



## **Bowles Crossing Letter of Introduction**

Jefferson County, CO  
Mixed Use Zoning

Bowles Crossing is an existing commercial center at the intersection of West Bowles Avenue and South Wadsworth Boulevard in Jefferson County, CO. The center has been identified by the County Master Plan as a key target for redevelopment as a regional mixed use area. This application presents the possibility of rezoning this site to MU under the provisions of the newly adopted Section 21: MU Mixed Use Zone District in the Land Use Code.

Bowles Crossing is a prime candidate for MU zoning designation under the provisions of Section 21. The approved ODP has been rendered obsolete by current market conditions creating a hardship in amending the recorded document. Its provisions are in conflict with both the Owner's and the County's aspirations for redevelopment of this commercial center and the vitality that redevelopment can offer to this area as a regional activity node.

The site meets the Intent and Purpose of the Code in various aspects of its character:

### Intent

- This site is an existing commercial property that will be developed as a mixed use area.
- This is an infill site surrounded by existing commercial and residential development.
- The site is identified in the Master Plan as a mixed use area.

### Purpose

- The site offers the potential for a mixture of land uses including housing, retail, office, commercial services and civic uses, which within market parameters, can create economic and social vitality and provide market flexibility.
- The site encourages commercial infill and the redevelopment of commercial properties already served by existing infrastructure.
- The site offers the potential to develop commercial and mixed use areas that are safe, comfortable, and attractive to pedestrians, bicyclists, and transit users by developing current infrastructure patterns through the site.
- The site encourages efficient land use by facilitating compact development on this existing parcel and minimizing land dedicated to surface parking.
- The site can accommodate all modes of travel that currently serve this area and can serve as an activity node for future transit connections.
- The site can be developed with a human scale if allowed to offer a variety of uses.
- The site can reinforce the concept of streets as public places that encourage pedestrian and bicycle use across what is currently a predominant auto environment.
- Mixed use redevelopment can maintain and enhance the characteristics of adjacent development and neighborhoods by adding diversity and vitality to the current uses.



Bowles Crossing MU  
August 6, 2013

The Pre-application is intended to introduce the concept of potential mixed use zoning for the Bowles Crossing development. Redevelopment discussions have centered around enhancing current built environments, possible options for new development, and planning for future uses that could be offered as market forces dictate. The implementation of this concept offers long term vitality for the development with a flexible, phased approach to its contributions to the County and the larger regional community.