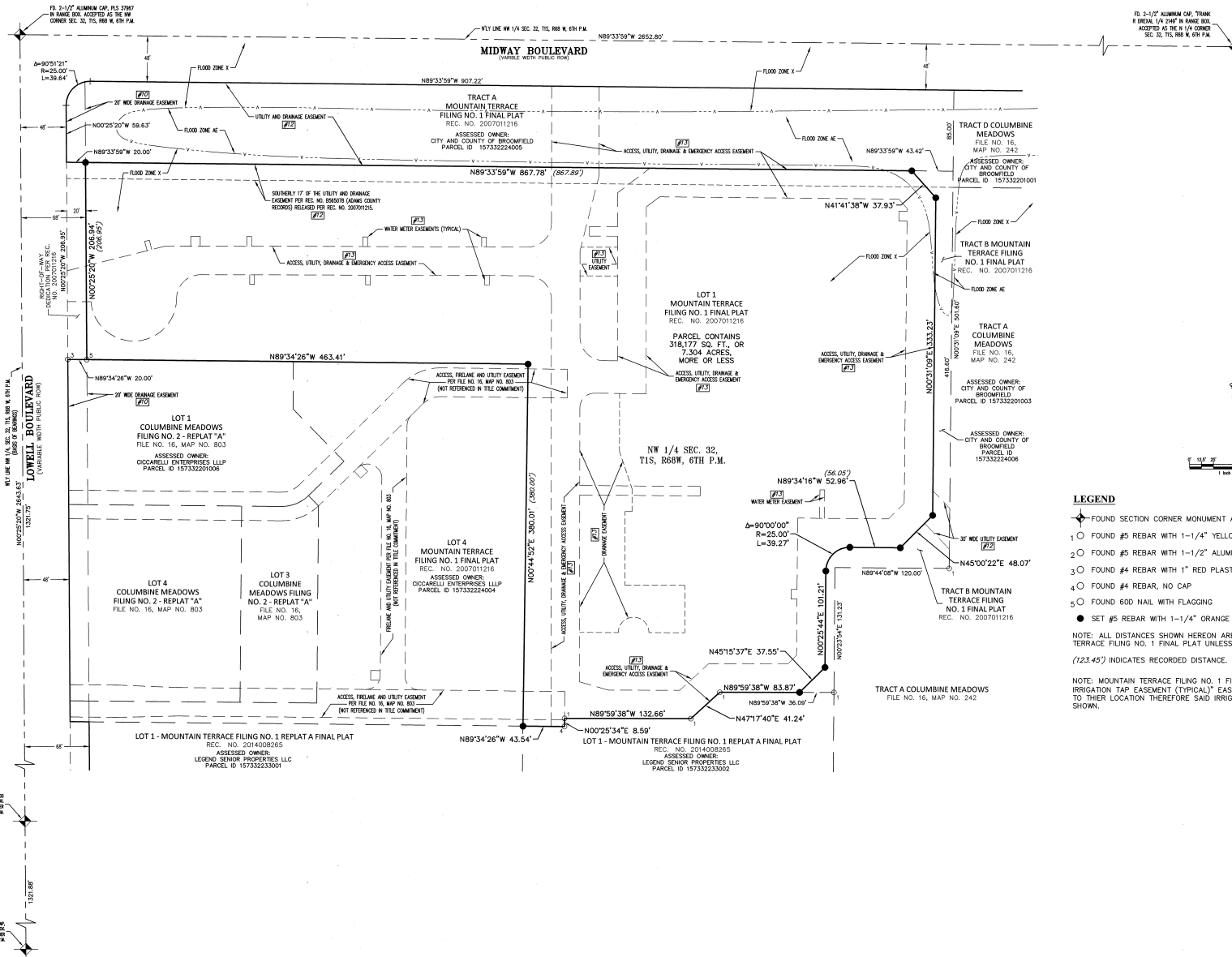
21415-49  
JOB NO.

# ALTA/ACSM LAND TITLE SURVEY

LOT 1 - MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT  
NORTHWEST QUARTER SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN  
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2016010790 SRV 08/30/2016 02:21 PM  
Page 2 of 3 Map Fee \$31.00 Doc Fee \$  
City and County of Broomfield  
File No. 15733224005

16-32  
2/3  
DATE  
BY  
REVISION



## LEGEND

- FOUND SECTION CORNER MONUMENT AS DESCRIBED
  - 1 FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "JEHN ENG LS 34580"
  - 2 FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP, ILLEGIBLE
  - 3 FOUND #4 REBAR WITH 1" RED PLASTIC CAP, ILLEGIBLE
  - 4 FOUND #4 REBAR, NO CAP
  - 5 FOUND 60D NAIL WITH FLAGGING
  - SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC LS 36580"
- NOTE: ALL DISTANCES SHOWN HEREON ARE RECORD AND MEASURED PER MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT UNLESS NOTED OTHERWISE.
- (121.45') INDICATES RECORDED DISTANCE.

NOTE: MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT SHOWS NUMEROUS "S" WIDE IRRIGATION TAP EASEMENT (TYPICAL) EASEMENTS THAT ARE NOT DIMENSIONED AS TO THEIR LOCATION THEREFORE SAID IRRIGATION TAP EASEMENTS HAVE NOT BEEN SHOWN.

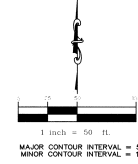
ALTA/ACSM LAND TITLE SURVEY  
NW 1/4 SEC. 32, T1S, R68W, 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
PREPARED FOR  
RICHMOND AMERICAN HOMES  
4360 S. MONACO STREET, DENVER, CO 80237



21415-49  
JOB NO.  
OF 3 SHEETS  
SHEET 1



LOT 1 - MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT  
NORTHWEST QUARTER SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO



16-32 3/3

[illegible]

**AZTEC**  
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[www.aztecconsultants.com](http://www.aztecconsultants.com)

ALTA/ACSM LAND TITLE SURVEY  
NW 1/4 SEC. 32, T1S, R68W, 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET  
**3**  
 OF 3 SHEET  
 21415-49  
 JOB NO.





# BROOMFIELD CITY COUNCIL

## CONCEPT REVIEW

To: Mayor and City Council  
 From: Charles Ozaki, City and County Manager  
 Prepared by: Kevin Standbridge, Deputy City and County Manager  
 David Shinneman, Community Development Director  
 John Hilgers, Planning Director  
 Lynn Merwin, Principal Planner

<b>Meeting Date</b>		<b>Agenda Item #</b>	
February 7, 2017		3	
<b>Concept Review - Sevens Residential Memory Care at Mountain Terrace</b>			
<b>Summary</b>			
Applicant	L&M ALR 3, LLC		
Property Size	4.9 acres		
Property Location:			
Proposed Plan	A concept plan for a memory care residential facility consisting of six buildings serving up to 90 residents. The property is the east portion of Lot 1 within the Mountain Terrace Filing No. 1 subdivision.		
Applicable Prior Plan Reviews/Approvals	The City Council approved a planned unit development (PUD) plan amendment, site development plan (SDP), final plat, subdivision improvement agreement (SIA), and Comprehensive Plan land use map amendment for the property on July 24, 2007 (Resolution Nos. 2007-126 and 2007-127). These plans included senior housing for the site.		
Comprehensive Plan Land Use for Property	The Comprehensive Plan designation for the property is Mixed-Use Commercial. The proposal is consistent with the Land Use Map.		
Current Zoning	B-2 PUD for Senior/Assisted Living		
Current Land Use	Undeveloped		
Proposed Land Use	Residential Memory Care		
Adjacent Zoning & Land Use	North	PUD and R(PUD) for Fuel Station, Townhomes, and Single-Family Residential uses	
	South	B-2 PUD for Assisted Living (Under Construction)	
	East	PUD for Open Lands and Single-Family Residential uses	
	West	B-2 PUD for existing Commercial Center and future Residential uses	
<b>Financial Considerations</b>			
The proposal is consistent with the Long Range Financial Plan.			
<b>Alternatives</b>			
<ul style="list-style-type: none"> <li>No official action taken at concept review.</li> <li>Discuss any concerns regarding the proposed uses on this property such as the proposed site, architecture, landscaping, impacts on adjacent properties, and pedestrian and vehicular access.</li> </ul>			

## I. SUMMARY OF APPLICATION

The application is for consideration of a conceptual plan in anticipation of a site development plan (SDP) amendment, replat, and potential PUD plan amendment for a residential memory care facility with a community space serving up to 90 residents. The property location is south of East Midway Boulevard and east of Lowell Boulevard in the Mountain Terrace subdivision. The following map highlights the project site and within the context of the surrounding area.



### Property Owner and Applicant

The property owner is Broomfield Property Management, LLC (represented by Daniel Bedell). The applicant is L&M ALR 3, LLC (represented by Francis LeGasse, Jr.).

### Broomfield Process

The Concept Review process allows the applicant to receive comments and direction from the Planning and Zoning Commission and the City Council prior to submitting a formal development review application. Comments received on the conceptual proposal will guide the applicant in preparing a formal development application.

## **II. ZONING, PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE PROPERTY, AND STATUS OF THE DEVELOPMENT**

### **Zoning**

The site is zoned B-2 PUD for general business planned unit development. The property is governed by the Mountain Terrace PUD Plan approved for the property in 2007. The PUD Plan permits assisted living, memory care and independent living. The proposed use is consistent with the permitted uses in the approved PUD plan.

### **Previously Approved Development Plans**

In 1983, the property was annexed and rezoned B-2 PUD. In 1985, City Council approved the Columbine Meadows PUD plan, SDP, and final plat. The Columbine Meadows PUD Plan included 212 single-family residential units which were built to the east and southeast of this proposed project site in the mid-1980s. The plan also designated an approximately 24-acre commercial site at the southeast corner of Lowell Boulevard and East Midway Boulevard. Approximately four acres along Lowell Boulevard were developed as a neighborhood commercial site in the late 1980s.

In 2007, the remaining 20-acre undeveloped property was replatted as the Mountain Terrace Filing No. 1 Final Plat. The zoning was also modified in 2007 to permit senior housing in addition to commercial land uses. The 2007 approvals included:

- A Comprehensive Plan land use map amendment to change the land use designation of the property from "Commercial Center" to "Neighborhood Commercial,"
- A PUD plan amendment to permit a range of senior living and commercial uses, and
- An SDP and final plat for 90 assisted living and memory care units and 26 independent living units on Lot 1 covering the northern 9.4 acres of the site.

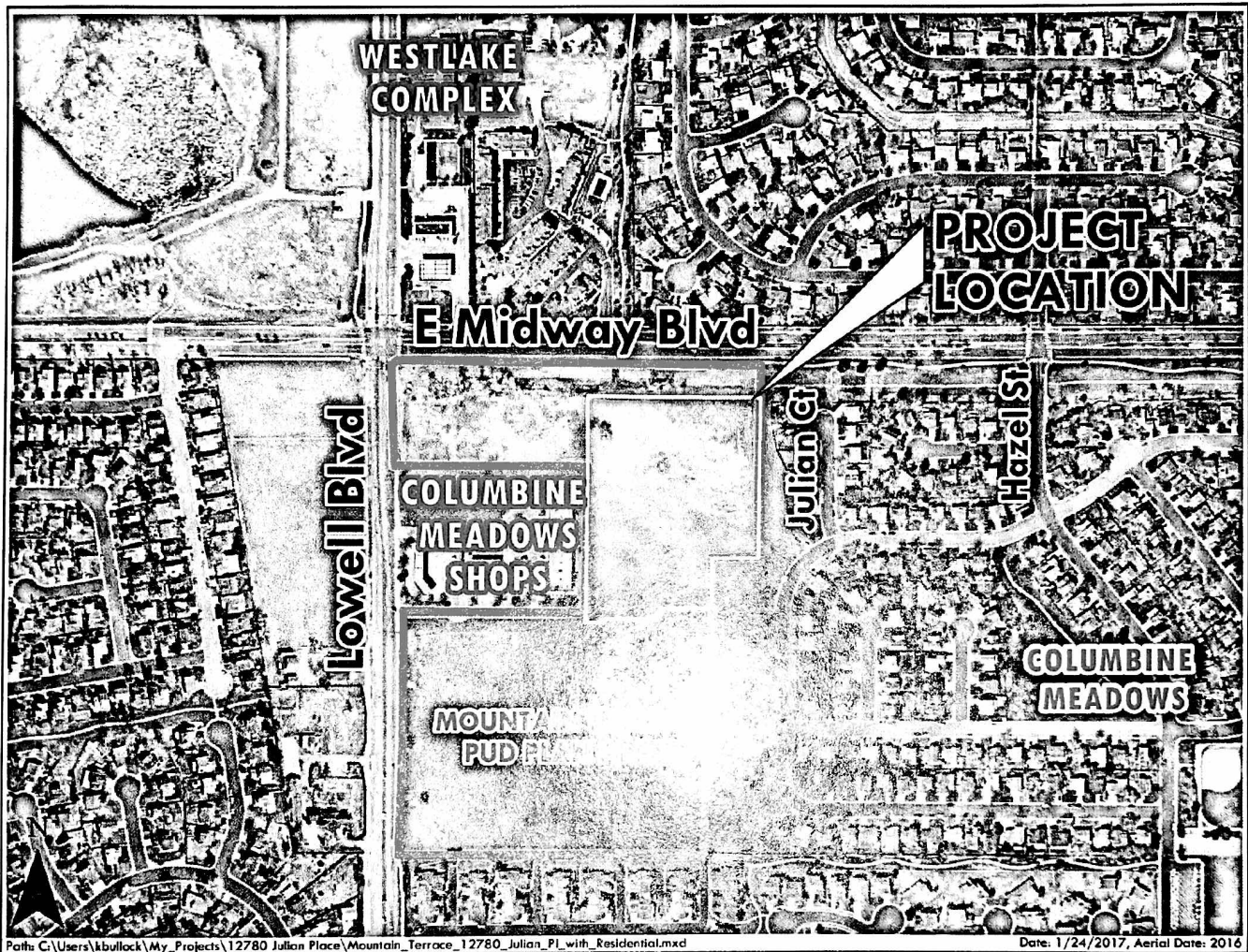
In 2014, the southern 10.8 acres was approved for a 91-unit assisted living facility which recently began construction. The zoning for this property also allows 30 independent living cottages subject to future SDP approval. This project is expected to be complete and open in mid-2018.

### **Status of Development**

The northern property (Lot 1) has changed ownership since 2007 but has not been constructed to date. If the applicant proceeds with a formal development application, the proposal would amend the site layout, architecture and landscaping set forth in the prior approved SDP for assisted living.



The following map shows the project location within the context of the overall Mountain Terrace PUD plan area.



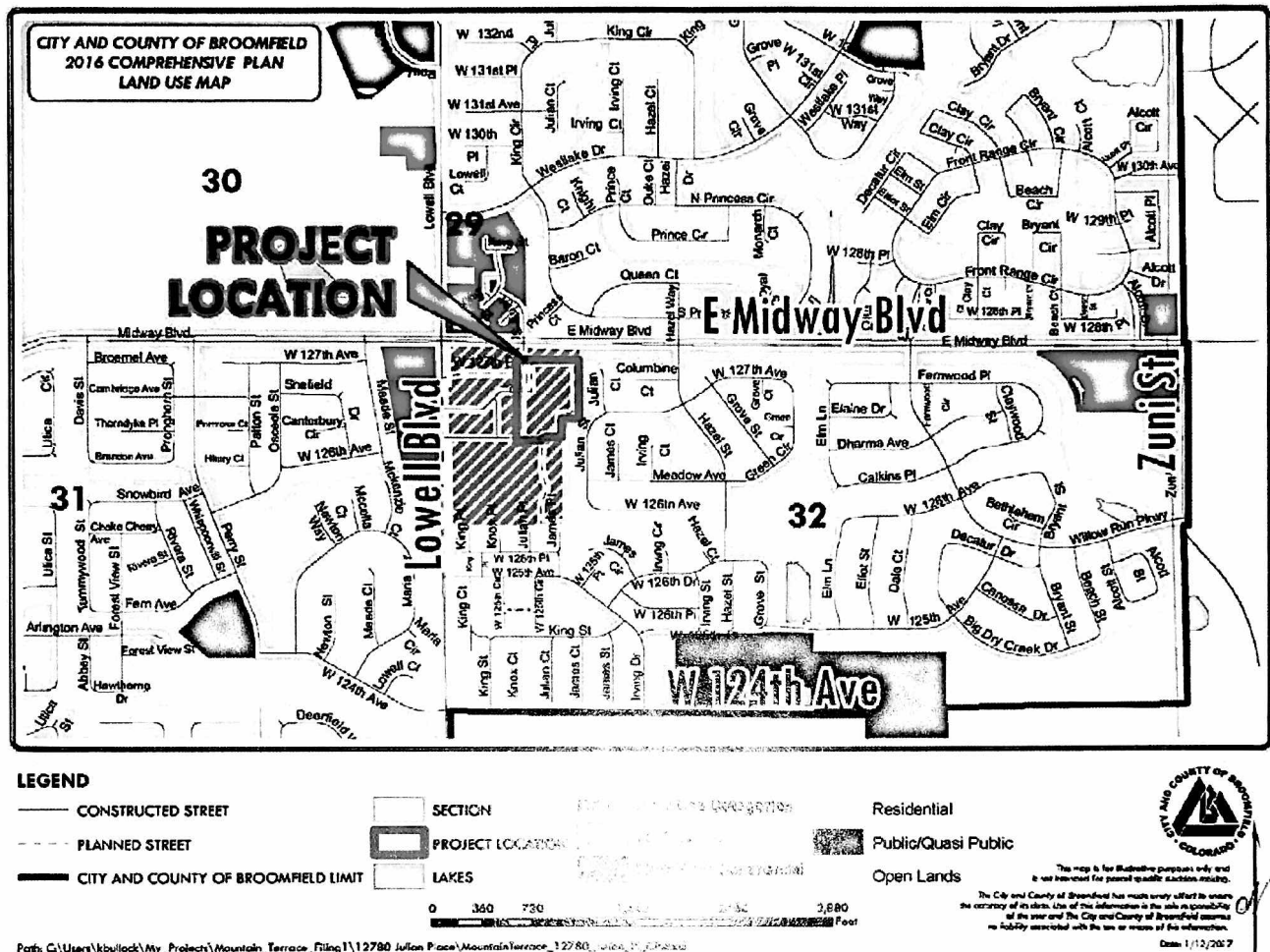
### III. APPLICABLE CITY AND COUNTY OF BROOMFIELD PLANS

#### Relationship to Comprehensive Plan and Financial Plan

##### ***Comprehensive Plan***

The 2016 Broomfield Comprehensive Plan is a policy document developed to provide a vision and guide development within the city and county. The plan's land use map designates the subject property as Mixed-Use Commercial which allows for commercial, employment and residential uses. The conceptual site plan proposal is consistent with the land use designation for the property.

The following map is a portion of the 2016 Land Use Map covering the subject property and surrounding area.



### Goals, Policies and Action Steps:

Elements of the proposed project could help meet the following Comprehensive Plan goals:

- Goal HO-C - Encourage a diversity of populations within developed areas by providing a variety of housing types that serve a broad spectrum of households.
- Goal HO-D - Increase the supply of housing that is accessible and functional for seniors.

### Financial Plan

The proposed land use is consistent with the land use assumptions in the Long Range Financial Plan.

#### IV. AREA CONTEXT

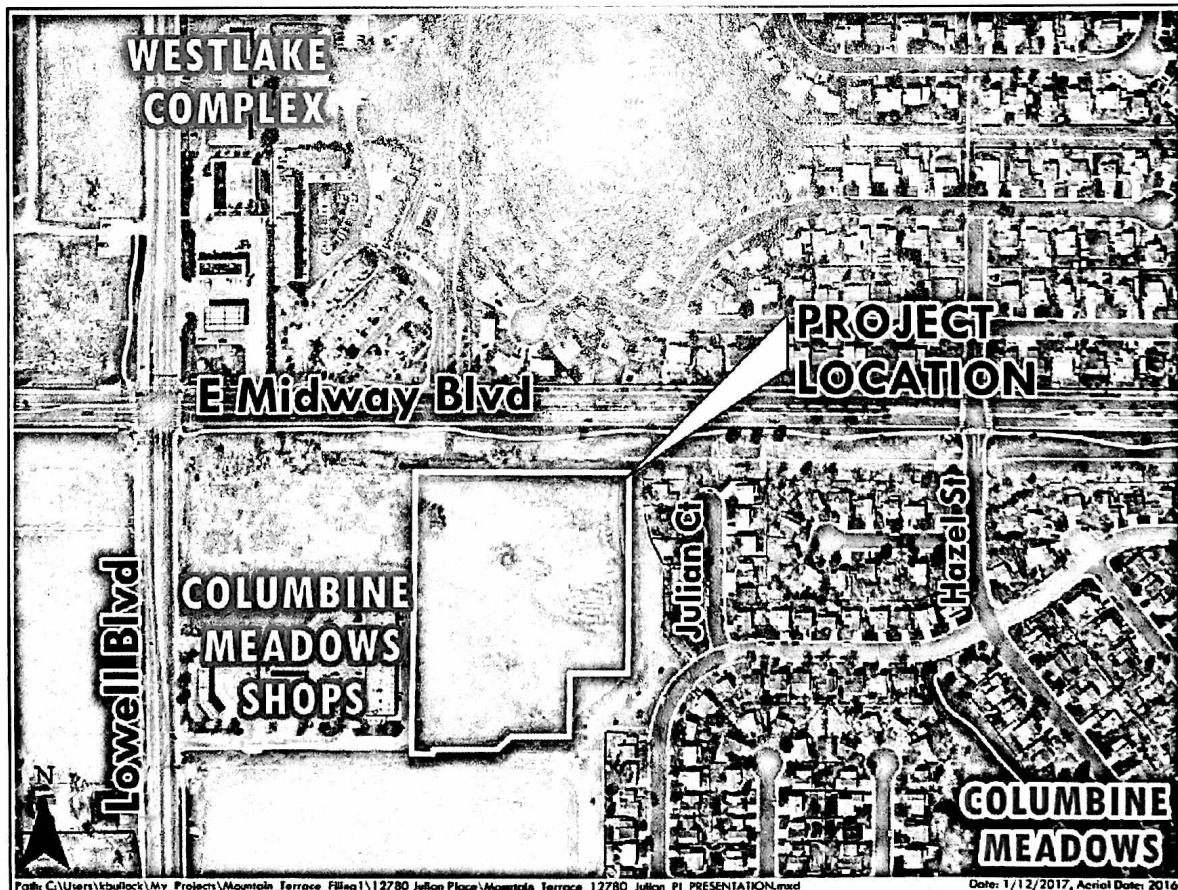
##### Property Location and Area Context

The overall Mountain Terrace subdivision is located southeast of the intersection of East Midway Boulevard and Lowell Boulevard. The property is governed by the Mountain Terrace PUD plan approved in 2007 and amended in 2014 for up to 181 assisted living/memory care residents and up to 57 independent living units.

The Mountain Terrace subdivision is bounded by a mix of uses including the Westlake neighborhood (residential and commercial) to the north, the Columbine Meadows residential neighborhood to the east, the Crofton Park residential neighborhood to the south, and the future Hansen's Corner retail and storage facility to the west. An existing convenience center (Columbine Meadows shops) located along Lowell Boulevard between the north and south Mountain Terrace developments is expected to remain and is not a part of this application.

Broomfield's Capital Improvement Program is nearing completion of a \$9.6 million Lowell Boulevard roadway improvement project between West 120<sup>th</sup> Avenue and East Midway Boulevard. The project is complete with the exception of landscaping and irrigation anticipated to be complete later this spring as weather permits. The second phase, Lowell North project, from Midway Boulevard to West 136<sup>th</sup> Avenue is expected to begin in 2017.

The map below highlights the site within the context of the surrounding area.



### Surrounding Land Uses

The following table summarizes the adjacent land use, zoning and Comprehensive Plan land use designation for the Sevens Residential property.

	ADJACENT USE/ ZONING	COMPREHENSIVE PLAN DESIGNATION
North	Weslake Residential and Commercial/PUD	Commercial and Residential
South	Developing Assisted Living Facility/B-2 PUD	Mixed-Use Commercial
East	Open Lands and Single-Family Residential/PUD	Residential and Open Lands
West	Vacant and Commercial Center/B-2 PUD	Mixed-Use Commercial

## **V. CURRENT APPLICATION – DETAILED DESCRIPTION AND STAFF REVIEW**

### Description

The proposed concept plan is for preliminary consideration of a six-building, 90-resident, memory care facility. An excerpt from the applicant's narrative states:

*This project would provide care and a safe living environment in a small-scale, village atmosphere that allows seniors suffering from memory care issues to stay within their community....This type of living environment creates a more intimate, calmer, and lower stress living environment that more closely mimics the types of living environment most people are used to.*

### Background/Base Data

- |                      |  |
|----------------------|--|
| 1. Owner             | Broomfield Property Management, LLC                    |
| 2. Applicant         | L&M ALR 3, LLC   |
| 3. Property Location | South of Midway Boulevard and East of Lowell Boulevard |
| 4. Property Size     | 4.9 Acres  |
| 5. Current Zoning    | B-2 PUD for Assisted Living                            |
| 6. Proposed Zoning   | No Change  |
| 7. Current Land Use  | Vacant   |
| 8. Proposed Land Use | Memory Care Residential Facility                       |

### Land Use Summary

The following shows a composite land use summary and site data graphic for the conceptual project.

SEVENS RESIDENTIAL MEMORY CARE FACILITY COMPOSITE LAND USE SUMMARY				
Land Use	Site Coverage (Acres)	Percent Total	Units	Projected Construction Value
Building Coverage	.71	14.3	90	
Parking and Drives	1.20	23.4		
Open Lands	3.08	62.3		
Site Total	4.99	100	90	\$5 Million





## Site Layout

The conceptual site layout shows six residential buildings framing an internal courtyard for use by the facility residents. On-site parking is shown to the north of the buildings. Primary access to the site is from the north parking lot. Secondary access is provided on the south side of the site which does not include any parking. The facility is expected to be gated.



### Access, Circulation and Parking

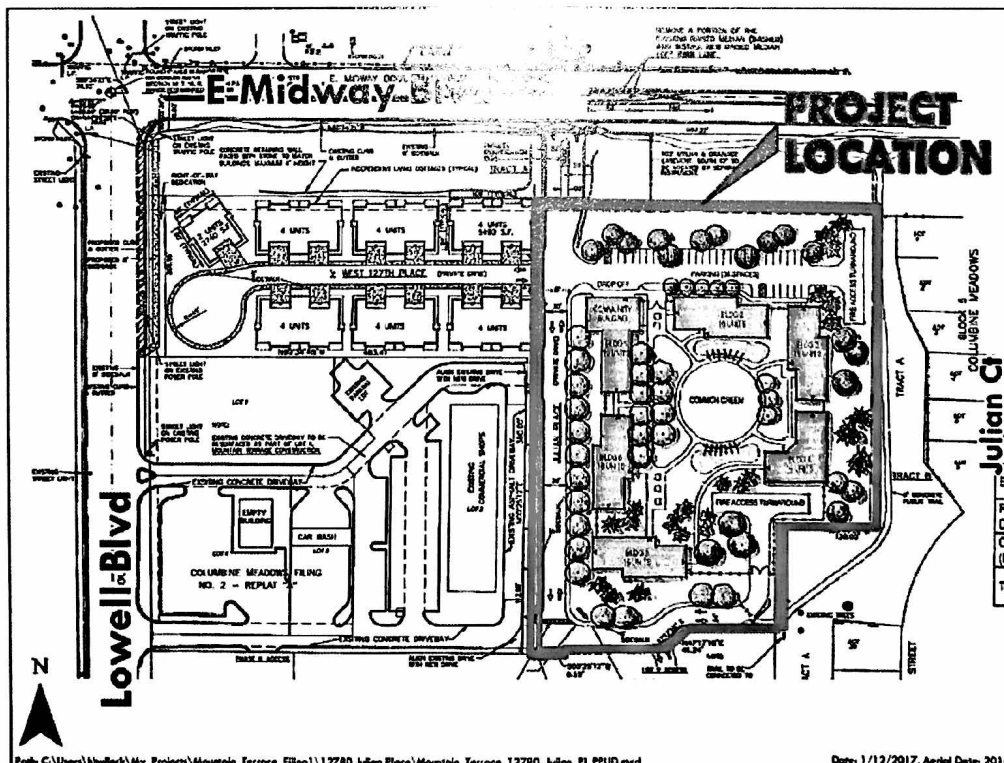
The plan below shows the project location south of East Midway Boulevard. Access to the development is planned from two existing locations along Lowell Boulevard which currently serve the commercial center. The final plat for the commercial property shows these existing drives having access easements for shared access. A new access is also planned from Midway Boulevard. This access would require a bridge across Gay Reservoir Channel.

Access to the facility is planned from the north and south. Each access drive is equipped with a "hammerhead" design to facilitate fire truck turn-arounds. Parking is planned on the north. The Broomfield Municipal Code (BMC) does not address parking for residential care facilities. The closest land use category is for a hospital use which requires one parking space per bed. The applicant will need to address the parking needs for the facility in greater detail at the formal development application stage.

### Access to Public Transit, Walkability and Trails

The closest public transit is provided by the Regional Transit District (RTD). Local bus service is available on West Midway Boulevard, west of Lowell Boulevard (near Meade Street) and on Lowell Boulevard, north of East Midway Boulevard (near 7-Eleven). There are existing signalized crossings, sidewalks and crosswalks available at the intersection of these streets to access the bus stops. Bus service is also available along West 120<sup>th</sup> Avenue located approximately one mile to the south of the site.

East Midway Boulevard and Lowell Boulevard adjacent to the site include existing sidewalk improvements. The existing approved plans and subdivision improvement agreement (SIA) for the subdivision include new trails within and adjacent to the site. The general intent of these trails will need to be incorporated and updated with the formal development application. The following map shows the project site within the 2007 PUD area.

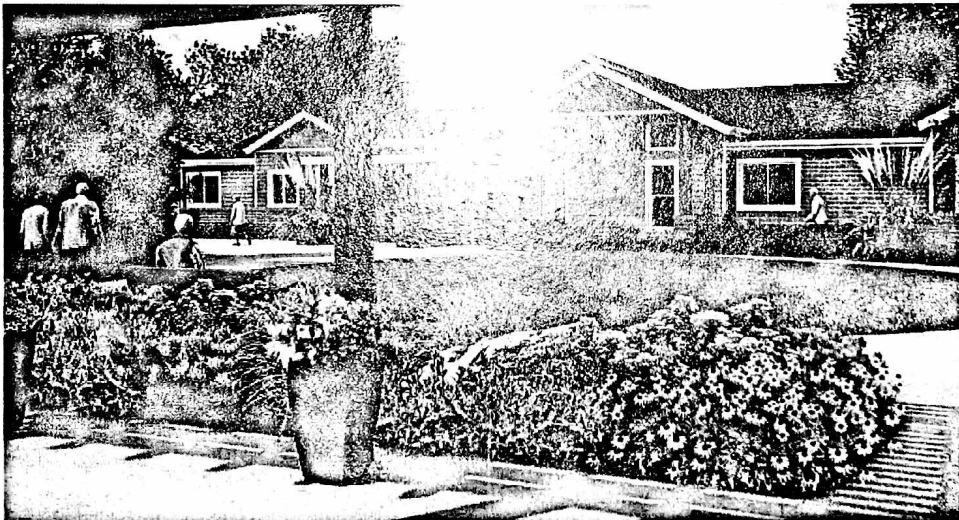


## **Architecture**

The concept plan shows two conceptual perspectives of the preliminary architectural intent. The residential buildings are one-story and the community building is planned as a two-story structure. The buildings appear to reflect a residential scale and style. Each residential building is intended to serve 10-16 residents for a maximum of 90 residents. Internally, the buildings include a mix of individual and shared bedrooms, a kitchen, laundry facilities, and a common gathering place. The formal development plan submittal will need to include more refined architectural elevations including materials, building height, colors, and other details.



**General View East from Julian Place**



**General View to the West within internal Courtyard**

## **Landscaping and Site Details**

Conceptual landscaping is shown within and around the perimeter of the facility. The formal development application will require a detailed landscape plan. Additional site details will also need to be addressed such as site lighting and signage.

## **Utilities and Drainage**

If the applicant proceeds with a formal application, detailed utility and drainage reports will be required at that time to address infrastructure needed to serve the development.

## **VI. STAFF REVIEW OF KEY ISSUES**

There are no key issues identified at this time for this proposal.

## **VII. PHASING PLAN/TIMING**

If approved as part of the formal development review phase, the applicant anticipates the development will proceed in two phases with four to five buildings in the first phase the remaining one to two buildings in the second phase.

## **VIII. NEXT STEPS**

Depending on the outcome of the concept review, the applicant will need to submit a formal application for a SDP, replat, a potential PUD plan amendment, and an amended SIA.