

City of Golden

Memorandum



To: Planning Commission
From: Steve Glueck, Director of Planning and Development
Date: September 15, 2005
Re: Case PC05-38, Additional Comments for Continued Public Hearing

At the September 7, 2005 meeting, Planning Commission conducted a public hearing on the referenced rezoning request at 1299 Washington Avenue, considered evidence and testimony from the applicant, interested citizens, and city staff, and continued the hearing for additional discussion and testimony until September 21, 2005. In preparation for that meeting, the applicant was asked to clarify their architectural intent for the northwest corner of the structure, and its transition into the adjacent buildings, and also to consider other comments regarding architecture and scale. In response, the applicant has submitted the attached letter and additional graphic representations of the conceptual design intent for the project.

At the September 21, 2005 continued public hearing, staff recommends that Planning Commission hear from the applicant regarding the additional information submitted, accept and consider testimony from the public and staff, and be prepared to make your recommendation to Council.

Staff Comments

Staff has reviewed the additional information and found the refined graphic materials to be informative. Based upon this information, staff has the following comments on the zoning proposal:

Height Transition at Northwest Corner. Both the graphic information, and the September 14th letter do a good job of describing the conceptual proposal for the façade of the Linder Building and the upper floors in the northwest corner. While staff agrees that the conceptual drawings should not be considered strictly enforceable, it is recommended that this concept be incorporated into the ODP in some fashion. Staff has discussed two options with the Applicant and agreed to the following:

- Floor envelope plans for the third and fourth floor (or that northwest portion) could be added to the Official Development Plan document with the same intent status as the floor plans for the below grade level and first floor.
- Staff will also be proposing language to add to paragraph 15, to try to capture the applicant's intention.

Architectural Issues. The September 14th letter presents a few architectural changes that the applicant is considering, all of which seem to be positive enhancements. Staff's initial concern was that there may be ways to improve paragraph 15 of the ODP to better reflect some of the major concerns. Staff discussed the below additional sections with the applicant:

- For the northern 25 feet of the Washington Avenue frontage, known as the Linder Building, the final site plan will include provisions to replicate the existing building through the following:
 - The first two floors of the building façade will be set back approximately 3’ from the property line, to align with the existing buildings to the north.
 - The first two floors of the façade for this portion of the building will include window placement and design, cornice treatment, and materials intended to portray the character of the historic Linder Building.
 - Any third and/or fourth floors constructed for this portion of the building will be set back approximately five (5) feet from the façade of the lower floors to further define the historic character of the building. The north wall of such upper floors may also be set back to allow terraces and/or balconies.
- The articulation of the 25’ wide vertical bays will be accentuated in a manner determined at final site plan, with such articulation potentially including changes of material, changes in the vertical plane of the façade, changes in cornice or roof design, the utilization of recessed features such as balconies or lanais, differentiation of awning treatments, or other means as presented to Planning Commission with the final site plan.

Setback Clarification Staff does not have concerns with the applicant’s request to clarify the setback section for a basement level and possible above grade connection across the alley. An appropriate addition to paragraph 14 of the ODP would read as follows:

“The minimum setback from the alley for a below grade level shall be zero (0) feet. The minimum setback from the alley for the ground floor will be five (5) feet. The minimum setback from the alley for the 2nd through 4th floor shall be five (5) feet except that portion of such floors associated with an above-grade connection over the alley, which may have a zero (0) foot setback from the alley.”

Recommendation

As of September 15, 2005, the applicant has agreed to all of the above proposed changes. Unless Planning Commission determines that additional discussion or review is necessary, staff recommends that Planning Commission attempt to complete both a recommendation and finalization of findings at the September 21, 2005 meeting. Based upon the initial comments from individual Commissioners on September 7, 2005, a draft resolution has been prepared. Commission should be ready to refine this resolution or suggest new findings for approval or denial if warranted.

Madam Chair, in the matter of Case No. PC 05-38 for the rezoning of the property lying at 1299 Washington Avenue, from C-2 to PUD, and the concurrent approval of the 13th and Washington PUD official Development Plan, I move that the rezoning and ODP be recommended for APPROVAL with the findings and conditions as outlined in Resolution No. PC 05-38.