

# SWC CR 5 & Erie Parkway Overall Site Plan

*July 2, 2025*



The Shops at Beeler Park | Central Park



Bluebird Center | Denver



Starbucks | Denver

Evergreen Devco, Inc. was founded in 1974 and operates offices in Denver, Phoenix, Los Angeles, and Salt Lake City. We are a fully diversified real estate company with vast experience in all aspects of retail, multifamily, and industrial development.



Outlook Golden Ridge | Golden



Outlook Gateway | Denver



Outlook Nine Mile | Erie

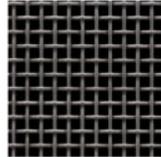
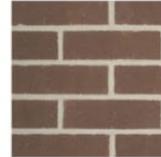


# Overall Site Plan & Neighborhood Meeting



Permitted Uses – Community Commercial (CC)		
Child Care Center, Large	Open Space	Golf Course
Child Care Center, Small	Park	Golf Putting Course
Community Center (Public)	Religious Assembly	Funeral Parlor, Mortuary or Crematory
Governmental Office	Alternative Tower Structure and Base Station	Gas Station
Neighborhood Recreation Center (Indoor/Outdoor)	Utility Facility, Minor	General Retail
Transit Center	Utility, Town-owned	Personal Service Establishment
Botanical Garden	Animal Hospital, Small Animals (indoor)	Pharmacy
Library	Kennel or Animal Day Care (outdoor facilities)	Pharmacy with drive-through service
Museum	ATM (freestanding)	Repair Shop, Appliances
College or University	Bank	Vehicle Service and Repair, Light
Commercial School	Bank with drive-through service	Hotel or Motel
School – Public	Tavern	Building Materials and Lumber Sales
Dental or Medical Office, Clinic, Lab	Nightclub	
Hospital	Restaurant, with drive-through or drive-up service	
Substance Abuse Treatment Facility, Outpatient	Marijuana business	
Urgent Care Facility	Office, Business or Professional	
Natural Medicine Business	Recording or Broadcasting Studio	
Athletic Fields and Courts	Commercial Amusement, Indoor	

# Material & Landscaping Plan

 BERRIDGE METAL "SHASTA WHITE"	 BERRIDGE METAL "CHARCOAL GRAY"	 BERRIDGE METAL "CITYSCAPE"	 MCNICHOLS/OR SIMILAR WIRE MESH	 BRICK SUMMIT "ONYX"	 BRICK SUMMIT "ALASKAN"	 BRICK SUMMIT "CEDAR RIDGE"	 <u>BIGTOOTH MAPLE</u>	 <u>NORTHERN CATALPA</u>	 <u>KENTUCKY COFFEETREE</u>	 <u>RED OAK</u>
 METAL/PAINT SW 7074 "CYBERSPACE"	 EFS/PAINT SW 7051 "ANALYTICAL GRAY"	 EFS/PAINT SW 7016 "MINDFUL GRAY"	 EFS/PAINT SW 7019 "GAUNTLET GRAY"	 EFS/PAINT SW 7005 "PURE WHITE"	 EFS/PAINT SW 7049 "IRON ORE"	 PRECAST CONCRETE CAP "NATURAL GRAY"	 <u>WHITE FIR</u>	 <u>AUSTRIAN PINE</u>	 <u>GAMBEL OAK</u>	 <u>SPARTAN JUNIPER</u>
 NICHIIHA VINTAGEWOOD SERIES "SPRUCE"	 NICHIIHA VINTAGEWOOD SERIES "POPLAR"	 NICHIIHA VINTAGEWOOD SERIES "BLACKWOOD"	 NICHIIHA VINTAGEWOOD SERIES "CEDAR"	 NICHIIHA VINTAGEWOOD SERIES "BARK"	 NICHIIHA VINTAGEWOOD SERIES "ASH"	 <u>LEADPLANT</u>	 <u>RUSSIAN SAGE</u>	 <u>DWARF NINEBARK</u>	 <u>BUFFALO JUNIPER</u>	
						 <u>COMPACT OREGON GRAPE</u>	 <u>BLONDE AMBITION BLUE GRAMA</u>	 <u>KARL FORESTER FEATHER REED GRASS</u>	 <u>DALLAS BLUES SWITCHGRASS</u>	





**Evergreen**  
Development | Services | Investments

**Thank you**