

City of Arvada

Planning Commission Agenda

APRIL 6, 2021

VIRTUALLY

Regular Business

Commission Members:

T.O. Owens, Chairman
Michael P. Griffith, Vice Chairman
Patricia Connell, Secretary
Doug Magee
Steve Hannan
Michael McCarron
Andrew Gay

Staff Members Usually Present:

Ryan Stachelski, Dir. of Community and Economic Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Manager of City Planning and Development
Jenny Wolfschlag, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Sara Hutchinson, Administrative Specialist
Stephanie Wallace, Administrative Specialist

Info: 720-898-7435

In accordance with physical distancing guidelines, the Planning Commission meeting will be held remotely using webinar technology. A recording of the meeting will also be available later on. The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should email their name, address, phone number and the topic to Josie Suk (jsuk@arvada.org). You will receive instructions on registering for and participating in the webinar. Upon receiving the request, Ms. Suk will provide registration instructions and the rules and the procedures to follow when providing input. If any member of the public wishes to submit a comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. on the day of the meeting. All timely comments submitted will be presented to the Planning Commission, and, if requested, read aloud at the meeting. Please contact Josie Suk with any questions about this alternative method of public participation at 720-898-7627.

PLANNING COMMISSION MEETING – VIRTUALLY 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of March 16, 2021 Meeting Minutes
5. GENERAL BUSINESS
 - A. A Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E),

6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. A Conditional Use Application for Ralston Commons, generally located at the northwest corner of Ralston Road and Garrison Street
9. OTHER ITEMS
10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
MARCH 16, 2021

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER**– By T.O. Owens at 6:15 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: T.O. Owens, Michael McCarron, Andrew Gay, Patricia Connell, Michael P. Griffith, Doug Magee, Steve Hannan

THOSE ABSENT

None.

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Carol Ibanez, Senior Planner; Jenny Wolfschlag, Manager of Development Engineering; Josie Suk, Manager of Dev. Systems and Administrative Services; Sara Hutchinson, Recording Secretary/Administrative Specialist

4. **APPROVAL OF MINUTES** – February 16, 2021. The minutes stand approved with the following correction.

In the middle of page 7, Mr. Magee asked if there would be electric vehicle charging stations after his question about bike parking.

5. **GENERAL BUSINESS**

None.

6. **REPORTS**

None.

7. **PUBLIC COMMENT**

None.

8. **PUBLIC HEARINGS**

Mr. Owens reminded everyone that two cases had been moved to the Planning Commission meeting on April 20, 2021.

DA2020-0122 Vacation of a Public Access Easement for Wet Rabbit Car Wash, generally located at 9159 Kendrick St.

DA2020-0122 Major Modifications for Wet Rabbit Car Wash, generally located at 9159 Kendrick St.

Mr. Owens entered into the record the Staff Report DA2020-0122 dated March 16, 2021, affidavit of mailing, posting log and public comment that was received via email.

Ms. Ibanez gave a brief overview of the project and the applicants.

Mr. Cahen, architect and representative of the applicant, gave an overview of the project. He described the site and the layout of the proposed design. He explained the reasons for the requests.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Magee asked Staff if the easement is within solely City of Arvada jurisdiction.

Ms. Ibanez stated that the current easement allows access for the City of Arvada and the Jefferson Center Metro District (JCMD) to have maintenance access for the detention area. She clarified that these two users will still have maintenance access.

Mr. Magee asked if the ring road is being constructed as part of the current application.

Ms. Ibanez clarified that JCMD is working on the Joyce Street plan currently and they will be constructed in the future as part of the Joyce Street future development.

Mr. Magee asked if the road on the site will be a public road or a fire lane.

Ms. Ibanez confirmed that the road will be emergency access and public access and that the applicant is only building the lot access roads.

Mr. Magee asked if the applicant will be required to do maintenance and plowing on their roads.

Ms. Ibanez confirmed that they will be responsible, and that they will work with JCMD.

Mr. Magee asked how long the landscape berm will be on the site.

Mr. Shearer, representative of the applicant, stated that it is approximately 150', with an ADA ramp going through part of it.

Mr. Magee suggested that the 150' be broken up visually along the berm. He asked if the applicant has thought of having a roof on the vacuum equipment.

Mr. Cahen stated that a roof would pose a problem with the airflow of the vacuum.

Mr. Magee commented on the noise of the motors but stated he does not feel concerned.

Mr. Gay suggested to Staff that the ring road be planned to be a continuous 25' all around to be consistent.

Mr. Griffith suggested housing the vacuum mechanical equipment within the building envelope. He commented on the difference between mature landscaping renderings versus the look at the time of installation of the landscaping. He asked Staff if there are considerations taken into place with the buffering levels at installation.

Ms. Ibanez stated that there aren't requirements that mature landscaping be installed. She confirmed that the renderings are the estimated mature landscaping growth.

Mr. Griffith suggested some mature landscaping materials be installed at the time of planting.

MOTION: PUBLIC ACCESS EASEMENT

It was moved by Mr. Griffith, that DA2020-0122 Vacation of the Public Access Easement for Wet Rabbit Car Wash, generally located at 9159 Kendrick St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7- 9 of the Staff Report.

DISCUSSION OF MOTION: PUBLIC ACCESS EASEMENT

The following votes were cast on the motion:

Those voting Yes: Owens, McCarron, Gay, Connell, Griffith, Magee, Hannan

Those voting No: None

Those absent: None

The motion carried 7-0.

MOTION: MAJOR MODIFICATIONS

It was moved by Mr. Griffith, that DA2020-0122 Major Modifications for Wet Rabbit Car Wash, generally located at 9159 Kendrick St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7- 9 of the Staff Report.

DISCUSSION OF MOTION: MAJOR MODIFICATIONS

Mr. Magee stated his appreciation of the proposal. He commented his appreciation for green wash solutions and that water conservation was taken into consideration by the applicant.

Mr. McCarron stated his agreement with Mr. Magee.

Mr. Hannan thanked Staff and the applicant for the work done on this proposal. He stated his support.

Ms. Connell stated her appreciation for all of the landscaping proposed at the site.

The following votes were cast on the motion:

Those voting Yes: Owens, McCarron, Gay, Connell, Griffith, Magee, Hannan

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

9. OTHER ITEMS

Mr. Stachelski mentioned the potential for future meeting formats.

Mr. Owens expressed his desire to have either entirely in-person meetings or entirely remote meetings instead of a hybrid format. He stated his desire to re-visit meeting formats in May.

Many of the Commissioners stated their agreement with Mr. Owens.

Ms. Connell stated that the Council has dealt with some of the logistics of the hybrid meeting format.

Mr. Owens expressed his concerns with the Commissioners trying to communicate while in a hybrid format. He stated his belief that it would not benefit the public to have that lack of discussion from Commissioners.

Mr. Griffith stated his desire to allow the public to be able to attend virtually once meetings are back in-person.

Mr. Owens stated that he wants to Commission to have further discussions about this topic.

Mr. McCarron agreed on the importance of the group being together in-person eventually and be in the same space as the public. He stated his concerns of those who may be disadvantaged either by in-person meetings or remote meetings.

Mr. Stachelski mentioned that the April 20, 2021 Planning Commission meeting will be streamed live. He explained that the City is looking into providing a virtual option for members of the public once meetings are in-person. He mentioned the desire to have the technology at a point where it can run smoothly, especially as there are fewer Staff to assist at Planning Commission meetings than at Council meetings.

Ms. Suk confirmed that the April 20, 2021 meeting will be live-streamed on the City of Arvada YouTube and will be on KATV.

Ms. Connell expressed her appreciation for access to live screening of meetings by the City.

Mr. Magee asked about members of the public attending meetings by phone versus by video once meetings are in-person.

Mr. Stachelski stated the appreciation for seeing people, but also that he can't commit on the City solutions yet.

Mr. Magee asked if the April 20, 2021 Planning Commission meeting packet will be delivered early to allow for thorough review.

Ms. Suk expressed the desire to deliver at least some of the materials early with a goal of April 1, 2021. This initial packet will be followed up with any later materials before the meeting.

Mr. Owens reminded the Commissioners that cases need to be evaluated based on the Land Development Criteria and not on personal opinions of design or layout. He expressed his desire for the Commissioners to keep this in mind for the April 20, 2021 meeting in order to have fair and timely questions and discussion.

Ms. Grogg stated her agreement with Mr. Owens.

Mr. Owens stated that, if needed, a short break can happen during the April 20, 2021 meeting.

Mr. Smetana reminded the Commission that in April there will also be a Planning Commission meeting on April 6, 2021

12. **ADJOURNED** at 7:05 P.M.

T.O. Owens, Chair

Patricia Connell, Secretary

Sara Hutchinson, Recording Secretary



NOTICE OF PUBLIC MEETING

A public meeting will be held before the Arvada Planning Commission on 4/6/2021, at 6:15 p.m., virtually. Members of the public may join virtually by emailing jsuk@arvada.org for the meeting access. Requests must mention this meeting date. The registration link is also posted online at www.arvada.org/plncommission. Written comments can be submitted to cedboardsandcommission@arvada.org, all comments must be submitted by 5:00 p.m. on April 6, 2021.

Complete packets will be posted online 3 days before the scheduled meeting at <https://arvada.org/city-hall/government/boards-and-commissions>. Please review the specific board's webpage to see packets.

The items on the agenda for this meeting are:

- A. Resolution adopting the Three Mile Plan pursuant to section 31-12-105(1)(E) C.R.S.
- B. Conditional Use permit for Ralston Commons generally located at the northwest corner of Ralston Road and Garrison Street.

Date Posted: 3/24/2021

Time Posted: 10:00 A.M.

A handwritten signature in black ink, appearing to read 'J. Suk' or similar, positioned above a horizontal line.

FOR: Stephanie Wallace, Recording Secretary

Note: If you need any special services, assistance, or accommodations, please contact the City of Arvada five (5) business days before the meeting by calling Stephanie Wallace, (720) 898-7435.

Affidavit for Posting of Sign

Name of Project: DA2020-0130, Ralston Commons, Conditional Use

I, Ryan Harland Hines, certify that signs have been posted in accordance with Division 8-2-4-3(C)(4) of the Land Development Code for the public hearing to be held on 04/06/2021.

Said signs were posted on: 03/22/21

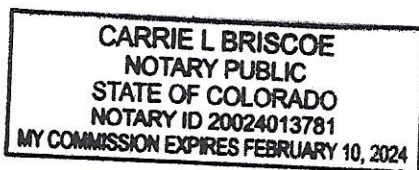
Signature

STATE OF COLORADO)
COUNTY OF Jefferson) ss

The above and foregoing Affidavit as subscribed before me this 22 day of March, 2021 personally by Ryan Harland Hines

Notary Public

My Commission expires: 2/10/2024



NOTICE OF PUBLIC HEARING

This notice is to inform you of an upcoming opportunity to participate in a public hearing.

DATE OF NOTICE: March 17, 2021

CASE NAME: Ralston Commons Conditional Use
CASE NUMBER: DA2020-0130

HEARING BODY: Planning Commission
HEARING DATE AND TIME: April 6, 2021, at 6:15PM

PROPERTY LOCATION: Northwest Corner of Ralston Road and Garrison Street

APPLICATION SUMMARY: A Conditional Use application for residential development in the Mixed-Use Urban zone district. The proposed development consists of 27 townhome units in three buildings; 185 multifamily units in two buildings; and approximately 5,500 square feet of commercial space in two buildings arranged around a plaza that can accommodate food trucks and other pop-up commercial activities. The townhomes will be two or three stories in height and the multifamily buildings are three stories above a garden level parking podium.

CITY OF ARVADA
STAFF CONTACT: Jake Nitchals
PHONE NUMBER: 720-898-7435
EMAIL ADDRESS: jnitchals@arvada.org

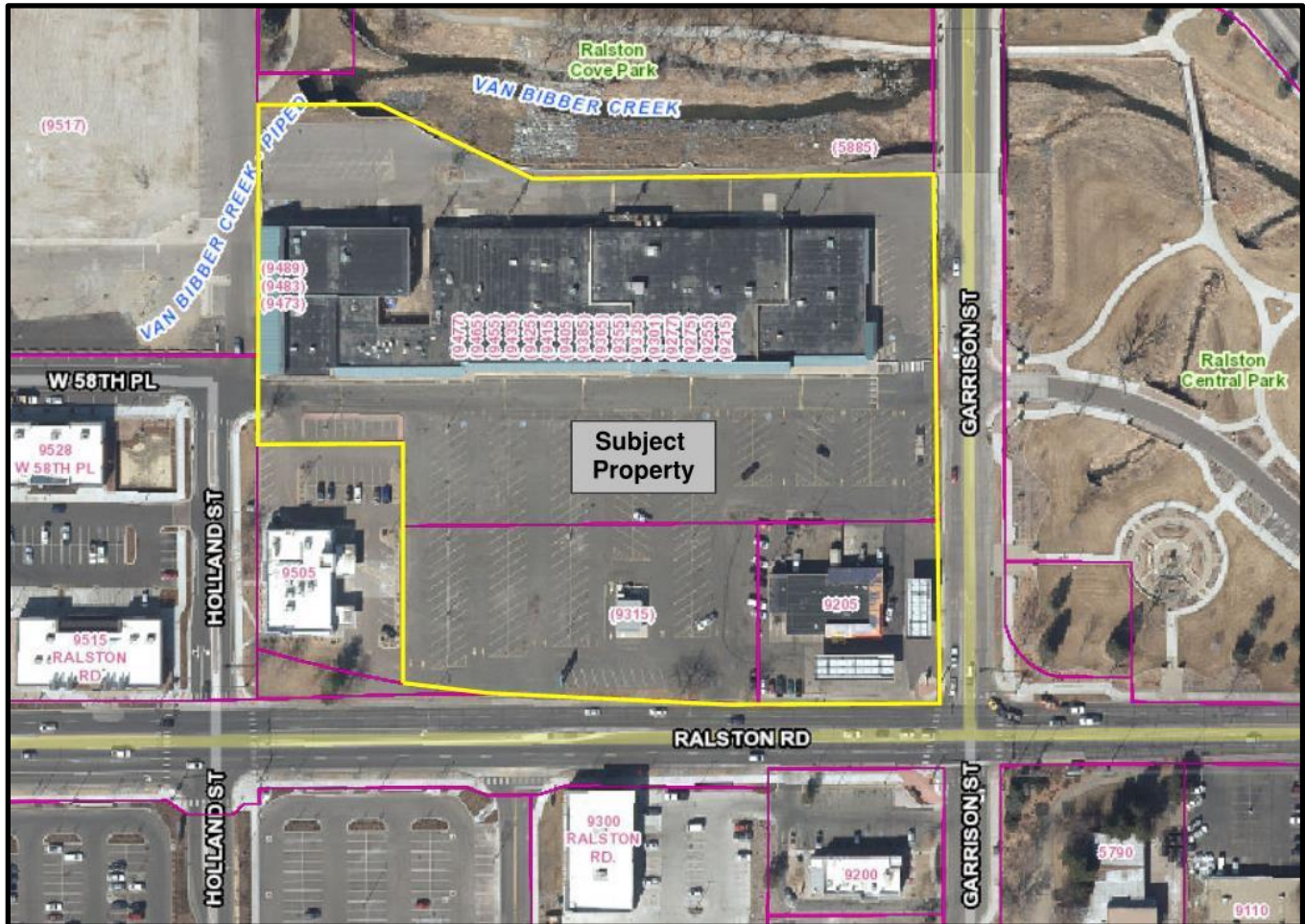
A virtual public hearing will be held by the Arvada Planning Commission on April 6, 2021, at 6:15 p.m., when and where you may speak on the matter.

Members of the public may request to join virtually by emailing jsuk@arvada.org for the access instructions. To submit a request, you must go to arvada.org/PlnCommission and complete the public comment form by 5 p.m. on April 1, 2021.

Additional information regarding the development can be obtained at <https://www.arvadapermits.org/etrakit3/search/project.aspx?activityno=da2020-0130>.

A project vicinity map has been included on the reverse side of this notice.

PROJECT VICINITY MAP





POSTING LOG

Planning Commission

Signs to be posted on:

March 22, 2021

Mailing to be sent on:

March 22, 2021

In accordance with Division 8-2-4-3(C) of the Arvada Land Development Code, signs shall be posted on the property by the applicant, at least fifteen (15) consecutive days prior to and including the public hearing date. (See attached notice or Division 8-2-4-3(C) of Code for specific requirements as to the placement of such signs)

The applicant will be responsible for checking the signs each day of the required posting period and keeping an accurate log. If a sign has been moved, destroyed, or fallen, the sign must be replaced by the applicant within forty-eight (48) hours.

Applicants must sign the log which states he/she has checked the signs daily and followed the procedures outlined in Division 8-2-4-3(C) of the Land Development Code and present it at the time of the Public Hearing. Failure to comply with the required posting procedure shall require the Public Hearing to be rescheduled.

Posting Log for:

DA2020-0130, Wet Ralston Commons, Conditional Use.

DATE	TIME	CONDITION OF SIGN
3/22/2021	11:30 AM	All signs in same condition as received. One sign has slight bend at legs
3/23/2021	11:00 AM	All signs in same location and standing.
3/24/2021	1:00 PM	All signs in same location and standing.
3/25/2021	1:00 PM	All signs in same location and standing.
3/26/2021	1:00 PM	All signs in same location and standing.
3/27/2021	2:00 PM	All signs in same location and standing.
3/28/2021	2:00 PM	All signs in same location and standing.
3/29/2021	8:00 AM	All signs in same location and standing.
3/30/2021	12:00 PM	All signs in same location and standing.
3/31/2021	12:00 PM	All signs in same location and standing.
4/1/2021	12:00 PM	All signs in same location and standing.
4/2/2021	12:00 PM	All signs in same location and standing.
4/3/2021	12:00 PM	All signs in same location and standing.
4/4/2021	12:00 PM	All signs in same location and standing.
4/5/2021	12:00 PM	All signs in same location and standing.
4/6/2021	8:00 AM	All signs in same location and standing.

Signature of Applicant

Date

04/06/21

Affidavit of Mailing

Name of Project: DA2020-0130, Ralston Commons, Conditional Use

I, JAMES DREVER, certify that letters of notification were mailed in accordance with Division 8-2-4 of the Land Development Code for the public hearing to be held on 04/06/2021. A copy of the letter and list of recipients is attached and made a part of this Affidavit.

Said mailing was made on: MARCH 11th, 2021

Signature

STATE OF COLORADO)
) ss
COUNTY OF Front)

The above and foregoing Affidavit as subscribed before me this 25 day of March, 20 21 personally by James Drever

Notary Public

My Commission expires: 11/24/24



NOTICE

A public hearing will be held virtually before the Arvada Planning Commission on April 6, 2021, at 6:15 p.m., when and where you may speak on the matter to consider a Conditional Use Application for Ralston Commons, generally located at the northwest corner of Ralston Road and Garrison Streets. Members of the public may join virtually via phone by emailing jsuk@arvada.org for the phone number; the email must mention this meeting date. To submit a request for public comment, email comments to cedboardsandcommission@arvada.org by 5 p.m. on 4/6/2021. Members of the public may watch the meeting on Comcast channels 8 and 880 or on the live stream at arvada.org/live-stream Additional information can be obtained from <https://www.arvadapermits.org/etrakit3/search/project.aspx?activityno=DA2020-0130>.

CITY OF ARVADA PLANNING COMMISSION
/s/ Patricia Connell,
Secretary

Published: 3/18/2021



REPORT TO PLANNING COMMISSION

AGENDA ITEM
5.A.

TO: PLANNING COMMISSION

DATE: April 6, 2021

SUBJECT: A Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended

Report in Brief

MOTION:

MOVED BY: _____

That CP2021-0002, a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Robert Smetana, Manager of City Planning and Development 3/23/2021

Josie Suk, Development Systems and Administrative Manager 3/23/2021

Ryan Stachelski, Director of Community and Economic Development 3/30/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. CP2021-0002

A RESOLUTION BY THE PLANNING COMMISSION
FOR THE CITY OF ARVADA, COLORADO
ADOPTING THE 2014 ARVADA COMPREHENSIVE PLAN
AS ARVADA'S THREE MILE PLAN
PURSUANT TO SECTION 31-12-105(1)(E), C.R.S., AS AMENDED

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, of the Colorado Municipal Annexation Act provides that no annexation by a municipality shall have the effect of extending a municipal boundary more than three miles in any one year; and

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, further provides that the municipality shall have in place a plan for the three mile area outside present municipal boundaries prior to any annexation and that such plan be updated at least annually; and

WHEREAS, the Planning Commission adopted, to the extent applicable, the 2014 Comprehensive Plan as the City's Three Mile Plan in accordance with the Municipal Annexation Act, which action was ratified by the Arvada City Council on October 6, 2014; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

That, to the extent applicable, the 2014 Comprehensive Plan is hereby adopted as the City's Three Mile Plan pursuant to Section 31-12-105(1)(e), C.R.S., as amended.

APPROVED AND ADOPTED this 6th day of April, 2021.

CITY OF ARVADA PLANNING COMMISSION

T.O. Owens, Chairman

ATTEST:

Patricia Connell, Secretary

RATIFIED AND APPROVED this 3rd day of May, 2021.

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

City of Arvada Community and Economic Development Department STAFF REPORT

Three Mile Plan Comprehensive Plan Amendment CP2021-0002

NATURE OF REQUEST

The purpose of this resolution is to comply with Section 31-12-105(1)(e), C.R.S. of the Colorado Municipal Annexation Act, which requires that the City's Three Mile Plan regarding future annexations be updated at least once annually.

The City has used the Arvada Comprehensive Plan as Arvada's Three Mile Plan for purposes of compliance with Section 31-12-105(1)(e). That section generally requires:

1. That no annexation have the effect of extending a municipal boundary more than three miles in any one year; and
2. That, as a precondition to final adoption of an annexation ordinance within the three mile area outside present city boundaries, the municipality has in place a plan for that area, in the nature of a comprehensive or master plan. The plan must be updated at least annually.

The Three Mile Plan is intended to provide guidance on land use decisions in the plan area; to promote well-ordered development compatible with the indigenous character of the area; and to encourage the simplification of governmental structure and efficient provision of services through discouragement of special district creation. To that end, the plan must generally describe items such as proposed streets, other public ways, open spaces, utilities and proposed land uses within the three mile area.

All plans require an annual update in order to comply with the statute. Accordingly, Arvada's Three Mile Plan must be reviewed (and updated where necessary) to ensure such conformance. The 2014 Comprehensive Plan, as amended in association the new Land Development Code adopted in May of 2020, addresses proposed land uses and other statutorily prescribed matters with respect to land within the three mile area; consequently, it should be adopted as the City's Three Mile Plan.



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: April 6, 2021

SUBJECT: A Conditional Use Application for Ralston Commons, generally located at the northwest corner of Ralston Road and Garrison Street

Report in Brief

MOTION:

MOVED BY: _____

That a Conditional Use Application for Ralston Commons, generally located at the northwest corner of Ralston Road and Garrison Streets, be recommended to City Council for (approval)(denial).

This motion is based on the findings of fact and approval criteria on Page(s) 9 & 10 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner

3/29/2021

Josie Suk, Development Systems and Administrative Manager

3/30/2021

Robert Smetana, Manager of City Planning and Development

3/30/2021

Ryan Stachelski, Director of Community and Economic Development

3/30/2021

Enclosure, exhibits & attachments required to support the report



Josie Suk <jsuk@arvada.org>

Fwd: Strongly In Support of Ralston Commons Redevelopment

1 message

Jacob Nitchals <jnitchals@arvada.org>
To: Josie Suk <jsuk@arvada.org>

Fri, Mar 19, 2021 at 10:07 AM

See email in support of Ralston Commons. I am assuming that you have the one in opposition that was sent to both of us?

Thanks,

Jake Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org



----- Forwarded

From: **Sarah May** [REDACTED]
Date: Thu, Mar 18, 2021 at 8:55 PM
Subject: Strongly In Support of Ralston Commons Redevelopment
To: <jnitchals@arvada.org>

Hello Mr. Nitchals,

I am a local property owner in Arvada and just received the notice of public hearing for the Ralston Commons conditional use.

I wanted to state that I am strongly in support of the redevelopment, and I am excited to see new development coming into the area and new residents that will bring growth and additional business to Arvada.

Please record my comments for the public hearing.

You can reach me at the phone and email below if you have any questions.

Thank you,



City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Ralston Commons
Conditional Use
DA2020-0130

NATURE OF REQUEST

Andre Baros, with Shears Adkins Rockmore Architects, on behalf of Loftus Development Inc., is requesting Conditional Use approval to allow for residential development within the MX-U-45 (Mixed Use-Urban with a 45-foot height limit) zoning district on the 7.2 acre parcel at the northwest corner of Ralston Road and Garrison Street.

The new community is proposed to include 185 multifamily units in two buildings; 27 townhome units in three buildings; and approximately 5,500 square feet of commercial space in two buildings arranged around a plaza that can accommodate food trucks and other pop-up commercial activities. The multifamily buildings are three stories above a garden level parking podium and the townhomes will not exceed three stories in height.

LOCATION AND HISTORY

The subject property consists of three parcels located at the northwest corner of Ralston Road and Garrison Street, between Ralston Road and Ralston Creek (see Vicinity Map on following page). The subject property does not include the freestanding emergency room at 9505 Ralston Road. The property was annexed into the City of Arvada in 1955 as part of the larger Ogilvie Peck Annexation.

The subject property was previously home to the Arvada Square inline retail center; a convenience store with gas and a motor vehicle service station; and a pad site that was most recently a Subway sandwich shop. All buildings have been scraped and the subject property is now vacant.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

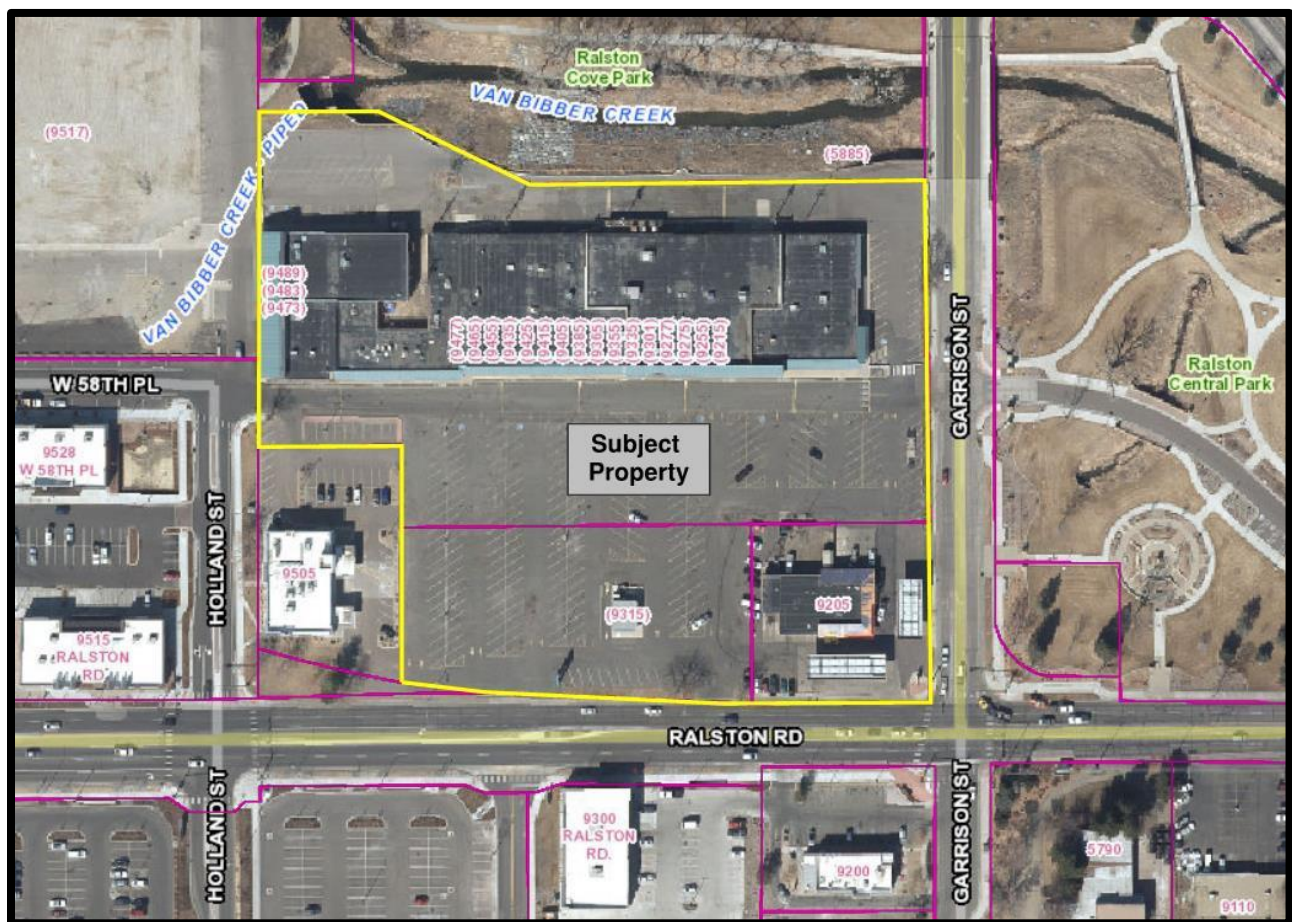
The required neighborhood meeting for this project took place on September 23, 2020. The applicant, staff, and approximately 40 members of the public were in attendance. In addition to the in-person meeting, the applicant filmed a presentation and made it available for five days

after the in-person meeting. Staff received two requests to this presentation before the neighborhood meeting and additional requests for the link at the neighborhood meeting.

Some of the issues discussed during the meeting included: traffic impacts on surrounding streets, whether any units would be affordable, housing options, building heights, the amount and type of retail, loss of the suburban character of the area, construction timeline, the poor existing condition of the site, proposed improvements to the banks of Ralston Creek, trail connections, and additional greenspace.

The applicant prepared a more comprehensive list of the topics discussed at the meeting, which is attached.

Vicinity Map



PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. In this case, the applicant has mailed notice to all property owners within 2,000 feet of the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

The application was accepted by the City for review on November 23, 2020. The standard review timeline aspires for three reviews within a 20 week timeframe to reach a Planning Commission public hearing. This project required two reviews and will be presented to Planning Commission within 19 weeks of acceptance of the application.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project aligns with the Community and Economic Development strategic goals.

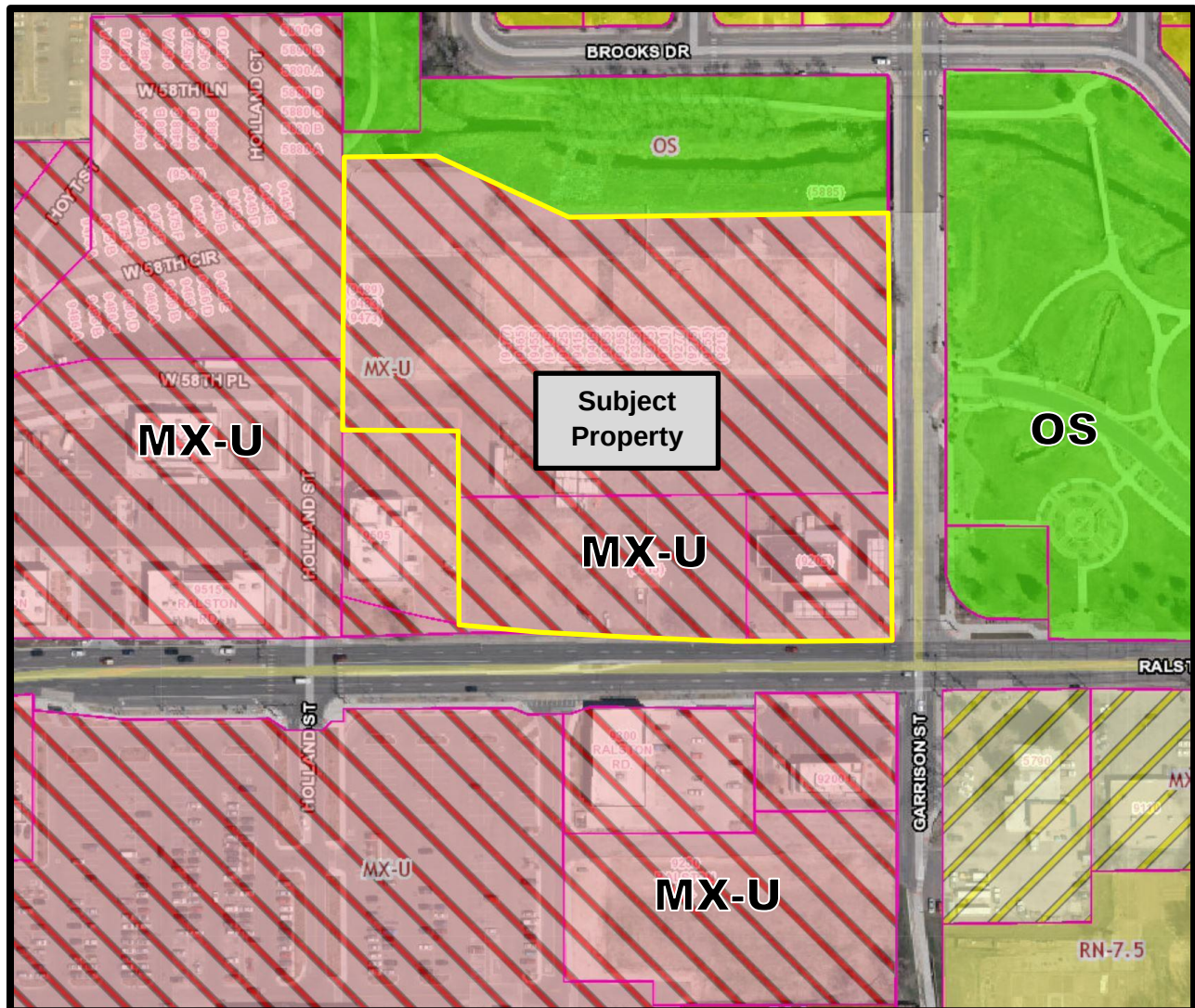
ZONING AND LAND USE

The subject property is currently zoned MX-U and is 7.2 acres in size (see Zoning Map on following page).

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	Open Space (OS)	Ralston Creek and Ralston Creek Trail
South	MX-U	Wal-Mart and pad sites
East	OS	Ralston Central Park
West	MX-U	Freestanding emergency department, Shops at Ralston Creek, and future Ralston Creek Townhomes

Zoning Map



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The project site is within an area designated Mixed Use on the 2014 Comprehensive Plan Future Land Use map. The Comprehensive Plan indicates that a wide variety of land uses are appropriate in mixed use areas, including horizontally mixed use developments such as the one proposed. The proposed development is also consistent with the following Comprehensive Goals and Policies:

Goal L-2: Plan for a balanced mix of commercial and residential land uses in Arvada.

Policy L-2.1: Complete Community

The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.

Goal L-3: Encourage development of transit-supportive, higher-density, mixed-use, pedestrian-oriented areas.

Policy L-3.1: Designated Mixed-Use Areas

The plan designates mixed-use areas in Arvada to provide a mix of land uses, services, retail and commercial development, employment, and in some cases, a diversity of higher density housing in close proximity to transit, bike, and pedestrian connections.

Policy L-3.2: Criteria for New and Redeveloping Mixed-Use Areas

Mixed-use areas are envisioned as strategically located, high intensity, pedestrian-oriented activity areas providing a range of retail, business, civic, cultural, and residential opportunities for the surrounding trade area. Mixed-use areas should be located in urban centers or designated corridors and should create or demonstrate the following characteristics:

- Transit-supportive residential densities with a mix of housing types and affordability;
- Transit-supportive mix of retail and employment opportunities;
- Streets or other physical features that help define the center;
- Public plazas, gathering spaces or amenities designed as a focal point;
- Transit service
- Pedestrian oriented site design; and
- Interconnected network of multi-modal streets linking to surrounding areas.

Goal L-5: Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide and appropriate mix of quality housing choices.

Policy L-5.1: Targeted Redevelopment Areas

The City will continue to plan for and promote redevelopment in targeted redevelopment areas. Targeted redevelopment areas include Ralston Fields.

Goal ED-4: Redevelop and revitalize existing commercial and industrial areas.

Policy ED-4.1: Promote Redevelopment of Underutilized Commercial Areas

The City will promote through incentives and infrastructure investment, new development, and reinvestment in designated “redevelopment areas” to retain or attract businesses and repurpose areas for retail, office, and a diversity of housing types, as may be appropriate.

Goal CC-1: Plan Arvada as a City of different development character districts.

Policy CC-1.1: Variety of Development Types

The City will include a variety of development types including rural areas, suburban residential neighborhoods, historic districts, redevelopment areas, and mixed-use communities that contain services, employment, and higher density housing.

Goal T-2: Strengthen the linkage between land use and transportation in Arvada.

Policy T-2.2: Land Use Patterns to Support Transit

The City will plan future developments that support rail and bus transit along designated transit-supportive corridors. Development surrounding transit stations and corridors should have greater residential and employment density and a mix of uses.

Goal N-1: Plan for a range of neighborhoods and accessible housing of different tenure types to accommodate diverse incomes and all ages and abilities.

Policy N-1.2: Site Planning to Promote Variety

The City will encourage new neighborhoods that incorporate a mix of lot sizes, development densities, and housing types and styles.

The Conditional Use application complies with the above goals and policies. The subject property is located within a designated mixed-use area in Ralston Fields, a Targeted Redevelopment Area identified in Goal L-5, and contributes to a balanced mix of commercial and residential land uses along the Ralston Road corridor.

The projects mix of residential and commercial uses, along with its location on Ralston Road adjacent to the Shops at Ralston Creek, results in a horizontally mixed use, transit supportive (bus), and pedestrian oriented development, with both multifamily and townhome housing types. Along with pedestrian improvements to Ralston Road, the development creates two additional east/west connections: one, West 58 Avenue (a publicly accessible private street) completes the connection between Garrison Street and Independence Street that started with the Shops at Ralston Creek development; and two, the trail along the south side of Ralston Creek. This connectivity not only provides residents of the project with access to the area's multiple grocery stores, restaurants, and personal services, it also provides surrounding residents with better access to these amenities.

Compliance with Other Applicable Plans

Ralston Fields Urban Renewal Plan:

The subject property is located within the Triangle planning area of the plan. The Triangle is generally defined as the area along W. 58th Ave. between Kipling and Garrison Streets (although the exact boundary is more fluid). The area was formally a group of three shopping centers consisting of aging retail stock. The plan identifies the majority of the site as multi-family with the portion of the site adjacent to Ralston Road identified as retail. The plan states, "Mixed use residential and retail is proposed as a long-term on the north side of 58th east of Kipling. This mix of uses would not be triggered until or unless the major retail uses now there decide to relocate." (pg. 9). The plan also envisions an east/west "Main Street" that provides light vehicle and good pedestrian connectivity between the development sites in the renewal area north of W. 58th Ave.

The Conditional Use application generally supports the desired goals and outcomes of the Renewal Plan by providing multifamily development on the north portion of the site, with retail

along a portion of Ralston Road, and through the completion of the east/west connection between Garrison Street and Independence.

Setbacks

The MX-U zoning district requires that a portion of urban multifamily buildings be located within a 10 to 20-foot wide frontage zone adjacent to public streets and a portion of non-residential buildings are required to be located within 0 and 20 feet. The side and rear setback vary based on the use and range between 0 and 10 feet.

Although setbacks will be reviewed as part of a Site Plan application, should the Conditional Use approval be granted, the conceptual plan included as part of this application indicates that the building will comply with this frontage zone requirement, as well as the side and rear setbacks.

Building Height

The maximum building height allowed in this location within the MX-U zone district is 45 feet.

Although building height will be reviewed as part of a Site Plan application, should the Conditional Use approval be granted, the conceptual plan included as part of this application indicates a maximum building height of 45 feet for the three-story multifamily buildings constructed on a garden level parking podium. The townhomes will be a maximum of three stories and the commercial buildings are anticipated to be singles-story. Both of these building types will comply with the 45-foot maximum height.

Open Space

The MX-U zoning district requires that a minimum of 15 percent of the site be landscape surface area. Additionally, small urban park space is required in an amount equal to 10 percent of the site area. The site is currently nearly 100 percent impervious.

As mentioned above, the specific amount of landscape surface area will be reviewed as part of a Site Plan application. However, the conceptual plan included indicates that approximately 22 percent of the site will qualify as landscape surface area. The plaza between the commercial buildings and the trail connection along Ralston Creek will be used to satisfy the small urban park requirement.

Landscaping, Buffering and Fencing

Specific details of the landscape plan, including buffering materials and fencing will be reviewed as part of any future Site Plan application.

Building Design

While typical conceptual elevations have not been provided with this Conditional Use application, the conceptual plan includes a variety of representative images. The multifamily buildings will be designed in a vertical pattern so that visually the building looks like a row of townhomes rather than a typical multifamily building. The conceptual plan states that the overall window to wall ratio will be approximately 35 percent window, exceeding the 20 percent requirement in the LDC. The plan also states that approximately 35 percent of the building facades will be masonry, 27 percent will be stucco, 27 percent will be fiber cement, and 11 percent will be metal panels. These materials comply with the LDC.

Compliance with all other applicable architectural design standards will be reviewed with the Site Plan application.

Circulation and Connectivity

There are three points of vehicular access proposed. One point of access will be off Ralston Road; this will be restricted to a right in/right out movement. An additional point of access will be off Garrison Street and aligned with the access to Ralston Central Park. The third point of access will be at the intersection of Holland Street and West 58th Place, are private drives that provide access for the Shops at Ralston Creek.

The site was laid out around the extension of West 58th Place which provides additional connectivity between Independence Street and Garrison Street. In addition, a trail is proposed along the north side of the site, adjacent to Ralston Creek, which provides an additional point of access to the trail to be constructed with the Ralston Creek Townhomes development. This trail serves as link between the Van Bibber and Ralston Creek Trails.

A traffic study was required as part of the Conditional Use application. The study indicates that this project will generate an average of 2,396 weekday trips, with about 26 vehicles entering and 78 vehicles exiting during the morning peak hour. Approximately 106 vehicles would enter the site and 78 vehicles would exist during the afternoon peak hour. The study concluded the traffic impacts of the proposed project can be accommodated by the adjacent roadway network without major modifications.

Grading and Drainage

The existing drainage for the site is collected by inlets around the site and on Garrison Street and conveyed directly to Ralston Creek, with no detention or water quality. As mentioned above, this project significantly decreases the amount of imperviousness on site which reduces the historic runoff entering Ralston Creek; therefore, detention is not required. However, water quality will be required. This will be reviewed with the Site Plan application.

Floodplain

A portion of the northwest corner of the subject property is located within the floodplain; however, no buildings or other significant improvements are proposed within the floodplain. All work within the floodplain will be reviewed by the City Floodplain Manager in conjunction with the Mile High Flood District (formerly Urban Drainage & Flood Control) with the Site Plan Application.

Parking and Loading

Per Division 4-5-2 of the LDC, a multifamily project such as this is required to provide 1.4 parking spaces for each studio unit, 1.6 stalls for each one bedroom unit, and 2.1 spaces for each two bedroom unit, along with two additional loading spaces. The townhomes are required to have two spaces per unit and the commercial buildings are required to have five parking spaces per 1,000 square feet of floor area. Based on the Code, a total of 394 spaces are required. The conceptual plan includes 408 spaces. Final parking counts will be reviewed in more detail with a Site Plan application.

Utility Services

Water and sanitary sewer service are provided served by City of Arvada water. The Conditional Use application included a Preliminary Utility Report. Neither the Preliminary Utility Report nor City staff identified any major issues.

Police and Fire Protection

Police and fire protection is available for this project.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 8 of the Land Development Code, and presents the following findings:

8-3-5-1 Conditional Use Permit Approval Criteria (5-18-20)	Finding	Rationale
1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;	Complies	The proposed use complies with all of the requirements of the LDC. At this time, no Code modifications are proposed or required.
2. The application is consistent with the Arvada Comprehensive Plan;	Complies	The proposed use is consistent with numerous Comprehensive Plan goals.
3. The use is consistent with the purpose and intent of the zoning district in which it is located;	Complies	The proposed use is consistent with the purpose of the MX-U zone district, which allows for a variety of residential and nonresidential uses, in a mixed-use or single-use configuration. The project, as planned, will comply with all of the dimensional and development standards of the zoning district.

4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area;	Complies	The size, scale, height, density, and traffic impacts are consistent with existing and planned uses in the surrounding area. The land on the south side of Ralston Road and the adjacent land to the west have Comprehensive Plan Future Land Use designations of Mixed-Use and are zoned MX-U. There is a large public park to the east and the Ralston Creek and Ralston Creek Trail provide a transition to the single-family residential neighborhood to the north. For these reasons, staff finds that the proposed conditional use is comparable with existing and planned uses in the surrounding area.
5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and	Complies	All facilities and services are available to this site. The proposed use will not have an adverse impact on facilities or services.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.	Complies	The proposed development is similar to both the previous use of the subject property and adjacent properties. It is also similar to the existing and planned uses along Ralston Road. The Ralston Creek and Ralston Creek Trail buffer the single-family residential neighborhood to the north. For these reasons, staff finds that the proposed conditional use mitigates any adverse impacts on the surrounding area to the degree practicable.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Conditional Use.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Ralston Creek North
Notes for Neighborhood Meeting
9-23-20

Questions about -

How many units?
How tall are the buildings?
Where do the residents park?
Is there a retail component?
When will construction start and finish?
How much of the green space will remain and/or expand?
How long will it take
Will there be any affordable units
What will rents be / who would I talk to about living there
Will the retail be different than the Shops at Ralston Creek (sometimes because people liked them and sometimes because people didn't)
Why not include some affordable units in this development

Concerns about -

Folks seemed concerned about the number of people who would be living there and how that might increase traffic.
"Since Walmart was built it seems like there's more traffic in the immediate vicinity"
"Garrison is only bad in the morning"
Need for speed control on Garrison
Loss of suburban feel of neighborhood
Impression that planned development doesn't end up being as great as anticipated or promised
Design of stairs/stoops at unit entries doesn't make sense for elderly population
Effects of construction in the area and long construction periods
Raising property values/property taxes
Won't be done soon enough (housing)
Retail won't be affordable
Retail won't be the nice restaurant they're hoping for
Retail won't have the same local neighborhood flavor they miss
Some wanted to see more retail

Interest and excitement about -

The character and quality of the buildings
Greenspace
Connections to the creek and trails
Small scale retail
Housing options
"Cleaning up"
"Anything is better than this parking lot"
Townhomes

Positive comments about fixing up the banks of Ralston Creek and putting in a pedestrian path

Most liked the restaurant park

Everyone seemed excited to have the area developed, they are tired of the vacant parcel and the homeless it attracts.

Most appreciated the height wasn't higher than 3 stories and liked the brownstone style construction

RALSTON COMMONS

Ralston Commons is a mixed-use development including retail and residential uses on the currently vacant site on the North West corner of Ralston Road and Garrison Street. The program includes 5,500 SF of retail, 185 rental apartments, and 27 townhomes (to be constructed in a separate phase). The site design also includes an extension of (58th place) from the existing portion west of the site to Ralston Central Park, an outdoor plaza supporting the retail, streetscape and planting improvements, and improvements to the riparian edge of Ralston Creek.

The land is currently controlled by the Arvada Urban Renewal Authority (AURA) with whom the development team (Loftus Development and Mapleton Asset Management) has a purchase agreement. AURA has an interest in the project and the current plan as presented represents an evolution of a Master Plan which was developed in conjunction with AURA and has been approved by the AURA board.

The site is currently a vacant lot with nearly 100% impermeable coverage including vacant buildings and vacant parking. The empty lot is occasionally utilized as overflow parking for Ralston Central Park. To compensate for this need and to provide a safer pedestrian experience along Garrison St. the project is proposing adding street parking along Garrison St. This additional parking is not included in the required parking calculations for the project. The project is required to obtain a Conditional Use Permit (CUP) per the zoning code, because it includes a residential use in a mixed-use district. Based on market analysis and experience in the area, we believe that 5,500 SF of retail is an appropriate amount to complement the existing retail on adjacent sites. After considering other complimentary uses, we have settled on residential as the most needed use to add to the retail at this location. The retail compliments the existing retail and the residential compliments the existing residential, both filling gaps in the local market.

This project falls within the goals of the City of Arvada Comprehensive Plan which reflects the City residents' desire to increase housing density in specific areas, diversify the housing stock and promote greater neighborhood cohesion within the City. Originally crafted in 2014, but still relevant and being implemented, the specific guidelines for the Ralston Creek Corridor where this project sits call for diversifying the uses in an area which was exclusively retail by adding residential and modern retail. In addition to adding both the retail and the residential which are supported in the plan, this project also aims to enhance the walkability of the area.

Outside of the residential use which requires the CUP, all other aspects of the plan such as height, setbacks, and parking are designed to fit within the recently updated zoning code and do not require any exceptions to the Zone District or LDC. Any deviation from this is an unintended consequence of the preliminary nature of the drawings and will be brought into line with the code as the project proceeds.

Thank you for your consideration. We hope that you will agree with us that retail and residential are complimentary uses for the site and for the neighborhood

PROJECT TYPE: Development Application
PROJECT SUB-TYPE: Multifamily
PROJECT NAME: Ralston Commons

FORMAL SUBMITTAL AND CONDITIONAL USE APPLICATION

PROJECT DATA:
ACRES: 7.19 ACRES TOTAL (313,356 SF)

DEVELOPMENT PLAN (FDP): 7.19 ACRES (313,356 SF)
FINAL PLAT/REPLAT (FP): 7.19 ACRES (313,356 SF)

LAND USE: Mixed Use (Residential/Retail)
NON-RESIDENTIAL GROSS FLOOR AREA (GFA): 5,500
SF DETACHED UNITS: 0
SF ATTACHED UNITS: 263,328 GSF
MULTI-FAM UNITS: 212
NET DENSITY: 30 UNITS PER ACRE

ZONING:
MX-U
NO PROPOSED CHANGE TO ZONING
COMPREHENSIVE PLAN DESIGNATION: MIXED-USE

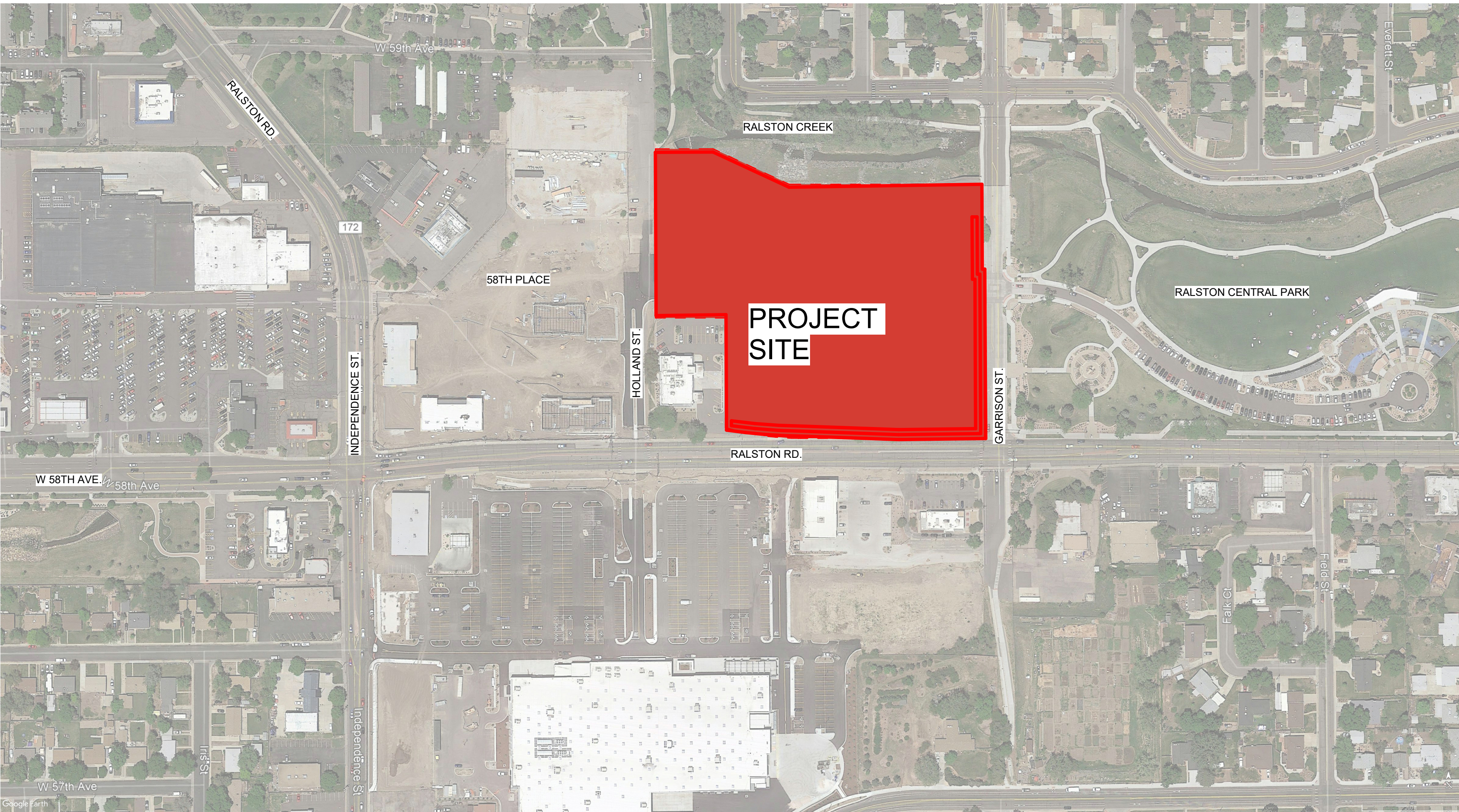
LANDSCAPE/PARKING:
OPEN SPACE REQUIRED: 15%=47,003 SF
OPEN SPACE PROVIDED: 22%=68,880 SF
PARKING REQUIRED: 394
PARKING PROVIDED: 408
NET DENSITY: 55 CARS PER ACRE
BICYCLE PARKING SPACES: 98 (.25 per unit)
LOT COVERAGE REQUIRED: 70% Max
LOT COVERAGE PROPOSED: 38% (118,154 SF/313,356 SF)

BUILDING HEIGHT:
MAX 45'
PROVIDED 45'

ADDITIONAL INFO:
GENERAL LOCATION:
PRE-APP PROJECT NUMBER: PA2020-0109

Parcel ID (AIN): 39-103-03-021, 39-103-03-022, 39-103-99-003
(Schedule): 300511976, 300511977, 300109592

Property Address
9215 RALSTON RD
ARVADA CO 80002



PROJECT NARRATIVE

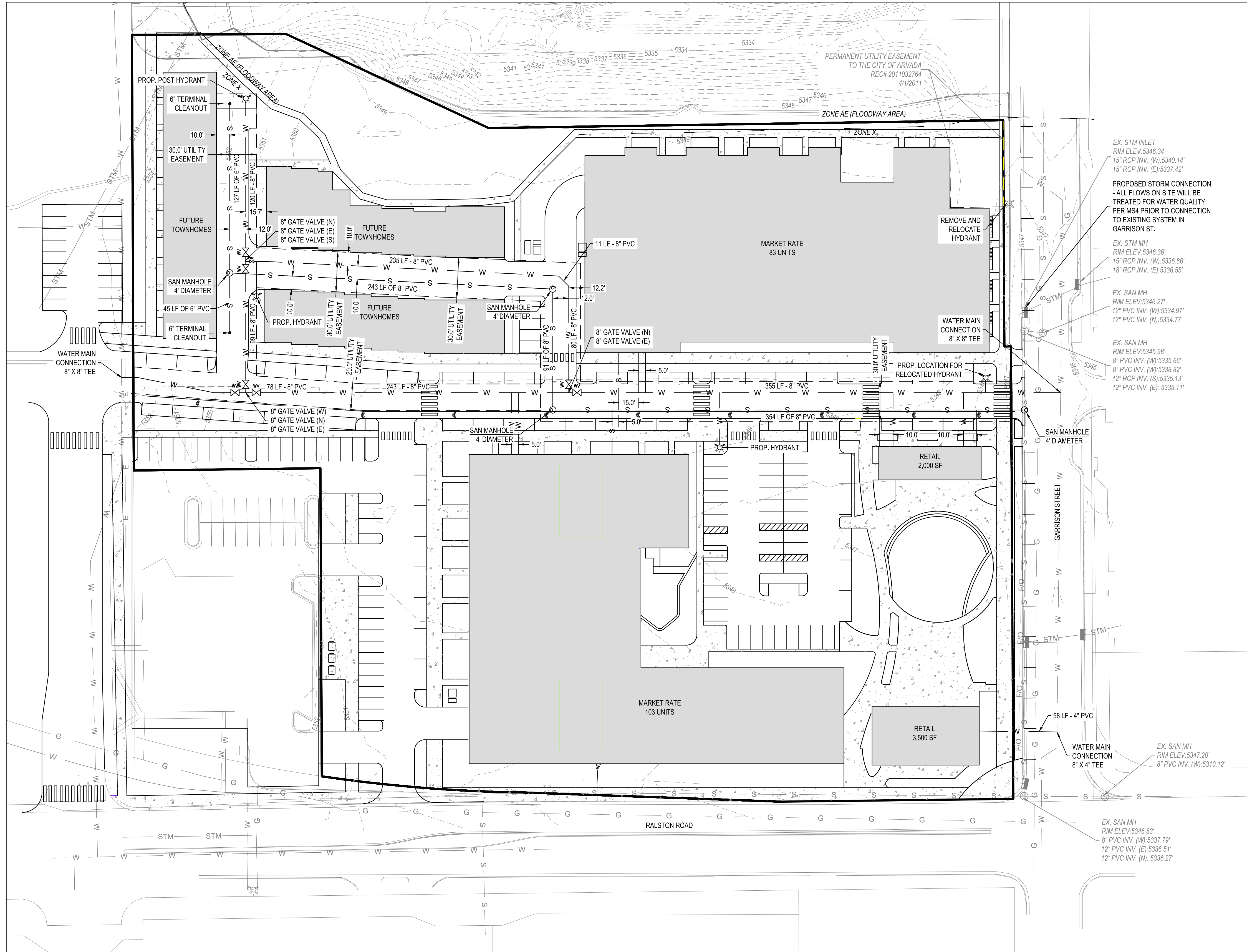
Market Rate Apartments									Retail	Townhomes
ave. sf	Studio A 600	Studio B 625	1 Bed A 715	1 Bed B 775	1 Bed C 900	2 Bed A 1,175	2 Bed B 1,200	Units	GSF 1,600 SF + garage	GSF
Level										
3	7	8	9	16	9	7	10	66	-	-
2	7	8	9	16	9	7	10	66	-	-
1	4	12	8	12	6	4	7	53	5,500	27
B1 / Garden	-	-	-	-	-	-	-	-	-	-
								Units	GSF	
Total Units	18	28	26	44	24	18	27	185	5,500	27
Total Units by Type	46				94		45			27
	Required Parking									
Req. Parking Ratio	1.4	1.4	1.6	1.6	1.6	2.1	2.1		5.0/1000	2.0
Sub totals	25.2	39.2	41.6	70.4	38.4	37.8	56.7	310	28	54**
	Total Parking Required									392
	Loading Spaces Required									2
	Provided Parking*							st/su	r	t
Structured								219		54
Surface								107	28	
	Total Parking Provided									408

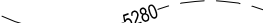
See parking plan for locations. st=residential structure parking, su=residential surface parking. r=retail parking, t=townhouse parking. Food truck/service spaces not included.

* Parking totals do not include proposed street parking.
**Tandem spaces allowed for townhouse units

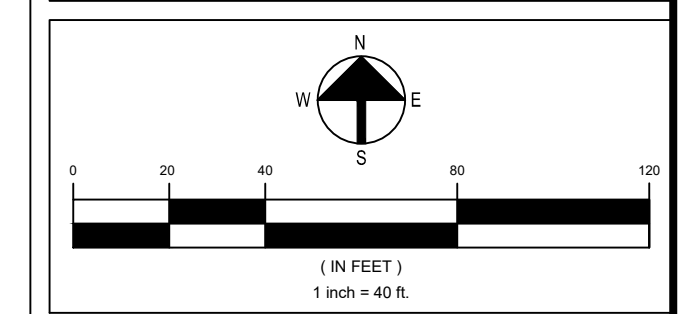
RALSTON COMMONS

A DEVELOPMENT PLAN AT Ralston Commons



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	EXISTING CONTOUR
	FIRE HYDRANT
	WATER LINE
	WATER METER
	SANITARY SEWER
	SANITARY SEWER MANHOLE
	STORM SEWER
	STORM SEWER MANHOLE
	SIGN

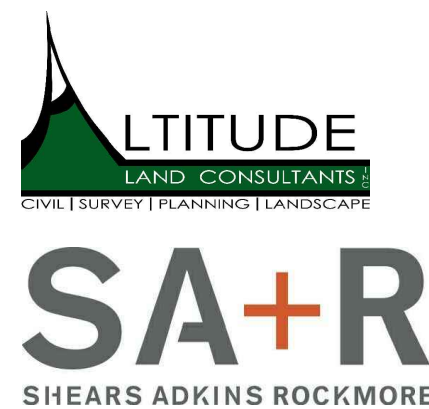
ALL PLANIMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



ISSUED: JAN. 25, 2021
SHEET: 3 OF 8 | CIVIL PLAN

RALSTON COMMONS

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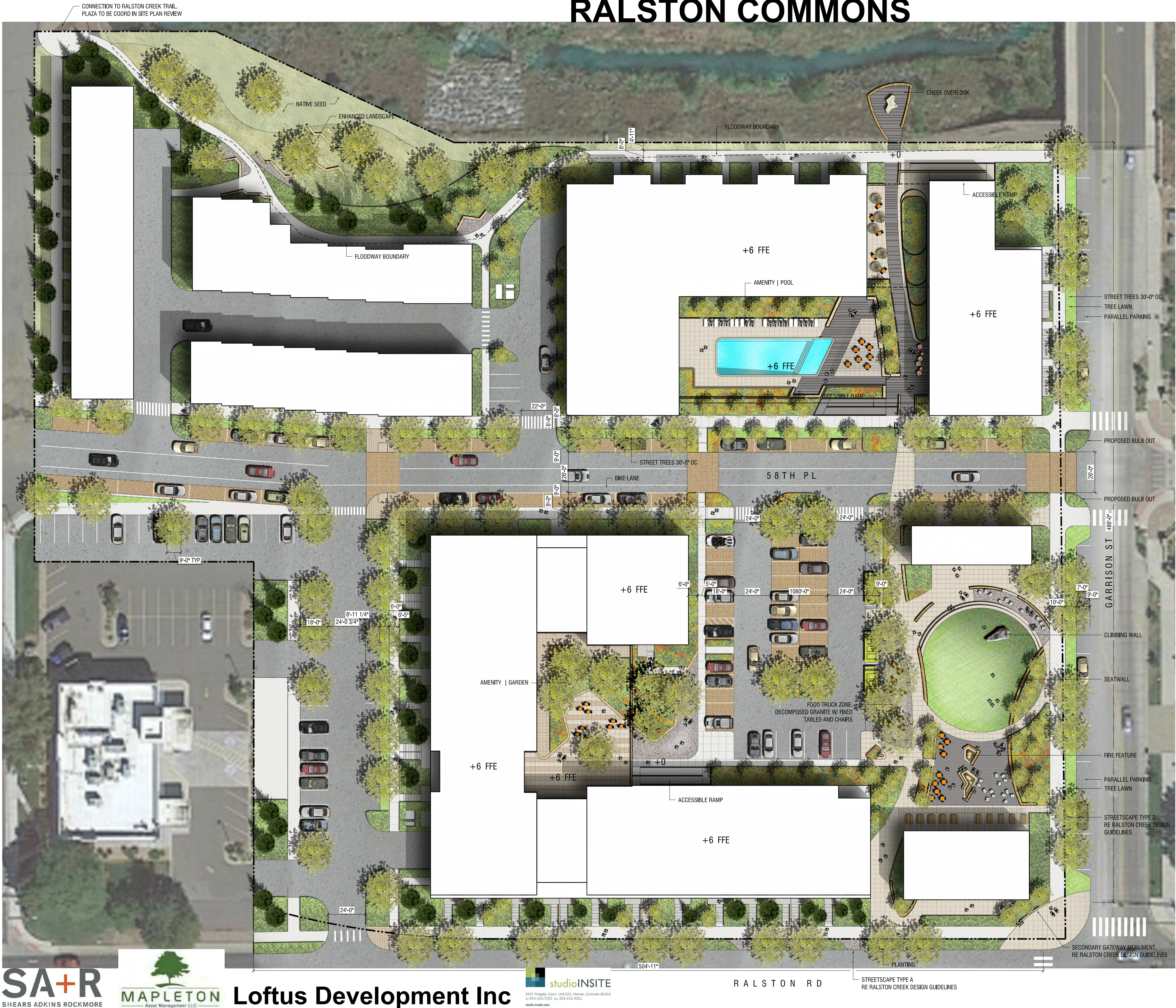


Loftus Development Inc

PRE-APP PROJECT NUMBER: PA2020-0109

PRE-APP PROJECT NUMBER: PA2020-0109

RALSTON COMMONS



CITY OF ARVADA LDC CODE REQUIREMENTS

- 4-6-4-3 SIZE AND QUALITY OF LANDSCAPE PLANTS
- LARGE TREES AND STREET TREES: 2" CAL
SMALL TREES: 1.5" CAL
SHRUB: 5 GAL CONT AND 2' HT
GROUND COVER: 1 GAL CONT
- 4-6-6-1 STREET TREES
- ALL DEVELOPMENT SHALL PROVIDE AT LEAST ONE STREET TREE FOR EACH 40 FEET OF STREET FRONTAGE UNLESS THE DIRECTOR DETERMINES THAT A DIFFERENT NUMBER OF TREES IS WARRANTED BECAUSE OF EXISTING CONDITIONS.
- 4-6-6-5 GENERAL LANDSCAPE AREAS
- PLANTING REQUIREMENTS. GENERAL LANDSCAPE AREAS SHALL BE PLANTED WITH AT LEAST:
- ONE LARGE TREE PER 2,000 SQUARE FEET OF PERMEABLE AREA;
 - ONE SMALL TREE OR ONE EVERGREEN PER 1,500 SQUARE FEET OF PERMEABLE AREA; AND
 - 75 PERCENT VEGETATIVE GROUND COVERAGE AT MATURITY, EXCLUDING TREE CANOPY.

LANDSCAPE REQUIREMENTS

	REQD	PROVIDED
TOTAL PERMEABLE AREA		73,700
(1) LARGE TREE PER 2000 SF OF PERMEABLE AREA	37	50
(1) SMALL TREE OR (1) EVERGREEN PER 1500 SF OF PERMEABLE AREA	49	58
	86	108

STREET TREE REQUIREMENTS

AREA DESCRIPTION	LENGTH		TREES REQD 1/40'	TREES PROVIDED	NOTES
GARRISON ST	460	EXCLUDING (1) 26" DRIVE CUTS	12	13	
RALSTON RD	481	EXCLUDING (1) 24" DRIVE CUTS	12	13	
58TH PLACE (NORTH)	639	EXCLUDING (1) 22" DRIVE CUTS	16	21	
58TH PLACE (SOUTH)	591	EXCLUDING (3) 24" DRIVE CUTS	15	12	REMAINING (3) TREES ARE PROVIDED ON NORTH SIDE OF 58TH PL
ACCESS RD	239	EXCLUDING (1) 24" DRIVE CUTS	6	7	
			61	66	

MATERIALS LEGEND

- ENHANCED PAVING (TO MATCH EXISTING)
- CONCRETE UNIT PAVERS
- COLORLED CIP CONC PAVEMENT
- PLANTING
- IRRIGATED TURF
- NATIVE SEED

0' 15' 30' 60' SCALE: 1"=30' - 0"

ISSUED JAN. 25, 2021
SHEET: 4 OF 8 | LANDSCAPE PLAN

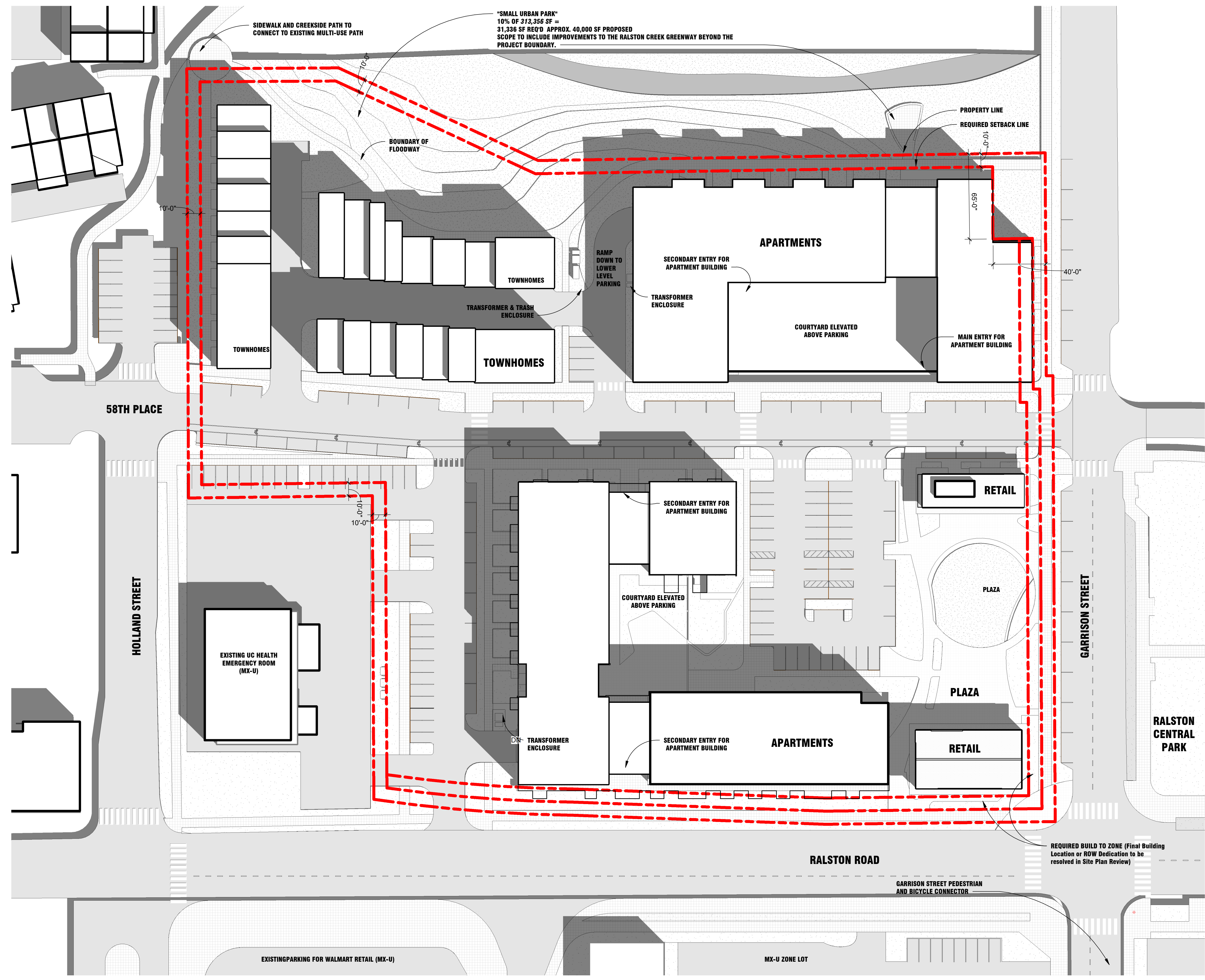
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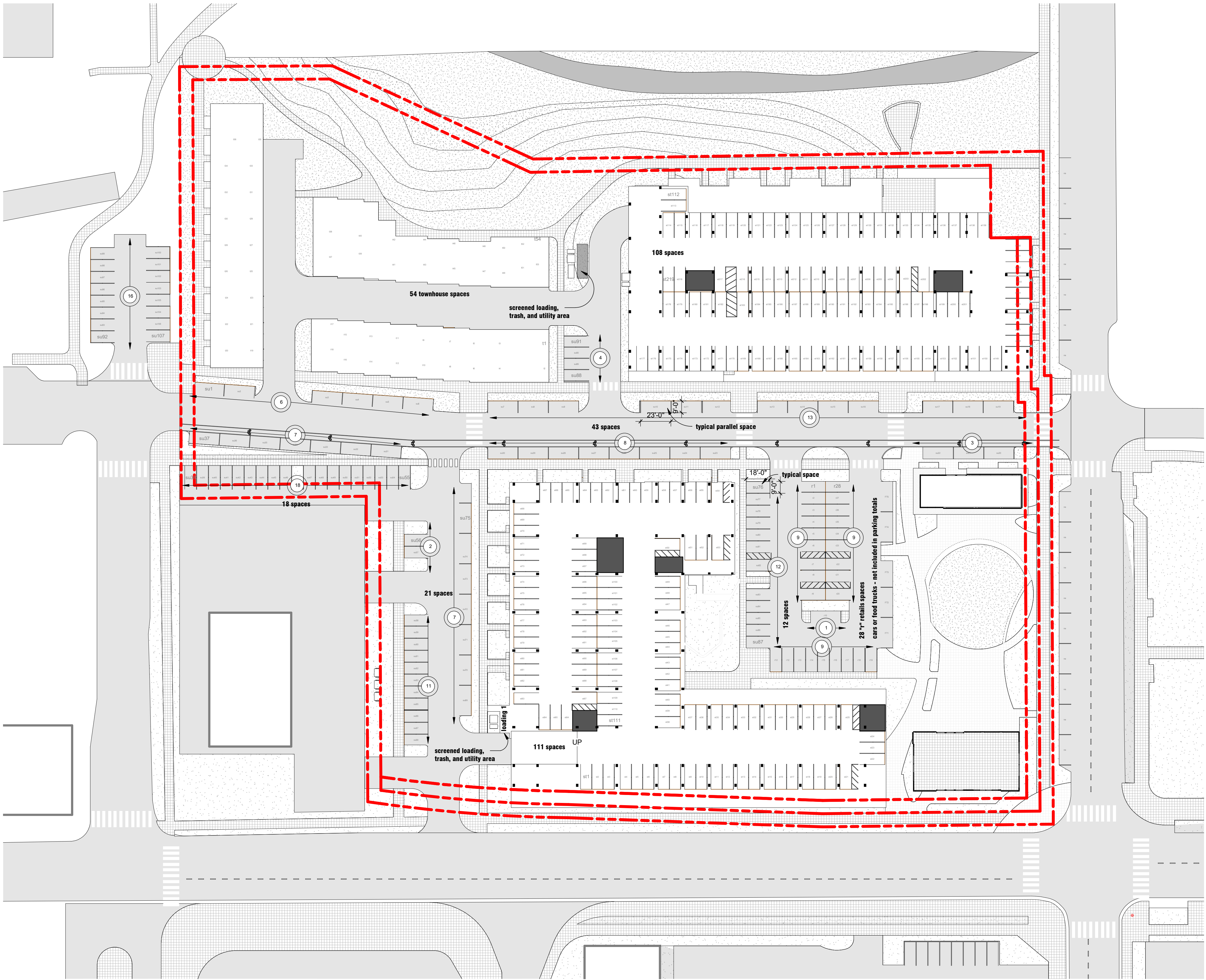
Loftus Development Inc



RALSTON COMMONS



RALSTON COMMONS



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Loftus Development Inc

PRE-APP PROJECT NUMBER: PA2020-0109

ISSUED: JAN 25, 2021
SHEET: 4 of 6 | CONCEPT PARKING PLAN

RALSTON COMMONS

PRE-APP PROJECT NUMBER: PA2020-0109

RALSTON COMMONS



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Loftus Development Inc

ISSUED JAN. 25, 2021

SHEET: 7 OF 8 | TYPICAL FLOOR PLAN

PRE-APP PROJECT NUMBER: PA2020-0109

RALSTON COMMONS

PRE-APP PROJECT NUMBER: PA2020-0109

RALSTON COMMONS



FACADE MATERIAL A:
CEMENTITIOUS SIDING (approx 1/3)
(representative image)



FACADE MATERIAL B:
BRICK MASONRY (approx 1/3)
(representative image)



FACADE MATERIAL C:
STUCCO (approx 1/3)
(representative image)



Representative Image: Masonry (portals and/or frames) and metal details will be used to unify the overall project.



Representative Image: Masonry and metal details will be used to unify the overall project.

The elevations for the buildings will be designed to follow a vertical pattern similar to a series of traditional, pedestrian scale rowhouses. This will be accomplished with a mixture of 3 techniques: Mixing materials, vertical expression, and a unifying language of brick and metal accents.

General Facade Materials:
Overall window wall ratio: 65% solid, 35% window

Solid Materials (excluding glazing):
35% Masonry (Full depth brick at 1/3 of area plus unifying elements)
27% Stucco (EIFS type system) 25%
27% Fiber Cement (Cementitious lap siding, field painted)
11% Metal Panel (Single skin, standing seam, factory painted aluminum at accents, trim and retail)



Representative image: Scale of openings and balconies



Representative image: vertical expression, grouping of openings, color



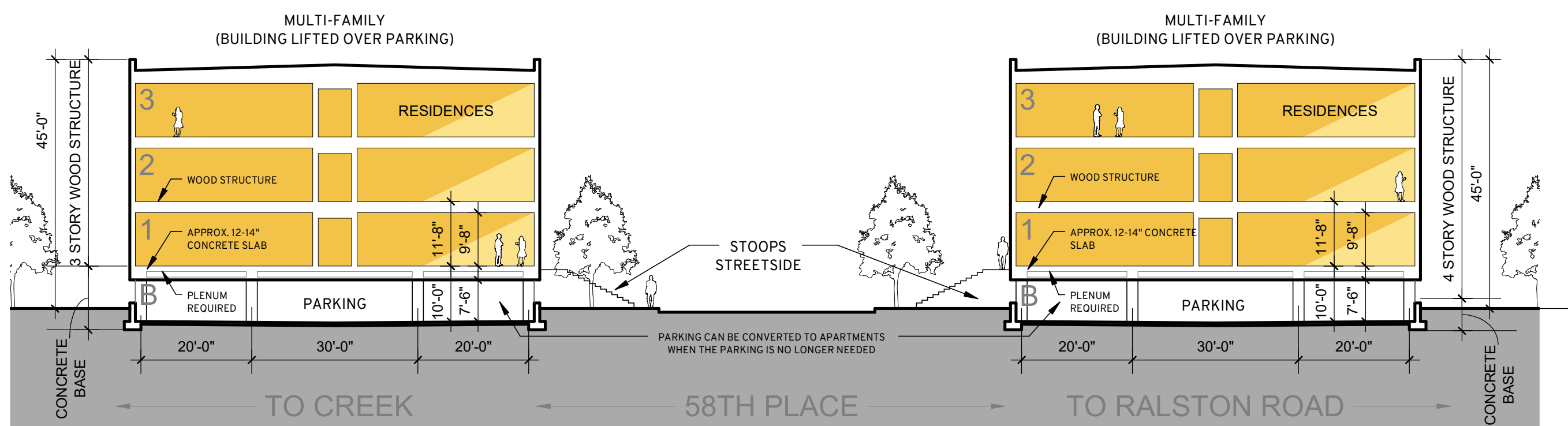
Representative image: masonry unifying building, individual entries, building up to the street.



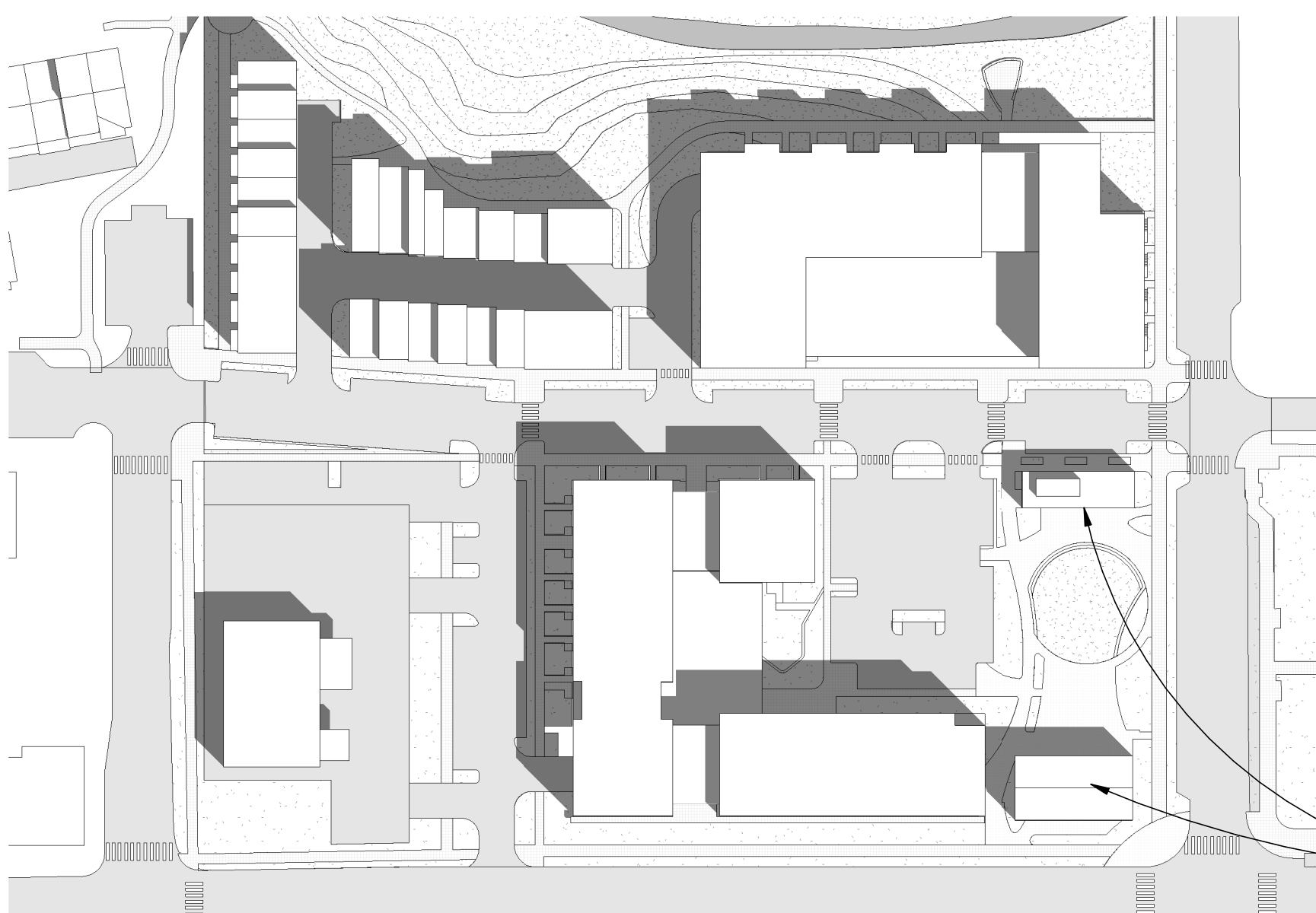
Representative image: vertical expression, grouping of openings, pops of color



Representative image: masonry unifying building, individual entries, building up to the street.



CONCEPT BUILDING SECTION



KEY PLAN

RETAIL CHARACTER:
BOLD COLORS, PAINTED CEMENTITIOUS SIDING, LARGE OPENINGS. CHARACTERIZED BY LARGE AMOUNTS OF TRANSPARENCY

