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September 14, 2005

Ms. Margaret Van Ness, Chair
Mr. Frank Young, Vice Chair
Ms. Diane Chesbro
Mr. Randy Giles
Mr. Gary Leak
Ms. Carol Russell
Ms. Marjorie Sloan
Mr. Ted Smathers
City of Golden Planning Commission
911 10th Street
Golden, CO 80401

**Subject: 13th and Washington P.U.D. Official Development Plan
Continuance of Planning Commission Public Hearing to September 21, 2005**

Dear Planning Commissioner,

Thank you for the opportunity to provide additional information and clarifications from the September 7th hearing regarding the 13th & Washington P.U.D. Official Development Plan. We offer this letter and the attached images in response to the main suggestions and topics requiring clarification that we understood from the initial hearing, including (1) height transitioning at the building's northwest corner, (2) architectural enhancements to the building's façade, and (3) more detailed language in the PUD regarding architecture. We would also like to take the opportunity to provide a minor clarification regarding setbacks and to respond to some of the citizen's comments.

- **Height Transition at Northwest Corner:** To better illustrate the height transitions, we provide the attached revised images including the Northwest Axonometric and 12th and Washington View. As shown in these images, the northwest corner at the 3rd and 4th level is setback 10' from the north elevation and 8' from the west elevation to create a gradual and softened transition from the 2-story streetscape along Washington Avenue. The transition from 2 to 4 stories in the middle of the Linder Block is purposefully not aligned with the 25' vertical grid because it would otherwise appear very abrupt. These revised images also show the full height of the party wall between the Project and the building to the north being maintained, which provides a vertical element extending above the second level that breaks-up the 2-story block before the transition to 4 stories. The setback of the 3rd and 4th levels from the west façade along Washington Avenue further softens the transition by placing this plane in a deeper perspective. In addition, the recessed appearance of this plane is furthered by the step-down of the parapet height along the top of the fourth level. As previously noted, the penthouse level is setback even further at 25' such that it is barely visible from the street view angle. The attached revised floorplans have also been modified to accurately reflect these setbacks. The Building Section on sheet 2 of the PUD will also be revised to correctly show the setbacks; copies of this revised image will be provided to you at or before the Planning Commission public hearing on September 21st.
- **Architectural Façade Enhancements:** In response to Planning Commission comments requesting more architectural detail, we have revised the attached perspective images to add a

masonry wainscot and water table at the base of the building and a series of contrasting masonry and stucco accent buttons to add visual interest to the facade. The revised images also show color added to the railings, posts and lanai rafters, and a more clear representation of lanai openings versus glass window openings on the upper floors. Additionally, window displays have been added behind the storefronts to demonstrate some of the real life liveliness that retail displays will bring to the project along with some building signage at the corner entry.

- **PUD Architectural Language:** Because the building design is still at a very conceptual level, the building images that we have shared for illustrative purposes are still preliminary. Therefore, it is difficult and potentially limiting to provide very specific language in paragraph 15, Architecture, in the PUD at this time. As discussed in the prior hearing, much of the architectural detail will be described and committed to when we seek Site Plan approval from the Planning Commission. Nonetheless, we recognize the need to provide more detail regarding architecture to reflect some of the design concepts that have been shown publicly in the illustrative images. Therefore, we propose that the paragraph 15 language be replaced with the following:

15. ARCHITECTURE

- a. The development will tie into the architectural fabric of the block by accenting horizontal lines such as storefront openings, sills and cornices with painted steel, stone and stucco material changes. The facades will be subdivided into vertical bays that respect the traditional 25' lot width.
- b. New construction and additions to existing buildings will be of a similar character to other facades along Washington Avenue.
- c. Parking access shall be off the alley as per concept plan.
- d. Brick, sandstone, wood, synthetic stucco, colored and textured concrete, and textured concrete masonry units for facing material are being considered for the development.
- e. The use of prefabricated metal for an entire structure, panelized flat plywood and highly reflective materials for facing materials are discouraged and are not being considered for this development.
- f. Earth tone colors which blend in well with the natural surrounding environment will be the predominant ones used on the exterior of the building, with bright colors used only for accents and detailing of the architecture.
- g. Mechanical equipment mounted on the building including but not limited to vents, flues, and flashings should be painted to match the color of the building where possible and practical. Screens shall be provided for rooftop mechanical equipment greater than 5' in height.

- **Setback Clarification:** As previously indicated, we are working with City staff and the Golden Urban Renewal Authority on a future second phase of the project across the alley. The second phase may involve connections to the first phase building in the PUD via an underground parking tunnel and above-grade bridge connection spanning the alley. Although the second phase and connectors are not a part of this PUD submittal, it would be shortsighted and would create administrative challenges involving a variance to the PUD if the flexibility to allow for these future connections is not accounted for in this PUD. Therefore, we propose that paragraph 14, Setbacks, be amended to reflect that we will have the right to a zero setback below ground along the alley, and if there are any above-grade connectors, then we will also have the right to a zero setback at these levels to allow for the connector. We will work with Planning Staff to draft specific language amending paragraph 14 on Sheet 1 of the PUD as well as a revised Parking Level Concept Plan on Sheet 2, copies of which will be provided to you at or before the Planning Commission public hearing on September 21st.

- **Response to Public Comments:**

In response to some of the public comments during the September 7th hearing, we offer the following:

- Transition in Scale – Mr. Nichols commented in the transition in scale from 2 to 4 stories. Please refer to the above comments in the first bullet point in response to this concern.
- Affordability – Mr. Nichols also expressed a desire to have an affordable component to the residential mix. In certain contexts, “affordable housing” has a specific meaning defined by the U.S. Department of Housing and Urban Development to involve pricing for-rent apartments based on a percentage of median family income. I don’t think Mr. Nichols was referring to this specific definition, but rather to a more general definition of affordable, which is then very subjective. In our view, we are offering some affordable units with 3 of the 34 units priced below \$250,000, 9 more units priced below \$300,000 and 5 more units priced below \$350,000. We agree with the comment by Mr. Nichols and the suggestion by Commissioner Smathers’ questioning that the Hesteds parcel is in a prime location, and therefore among the most valuable and expensive in downtown Golden. With valuable land, it is difficult to make projects economically viable with an emphasis on affordable housing, unless the community is willing to accept a significant reduction in quality. If Mr. Nichols would like to see more affordability than what we have proposed, perhaps it should be in a different location with lower visibility and land value.
- North Party Wall – In response to Mr. Gardner’s advice that we maintain the north wall of the Linder Block since it is a party wall with the adjacent building to the north, we are intending to do so. As indicated by Steve Glueck, any agreement between us and the owner of the adjacent property is a contract between private parties, and is therefore best left out of the PUD. Mr. Gardner further suggested that the painted sign at the top of the wall’s north side be maintained. Please note the revisions to the attached context image labeled 12th and Washington View image showing the top of this wall remaining in-place, which not only allows for the painted sign to be retained but also screens some of the building behind it. While we had always intended to maintain the wall for structural purposes, the versions of this image shown previously suggested that we might have cropped off the top portion.

Again, I thank you for the direction you provided at the previous hearing and the opportunity to provide this additional information and clarifications. We look forward to again presenting our ODP to you at the continuation hearing on September 21st, and again ask that you support approval of the ODP.

Sincerely,



Tim Schlichting
Vice President Development