



City of Arvada

Design Review Advisory Committee

Agenda

FEBRUARY 15, 2024

Info: 720-898-7435

Members:

Debbie Pearson, Olde Town Residents Representative
Scott Spears, Business Owner Representative
William Cheever, At-Large Representative
Danielle Vorthmann, At-Large Representative
Fong Lee, At-Large Representative
Peter Kazura, Olde Town BID Representative
Steve Byers, Arvada Historical Society Representative

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

CITY COUNCIL CONFERENCE ROOM

9:00 AM

1. CALL TO ORDER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
 - A. October 19, 2023 Meeting Minutes
4. APPLICATIONS
 - A. Certificate of Compliance with Design Guidelines for a New Canopy at 7611 Grandview Ave
5. OTHER ITEMS
6. ADJOURN



**DESIGN REVIEW COMMITTEE
SUMMARY OF MEETING MINUTES
October 19, 2023
AT 9:00 A.M.**

Design Review Committee minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALL TO ORDER** – 9:12 A.M.
2. **ROLL CALL OF MEMBERS** –William Cheever, Fong Lee, Peter Kazura Steve Byers, Debbie Pearson, Danielle Vortmann, Scott Spears

THOSE ABSENT: Debbie Pearson, Scott Spears

3. **MOTION**

It was moved by Mr. Cheever to excuse the absence of Scott Spears.

The following votes were cast on the motion:

Those voting Yes: Cheever, Kazura, Lee, Byers, Vorthmann

Those voting No: None

Those absent: Spears and Pearson

The motion carried 5-0

Debbie Pearson did not make it onto the call

ALSO PRESENT: Jessica Garner, Director of Community and Economic Development; Rob Smetana, Manager of City Planning and Development; Emily Grogg, Sr. Ass't. City Attorney; Jacob Nitchals, Senior Planner; Josie Suk, Systems and Administrative Manager; Heidi Van Gieson, Administrative Specialist/Recording Secretary; Dixie Rodriguez, Administrative Specialist; John Matthews, Applicant/architect with MA Architects

4. **APPROVAL OF MINUTES FOR** – August 17, 2023 - Minutes are approved as printed.
5. **PUBLIC COMMENT**
None

6. APPLICATIONS

DA2023-0077- 5690 Yukon Certificate of Compliance with Design Guidelines

Jake Nitchals stated that the applicant is looking to do facade modifications of the tabernacle at 5690 Yukon. The staff feels that the modifications are going a long way to restoring the facade to its historic condition and they support the project with the waivers given.

Mr. John Matthews with MA Architects presented the project. They are excited to be able to restore the historical character of an existing church in downtown Arvada. The Arvada Presbyterian Church began construction in 1915 and finished in 1916 with an addition added in approximately 1952. They have been able to look back at the historical photographs and are excited to be able to bring the building back to its historical look. The current look of the building has been modified somewhat with windows boarded up and the original entry from the historical photos is no longer there. The basement windows have been covered with a diagonal wainscot. Generally the brick is in good condition. The owner would like to keep the historic integrity of the building. They would like to add the original staircase and entry to the building and the window on the belltower will be added back in. The diagonal wainscoting will be removed from the basement windows. All of the window and door openings will be re-glazed based on historic photos. There will be no new openings on the main level, they will work with the existing openings.

They will be adding upgraded and new landscaping around the property as well as a dining patio area to the east side of the building as well as new addition of a 20 x 20 ft deck. The new lighting will be similar to the historic ones and meet the guidelines. They have also had a preliminary meeting with the Colorado Historic Society, the owner is very interested in gaining credits for renovation and reconstruction of the building.

In addition, all of the brick will be cleaned and the grouting restored.

COMMITTEE DISCUSSION

Mr. Lee stated that he has no comment.

Mr. Byers asked about the aluminum clad doors and what they would look like.

Mr. Matthews stated that the Pella product is typically used in historical restorations. It is a wood door with aluminum clad.

Ms. Cheever stated that the staff report shows that the aluminum door requires a waiver.

Mr. Nitchals stated that the aluminum door is used quite a bit because of its durability.

Mr. Spears asked if the color of the roof is changing?

Mr. Matthews stated that the roof color will stay the same and he apologizes that the rendering looks like it is darker. The goal is to work with the existing roof and if it does need to be replaced to use a product that matches what was used previously.

Mr. Kazura asked about the back parking area, it looks like they are losing service parking for outdoor seating.

Mr. Nitchals stated that parking is not required unless there is residential uses in reference to Land Development Code not Design Guidelines. He stated that they are also moving their fence 5 ft from the property line to create a pedestrian area off of the alley way. That space will give a bit of leeway with service vehicle access.

Ms. Vorthmann had no comments.

Mr. Cheever stated that he is very excited to see a project that spending so much effort to restore the historical aspect and to see some life go into this property. As far as the scope of work he does not have any concerns. He is concerned about the glazing of the doors and windows, that it does start to look too much like a storefront.

Mr. Matthews stated that it will be Aluminum Clad doors and they will be working with the Colorado Historical Society to be sure that the final product meets their standards.

Mr. Cheever questioned the rendering of the doors, that they look like solid doors.

Mr. Matthews stated that they are glazed doors with divided lites.

Mr. Cheever questioned the removal of the railing on the belltower and asked if that was a safety concern?

Mr. Nitchals stated that the belltower is not going to be an occupied space.

Mr. Matthews agreed that it will not be an occupied area.

MOTION

It was moved by Mr. Kazura that the partial waiver for Design Guidelines 3.35 (Replacement Door Material) and 3.36 (Replacement Door Design) based on the determination that criteria No. 1 and 2 on page 13 of the staff report apply and that to all other applicable design guidelines, the application be found in compliance there within. Mr. Cheever amended the motion to clarify that Criterion No. 2 is the criterion used to approve the partial waiver.

DISCUSSION ON MOTION

None

The following votes were cast on the motion:

Those voting Yes: Cheever, Kazura, Lee, Byers, Vorthmann,

Those voting No: None

Those absent: Pearson, Spears

The motion carried 5-0

7. OTHER ITEMS

Mr. Smetana explained that there is a Pre-application for the old service station at Yukon and Grandview. AURA has purchased it and is looking to possibly get users to make it into a

restaurant, and is looking to possibly add a canopy to the exterior. If they do move forward with that project, the group will be seeing that hopefully in the next 6 months.

Mr. Byers asked if we would be bringing back murals to the group? Ms. Grogg stated that they would only bring those to the group if there was a way to not violate first amendment law. Mr. Smetana stated that if there was something that changed a historic facade or painting the brick, that would be brought to the group. Ms. Grogg stated that yes, they can look at location or a mural, but not whether or not we like the mural.

Mr. Cheever asked if someone is going to be absent that they email the chair and vice chair. Josie Suk asked if they could reply to the sender, chair and CED boards and commissions as well. Ms. Suk stated that we have to keep track of attendance.

Group went around and introduced themselves for Danielle.

8. **ADJOURN – 9:50 A.M.**

William Cheever, Vice Chair

Scott Spears, Secretary

Heidi Van Gieson, Recording Secretary

Arvada Garage – New Canopy
7611 Grandview Avenue
DA2023-009

NATURE OF REQUEST

The applicant, Kevin Nguyen representing Footers Catering & Events, has requested a Certificate of Compliance with the Design Guidelines in order to construct a new detached canopy. Footers is a catering and events company that wishes to own and operate a new restaurant on the subject property. The business plans to make minimal changes to the exterior of the existing building aside from painting of the existing doors and window frames.

The canopy would be supported by painted steel columns and will be used to provide shade and protection for an outdoor seating area for the restaurant. There are two existing curb cuts (one onto Grandview Avenue and one onto Yukon Street) that would both be removed. Additionally, a semi-permanent food truck would be placed on the west-side of the building. The truck would remain on the site and is where food preparation would take place and would be served to waitstaff and customers via the west-side/face of the truck. Streetscape improvements to both the Grandview and Yukon rights-of-way will be included as well during the Site Plan phase.



Existing Condition (south elevation) 2024



Existing Condition West Elevation 2024



Proposed West Elevation



Proposed South Elevation

HISTORY OF THE SITE

The site is located on the northeast corner of Grandview Avenue and Yukon Street. The building was originally constructed in (estimated) 1936 as a fueling service station. According to the Colorado Cultural Resources Survey, between 1938 and 1962 the service station housed eight different businesses with eight different business names. All operating as service stations. With the last documented service station being the Arvada Dixie Service Station in 1962. In 2008 the building was purchased from Crystal Equities Corporation and at the time of the 2013 updated to the survey, the building housed a restaurant. Today the building is owned by the Arvada Urban Renewal Authority and is current unoccupied.

The building is one-story, flat roofed with unpainted brick with an office area on the west and taller, former garage area on east. The building contains a paneled and glazed entrance to the office on the west end of façade and a panelized and glazed overhead garage door on the east end of façade with a vertical window adjacent. There are multi-light factory style windows next to the door and on west elevation with brick sills. Two small multi-light windows are also present on the west elevation. The site includes a concrete parking area in front of the building on the south and on the west. There is also a former free-standing service station pole sign at the southwest corner of the lot.

The 1998 survey indicates, “the building is associated with the development of automobile-related businesses during the early twentieth century in Olde Town Arvada, having been erected as a service station in the late 1930s. The building reflects vernacular service station architecture of the 1930s through its rather plain design with flat roof, office with large factory style windows facing what was the gas pump area and attached service garage.”

The 2013 historic survey update indicates that the building is significant for its association with events that have made a significant contribution to the broad pattern of Arvada's history (criteria A) and embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (criteria C). However, it is not individually eligible for listing on the National Register of Historic Places but is contributing to the Arvada Downtown Historic District.

LAND USE ACTIVITY SUMMARY

The applicant is proposing to:

- 1) Construct a 12-foot and 10 inch-tall, detached aluminum composite canopy;
- 2) Paint the existing door and all window frames;
- 3) Add outdoor patio seating, planters, and fencing; and
- 4) Remove two existing curb cuts onto Grandview Avenue and Yukon Streets.

COMPLIANCE ANALYSIS

The design guidelines applicable to this project are evaluated in the following discussion.

Treatment of Historic Resources

Architectural Details

3.1 Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of architectural features that should be preserved.

Preservation of all architectural details and ornaments will remain intact. Only painting is proposed on the exterior of the building.

3.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

Wooden window frames and doors will be repainted.

3.3 When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

Wooden window frames and door will be repainted as preventative maintenance. Color chosen will be Behr MQ6-33 Vintage Teal, this color matches accent colors on other red brick buildings seen in Olde Town.

3.4 Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

- Use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

Caulking and reapplication of exterior paint will be done with the gentlest means to achieve desired results. Minimal repairs are anticipated.

Materials and Finishes

3.21 Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Painting will be limited to the door and window frames and will follow the guidelines with the gentlest means possible.

3.22 Using the historic color scheme is encouraged.

- If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.
- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent to highlight details and trim. These should be applied consistently, for example, do not paint windows a different color.
- Brilliant luminescent and day-glow colors are inappropriate.
- High gloss paints and finishes are inappropriate.

The applicant has submitted a single color (Behr MQ6-33 Vintage Teal) to be used on the door and window frames. The paint will have a low-luster finish. The applicant has provided several examples of where this color variation is used in combination with other brick buildings in Olde Town.

Windows

3.23 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair frames and sashes rather than replacing them, whenever possible.

All existing windows will remain and will be repaired to operable condition, cleaned and painted.

3.24 Preserve the position, number and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

All existing window position, sizes, and locations will remain as-is.

3.25 Preserve the historic ratio of window openings to solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

All existing window openings will remain as-is and no additional void will be created.

3.26 Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

All existing windows are being retained.

Treatment of Specific Building Types

Preservation of Commercial Facade with a Storefront

3.48 Preserve these character-defining elements on a commercial facade with traditional storefront:

- **Cornice:** A decorative band at the top of the building
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Lintel or mid-belt cornice:** A decorative band at the top of the first floor
- **Sign band:** A flat band running above the transoms to allow for the placement of signs
- **Transom:** The upper portion of the display window, separated by a frame
- **Display windows:** The main portion of glass on the storefront where goods and services are displayed
- **Entry:** Usually set back from the sidewalk in a protected recess
- **Kickplate:** Found beneath the display window

The existing storefront will remain in place and no changes (aside from painting) to the building will occur.

Special Considerations

Adaptive Reuse

3.73 Seek uses that are compatible with the historic character of the building.

- The use should not adversely affect the historic integrity of the building.
- The use should not alter character-defining features of the structure.
- The use may help to interpret how the building was used historically.

The applicant has stated that the intent of the design is to bring the property back to a vibrant use within the community and feeding off the building's history as a service station. Without actually being used as a service station. The use as a restaurant will not adversely affect the integrity of the building nor its history. And the canopy might help interpret how the building was used historically. Even if a canopy never existed in the site.

3.74 A new use that requires minimal change to the existing structure is preferred.

- When a more significant change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred.
- It may be that in order to adapt a building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. In most cases, however, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

The proposed use as a restaurant with the majority of its seating being outdoors will allow the new owner to make minimal changes to the exterior of the building and provides the least amount of alternation needed. The construction of the canopy will allow the business to seat enough people to accommodate the operation while preserving the existing building with no need for major alterations.

Design Guidelines For All Projects

Connectivity

4.3 Retain the historic network of streets and alleys.

- The network of streets and alleys should be retained as public circulation space and for maximum public access.
- Streets and alleys should not be enclosed or closed to public access.
- Link to existing public rights-of-way, when feasible.

Two existing curb-cuts to the site from the public right-of-way will be removed with this project which will add a safer length of sidewalk to the existing public sidewalk network on Grandview and Yukon. Additionally, this will allow more room for on-street parking.

Outdoor Amenity Space

4.4 Outdoor amenity space should meet all of the following requirements:

- Be open to the sky
- Be paved or otherwise landscaped
- Remain subordinate to the line of building fronts

The proposal includes a large outdoor dining area with will be partially covered with the proposed canopy but open on all four sides. The dining area will be at grade level and will also include various planters and an open fence between the property and the public sidewalk.

A partial waiver is required to allow the outdoor dining area at the scale that is being proposed. The existing building is very small (960 sq. ft.), covering only 21 percent of the site and is set back more than 30 feet from Grandview Avenue. The outdoor dining area will all be placed in front of the building (some of it covered by the canopy) and could appear more than subordinate to the building given the existing condition of the site.

Staff supports this partial waiver based on criteria 1 of section 8-3-5-4 of the LDC.

Terraces, Patios and Deck Space

4.7 Locate an at-grade dining area to minimize impacts on the streetscape.

- Consider locating an at-grade dining area to the side or rear of a property.
- It may be appropriate to locate an at-grade dining area in the public ROW in a street wall context, subject to any necessary permits or encroachment agreements which may be required. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.
- It is also appropriate to locate an at-grade dining area in the front yard in a residential setting. However, plantings (i.e. mature trees, shrubs) should remain a dominant feature.

The outdoor dining area will be located at grade and accessible to the public right-of-way but will not impact or encroach into the right-of-way.

Service Areas

4.21 Minimize the visual impacts of service areas.

- Orient the entrance toward service lanes and away from major streets.
- Screen a service area with a wall, fence or planting, in a manner that is in character with the building and site.

This property is not serviced by an alley. The service area for trash will be located to the north of the building and behind an opaque fence and gate.

4.22 Position a service area to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

This property is not serviced by an alley and because of that, trash pickup will occur from the street. The service area will be located on the north-side of the property and behind an opaque fence and gate.

A partial waiver is required in order to allow the service area to be placed adjacent to another use. The use to the north is another commercial use and is the best practical spot for the service area to be located. This locating is best for screening purposes and to be able to locate it as far away from the street and sidewalk as possible.

Staff supports this partial waiver based on criteria 1 and 2 of section 8-3-5-4 of the LDC.

Awnings and Canopies

4.27 An awning or canopy should be in character with the building and streetscape.

- Mount an awning or canopy to accentuate character-defining features. In most cases, the awning or canopy should fit in the opening of the building.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.
- Internal illumination of an awning is inappropriate.
- Awnings should remain a subordinate feature on the facade, where they are used.
- Generally, post supported canopies are inappropriate on Olde Town commercial buildings.

A partial waiver is required to allow the construction of a post supported canopy. The canopy will be detached from the building in order to prevent any alterations to the façade and will be one foot shorter than the building in height. The canopy will feature a total of four steel columns to support it. And will feature a two-foot-wide aluminum composite panel. The canopy will be located between the building and Grandview Avenue. The panel will be painted the same color as the doors and window frames. The canopy will not be internally illuminated.

Staff supports this partial waiver based on criteria 1 of section 8-3-5-4 of the LDC.

Color

4.28 The facade should “read” as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

The unpainted red brick of the building will remain unpainted. The window frames and doors are proposed to be painted with one accent color Behr MQ6-33 Vintage Teal.

4.29 Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

Proposed colors are muted and will be applied as with a low luster finish.

4.30 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and storefronts: wood - painted; metal - anodized or baked color
- Wood siding: painted
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

All brick will remain unpainted. Unfinished, wooden window frames will be painted and metal surfaces will be refinished.

Landscape

4.31 Provide landscaped front yards.

- Consider the context when designing a landscaped front yard. A combination of hardscape and plantings may be appropriate.
- Driveways located in the front yards are generally inappropriate.

The applicant intends to keep the existing surface lot, however, parking will be removed and an outdoor patio area built. The adjacent sidewalk will be improved and brought up to current City standards.

4.32 Retain significant landscape features.

-Avoid removing mature character-defining trees unless they are severely damaged, aged or diseased.

A mature tree is located in the front yard. The applicant intends to retain this tree.

4.33 Use landscape designs that are appropriate to the character and climate of the district.

- Consider plant materials used traditionally, such as native and established species.
- Select plant and tree species according to their mature size to allow for the long-term impact of mature growth.
- Do not cover a front yard with gravel or rock.
- Use plant species that require low levels of water.

No new permanent landscaping on-site is being proposed. However, new planter boxes will be utilized in appropriate areas across the site.

Streetscape

4.36 The use of a coordinated set of streetscape and planting improvements is encouraged.

- Consider the design context when determining sidewalk improvements.
- Consider the area's development density context when determining sidewalk widths.

Streetscape improvements will be installed with this project during the Site Plan phase. The Arvada Urban Renewal Authority and the City are currently developing updated streetscape specifications and plans for this corner and the east-side of Yukon Street between Grandview Avenue and Ralston Road.

Site Furnishings

4.41 The use of site furnishings is encouraged.

- Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.
- All materials should be durable, and have high quality finishes.

Site furnishings will include multiple dining tables and chairs in order to provide outdoor dining for the restaurant.

New Construction

Architectural Details

5.1 Design a new building to reflect its time, while respecting key features of its context.

- See guidelines for the design of new commercial, civic and residential building types.
- In the Arvada Downtown Historic District, relating to the context is especially important.
- In the overall Olde Town area, respecting broader traditional development patterns is important.

The new canopy is designed to relate to the context of the use for which the site was originally developed for (service station) but includes a modern interpretation of the current era in which it is being built.

5.2 Contemporary interpretations of traditional designs and details may be considered.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts also can be used to create interest while expressing a new, compatible style.

A partial waiver is required to allow this more modern design style for the canopy. The modern design reflects the time in which it is being built without negatively impacting or altering the existing building or its storefront construction.

Staff supports this partial waiver based on criteria 1 and 4 of section 8-3-5-4 of the LDC.

5.3 The exact imitation of older historic styles is discouraged for newer structures.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.
- An interpretation of a historic style that is authentic to the district may be considered if it is subtly distinguishable as being new.

The proposed design takes a modern look on the historical fuel station designs, canopies have always been used to shelter these stations, but they are proposing a more rhombus design to connect the existing building to the street front. This modern design includes detaching it from the building which is what was traditionally seen in the era in which the building was built. And constructing it of aluminum composite.

Building Orientation

5.4 Maintain the traditional orientation of a building to the street.

- Locate the primary entrance to face the street.

- In some cases, the front door itself may be positioned perpendicular to the street. In this case, the entry should still be clearly defined with a walkway, porch, stoop or canopy for residential building types, and with a recessed entry or canopy for commercial building types.

Currently the existing building is set back more than 29 feet from Grandview and 18 feet from Yukon Street. The canopy will be set back 4.6 feet from Grandview and will be used to cover the outdoor dining area which will help the site to better interact with the street frontage. And provide more human activity along the street edge.

5.5 Buildings oriented to a plaza should invite pedestrian activity.

- Orient a building entrance to face the plaza.
- Provide a storefront or pedestrian-friendly facade.
- Consider providing an outdoor dining area.

An outdoor dining area will be provided.

Materials

5.6 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

- Traditional materials, including wood and brick, are preferred.
- All wood siding should have a weather-protective finish.
- Stucco may be considered for smaller residential building types or as an accent on larger buildings.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.
- The use of highly reflective materials is discouraged.

A partial waiver is required to allow the canopy to be constructed of aluminum composite. The canopy is being built to reflect the era in which it is being built. The canopy is a structure that will be detached from the primary building and could be removed at some point in the future without harming the primary building. The material will also closely match the material (metal) used on the existing pole sign that will remain.

Staff supports this partial waiver based on criteria 1 of section 8-3-5-4 of the LDC.

5.8 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.

A partial waiver will be required to allow the canopy to be made of aluminum composite. The new materials will be a metal composite for the canopy structure,

this metal will match the painted finish of the existing pole sign and be of a satin finish. Metal canopies are typical in this type of construction and will help to provide the effect and feel of the modern service station.

Staff supports this partial waiver based on criteria 1 of section 8-3-5-4 of the LDC.

5.9 Establish a sense of human scale in the building design.

- Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.
- Incorporate changes in color, texture and materials to help define human scale.
- Use architectural details to create visual interest.
- Use materials that help to convey scale in their proportion, detail and form.
- Avoid long, featureless walls not broken up by architectural elements such as windows and doors.

The outdoor seating that will be added to the site along with the planter boxes will create a human scale to the property and will help active the street. Additionally, the canopy will be shorter than the existing building and will still allow the building to be visible from both street frontages.

Commercial Buildings

Building and Roof Form

5.25 A roof form should be similar to those used traditionally.

- Flat roofs are appropriate.
- "Exotic" roof forms, such as A-frames and steep shed roofs, are inappropriate.

The canopy will have a flat roof. Mimicking what the primary building was built with.

Guidelines for the OT-OW Subdistrict

6.31 Limit the number of curb cuts from the street.

- Provide auto access from the alley, where feasible.

Two existing curb cuts will be removed. No auto access will be provided to the site.

6.33 Provide and enhance pedestrian connections.

- Provide wider sidewalks along Ralston Road while maintaining a building wall at the new sidewalk edge.
- Provide pedestrian-friendly sidewalks.

The removal of the two curb-cuts will enhance the pedestrian realm on both street frontages. Improvements to the streetscape will be built with the AURA/City street scape project.

6.34 Minimize the visual impacts of surface parking lots as seen from the street; provide one of the following for non-contributing buildings:

- Locate at grade, and screen with other uses.
- Locate at grade, and screen with architectural elements or landscaping.
- Locate underground.

All existing surface parking on-site will be removed and replaced with an at-grade outdoor dining area.

6.35 Building setbacks should correspond to the specific building type.

- Locate the facade of a Mixed-Use Building at the sidewalk edge.

The existing building is non-conforming and is set back very far from both front property lines. The new canopy will be built much closer to the sidewalk edge and will help to better relate to the existing street wall along Grandview Avenue.

6.36 Provide a “pedestrian-friendly” street and plaza level/ground floor.

- Use the following features:
 - Storefront on mixed-use building types
 - Architectural detailing
 - Primary entrance
 - Porch entry/stoop with landscaping for individual units on multifamily building types
- Additional features that are encouraged:
 - Recessed entry
 - Canopy
 - Plaza/Courtyard accent

The proposed outdoor dining area/patio will help to “pull “human activity closer to both Grandview Avenue and Yukon Streets. And will help to tie in the corner to the rest of the Grandview Avenue corridor.

CERTIFICATE OF COMPLIANCE SUMMARY

Section 8-3-5-4 of the Land Development Code establishes that the Design Review Advisory Committee consider the applications and makes recommendations to the Community Development Director. Such action could include approval, approval with conditions, waiver or partial waiver from the requirements, or denial.

A waiver may be granted based upon a determination of any one of the following criteria:

1. The proposed land-use activity is of a nature that will not substantially alter, or erode the authenticity of, any historically significant exterior feature of an existing structure and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District or Olde Town Zoning District, or the Reno Park Design Guidelines Project Area, as applicable, and with the intent and purpose of the applicable Design Guidelines;
2. The proposed land-use activity is of a nature that will not undermine, impair, or conflict with the intent of the applicable Zoning District, and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District, Olde Town Zoning Districts, or Reno Park Design Guidelines Project Area, as applicable, and the intent and purpose of the applicable Design Guidelines;
3. Strict compliance with the Design Guidelines would create an economic hardship, such that the cost to strictly comply would result in an inability to obtain any reasonable economic return on the property; or
4. The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.

The attached guideline matrix provides a summary of Staff's position as to where the application lies, with respect to individual guidelines, on a spectrum. Staff is of the opinion that the majority of the guidelines and criteria have been met, and that waivers for eleven guidelines would be required. The DRC is not bound by these suggestions and Staff's position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organizing a motion.

ARVADA GARAGE
DA2023-0009
Guidelines Matrix

The following represents Staff’s position as to where the application lies, with respect to individual guidelines, on a spectrum. The guidelines are noted as being clearly met (●), as not being met, however a waiver is justified (●), or as not being met, and a waiver has not been justified (●). Where two selections are made, a determination as to whether or not the guideline has been met is necessary. The suggested motion which references waivers on the coversheet assumes waivers are necessary if not clearly indicated as being met (●) in the matrix.

The DRC is not bound by these suggestions and Staff’s position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organizing a motion.

No.	Guideline	Guideline Met	Guideline Not Met Waiver Justified	Guideline Not Met Waiver Not Justified
TREATMENT OF HISTORIC RESOURCES				
GENERAL HISTORIC DESIGN GUIDELINES				
3.1	Preserve significant features.	●		
3.2	Repair deteriorated features	●		
3.3	Disassembly of a historic element	●		
3.4	Maintain original finish	●		
3.21	Repainting	●		
3.22	Historic color scheme	●		
3.23	Preserve window function	●		
3.24	Preserve window arrangement	●		
3.25	Preserve widow opening ratio	●		
3.26	Preserve window opening size	●		
TREATMENT OF SPECIFIC BUILDING TYPES				
3.48	Preserve a commercial façade	●		
SPECIAL CONSIDERATIONS				
3.73	Compatible uses	●		
3.74	Minimal changes	●		
GUIDELINES FOR ALL PROJECTS				
VIEWS				
CONNECTIVITY				
4.3	Historic street network	●		
OUTDOOR AMENITY SPACE				

4.4	Outdoor amenity space		●	
4.7	At-grade dining area	●		
SERVICE AREAS				
4.21	Service areas – location	●		
4.22	Service area – conflicts		●	
AWNINGS AND CANOPIES				
4.27	Awning/canopy design elements		●	
COLOR				
4.28	Façade composition	●		
4.29	Muted base colors	●		
4.30	Building finishes	●		
LANDSCAPE				
4.31	Landscaped front yards	●		
4.32	Significant landscape features	●		
4.33	Plant species and materials	●		
STREETSCAPE				
4.36	Streetscape improvements	●		
SITE FURNISHINGS				
4.41	Furnishing materials	●		
GUIDELINES FOR NEW AND INFILL CONSTRUCTION				
GENERAL PRINCIPLES FOR NEW CONSTRUCTION				
5.1	Building context	●		
5.2	Contemporary interpretations		●	
5.3	Imitation of historic styles	●		
5.4	Building orientation - street	●		
5.5	Building orientation - plaza	●		
5.6	Building materials		●	
5.8	Alternative materials		●	
5.9	Human scaling	●		
COMMERCIAL BUILDINGS				
5.25	Roof form	●		
OLDE TOWN ARVADA CHARACTER AREAS				
OLDE WADSWORTH AREA (OT-OW SUBDISTRICT)				
6.31	Curb cuts	●		
6.33	Enhance pedestrian connections	●		
6.34	Surface parking	●		
6.35	Building setbacks	●		
6.36	Pedestrian-friendly street	●		

Arvada Garage Co. - Concept

ARCHITECTURAL CONCEPT DESIGN 10-24-2023

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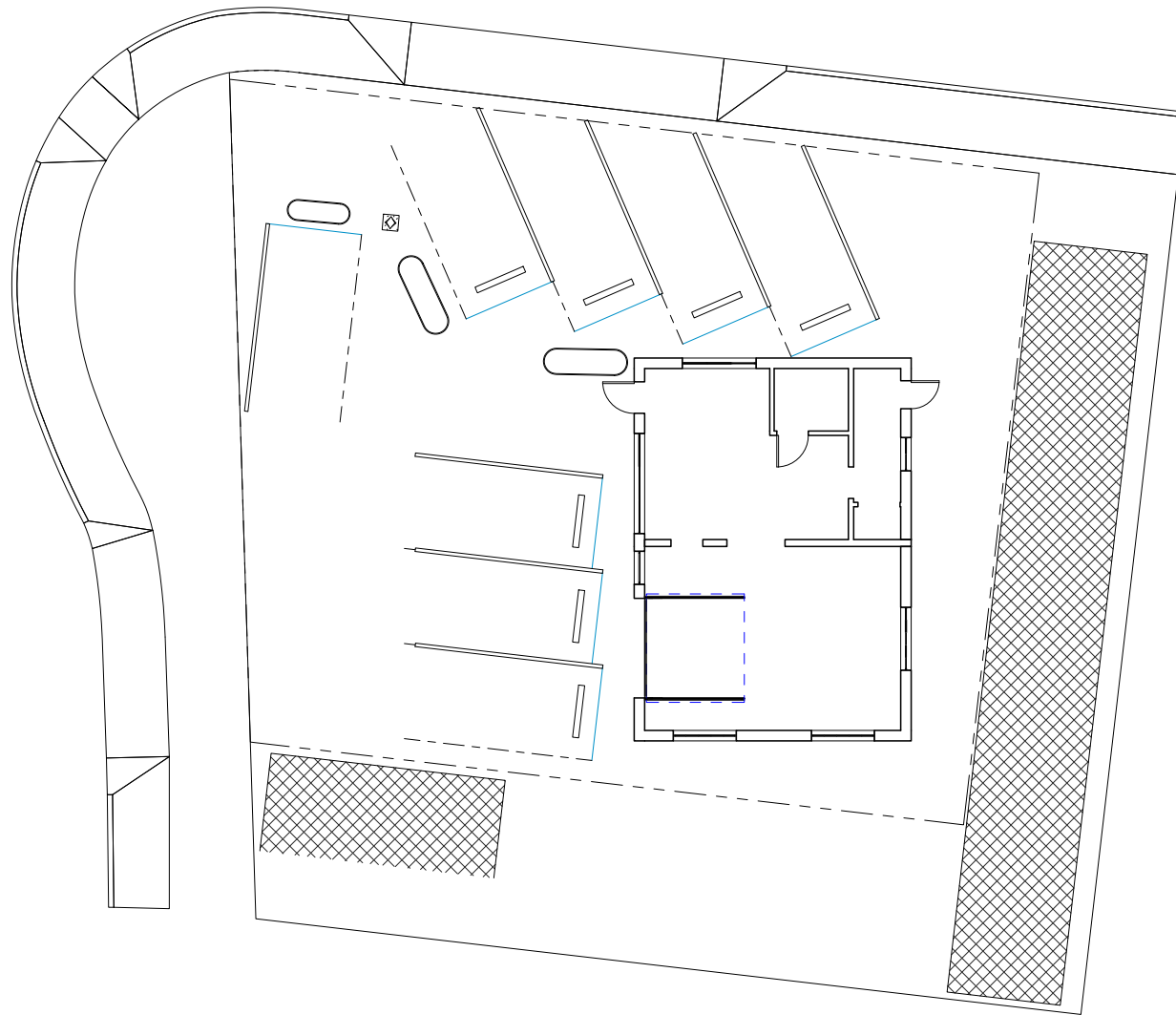


PRECEDENT



FOOTERS
—catering & events—
SINCE 1981

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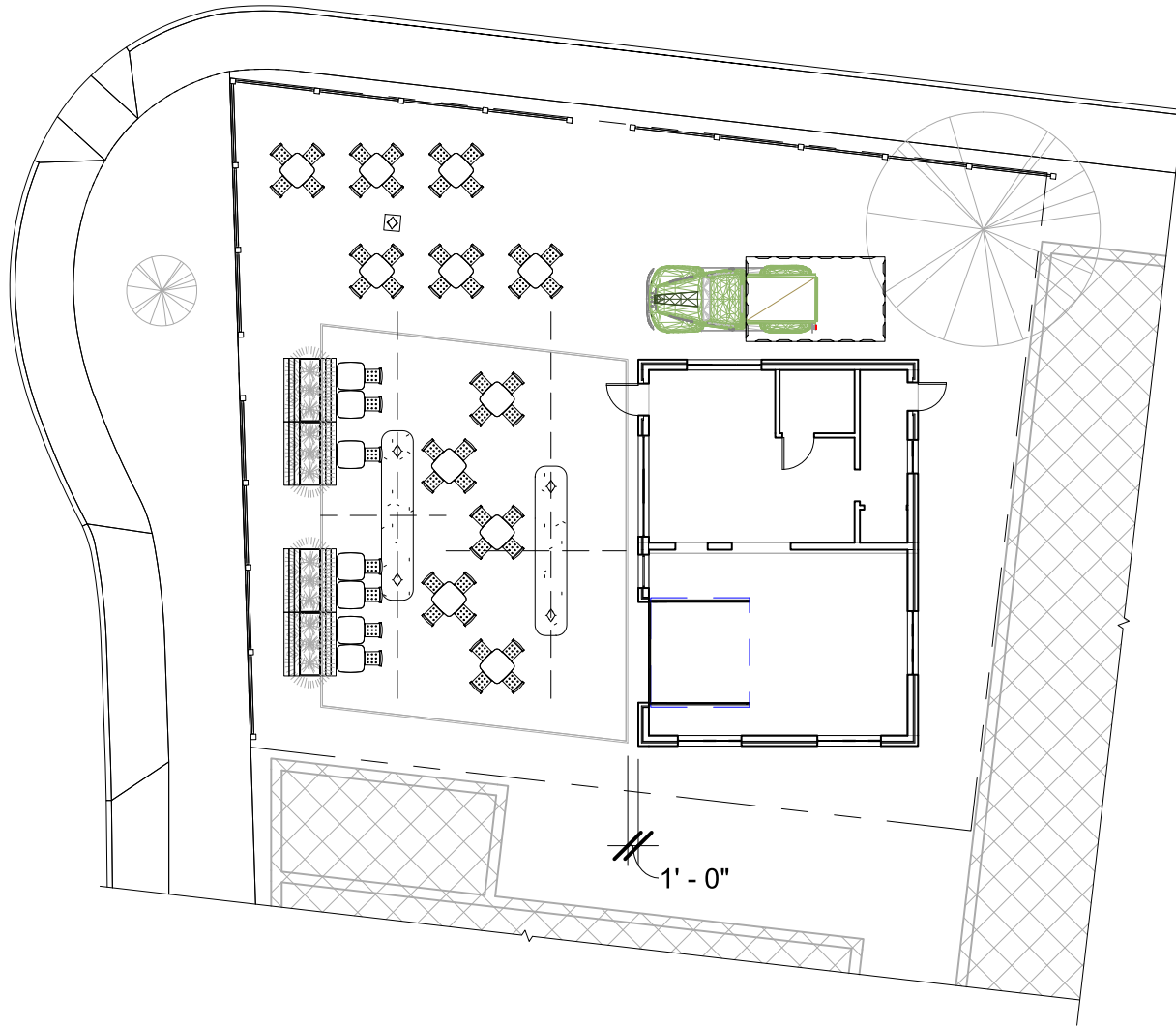


EXISTING SITE PLAN



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PROPOSED SITE PLAN



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CONCEPT RENDER



CONCEPT RENDER



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PROJECT DIRECTORY:
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No.	Description	Date
1	FINAL DRC SUBMITTAL	01-23-2024
2	SITE PLAN REVISION	12-22-2023

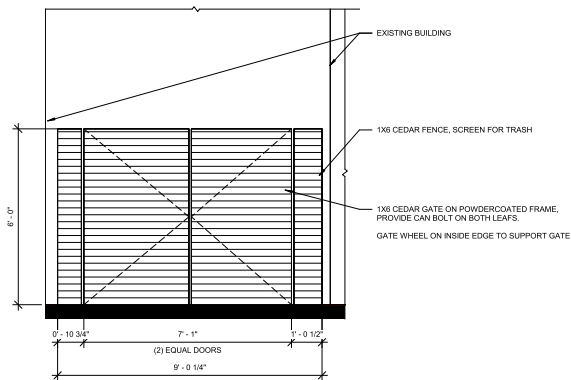
ARVADA GARAGE CO.

7611 Grandview Ave

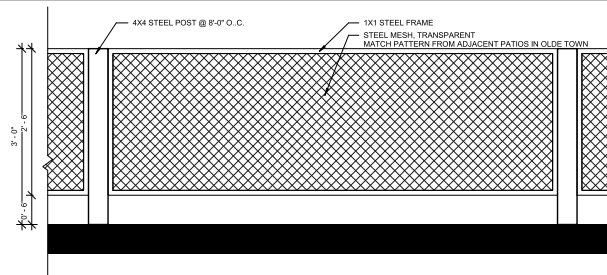
SITE DEVELOPMENT
11-12-2023

SITE PLAN
SD001

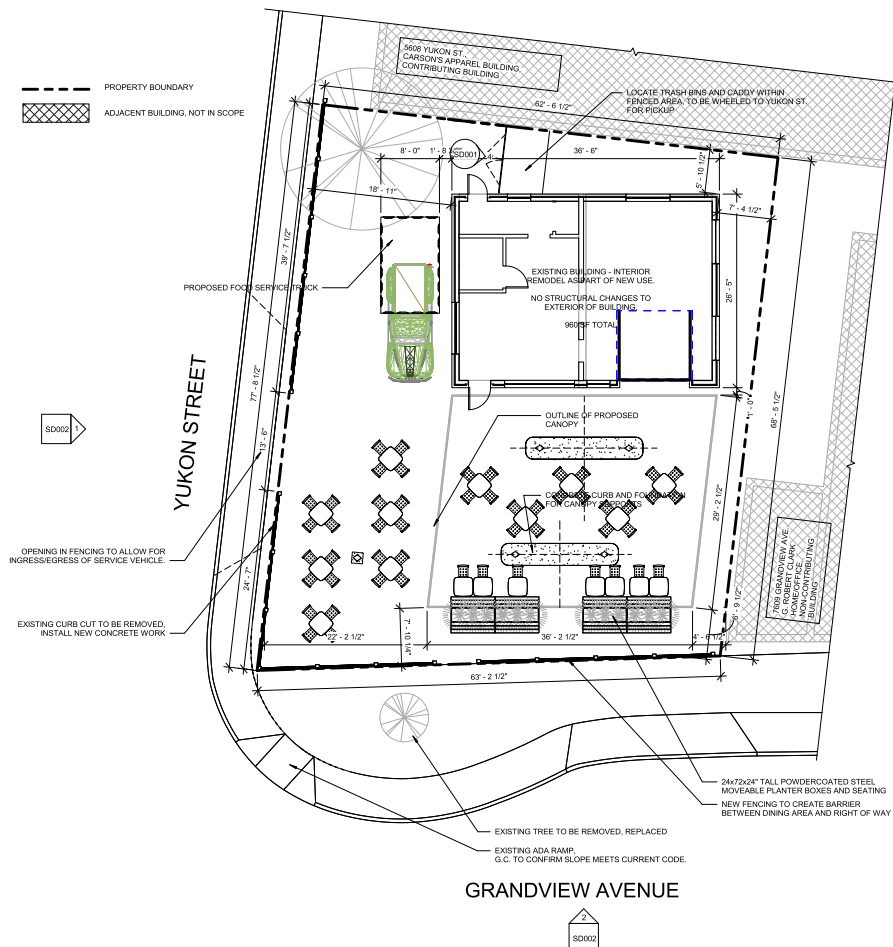
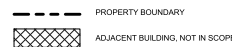
Scale: As indicated



4 TRASH GATE ELEVATION
1/2" = 1'-0"



3 TYPICAL FENCE
1" = 1'-0"

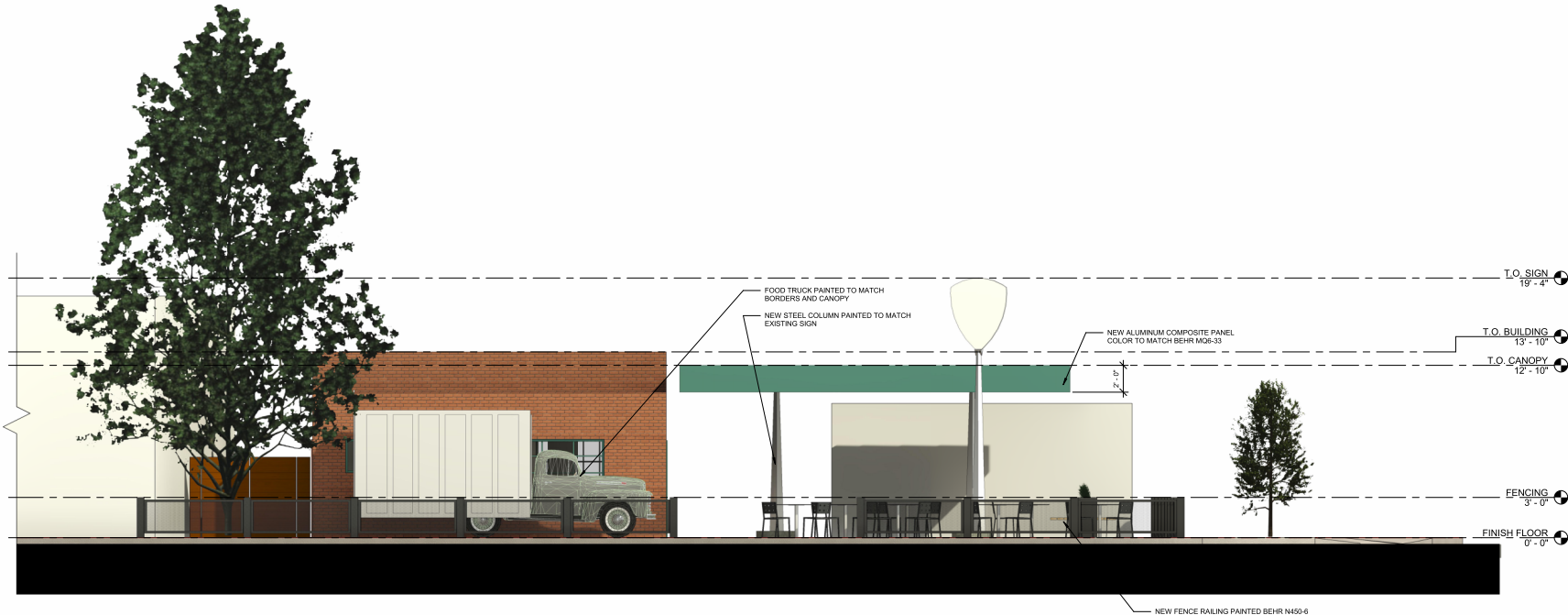


1 PROPOSED SITE PLAN
1/8" = 1'-0"

SITE DATA TABLE			
Site Development Information			
Zone District	Older Town - Old Wadsworth (OT-OW)		
Existing Planned Use Type	Manufact Use		
Total Project Area	4,571sf		
RCW Dedication	0'		
Development Standards			
Lot Standards		Site	Standard
Lot Area (min)	4,571sf		
Lot Width (min)	77.7ft		
Lot Width, Corner (min)	63.2ft		
Lot Coverage (max)		21%	
Building and Parking Siting Standards (not required for single family or duplex units in OT, OW, or R districts)			
Frontage Zone (min)(max) (min to lot and OT Zone)	0'	60' / 20R	
Facade in Frontage Zone (min) (min to lot and OT Zone)	57% (Canopy)	75%	
Front Setback (min)	0'	0'	
Front Parking Setback (min)	0'	0'	
Side Setback, Street (min)	20'	0'	
Side Setback, Interior (min)	5.5ft (Easting)	0'	
Rear Setback (min)	5.5ft (Easting)	0'	
Building Standards			
Height (ft) (max) / (stories)	13.8ft	1	Story
Site Standards			
Landscape Surface Area (min)	0%	existing	20%
Impermeable Surface Area	2%		0%
Small Urban Park (min or max)	0'		0'
Parking Standards (may require additional Parking Zone and Parking Credit information)			
Standard Spaces	0	0	0
Accessible Spaces	0	0	0
TOTAL	0	0	0
Bicycle Spaces (may require short-term/long-term breakdown)	0	0	0
Proposed Units (may require additional Parking Zone and Parking Credit information)			
Eating and Drinking		960	0
Building GFA		960	0
Dwelling Units (not per Frontdoor only needed in multifamily and multiple housing types. See all others only provide the total number of units)			
Basin	0	0	0
1 Bedroom	0	0	0
2 Bedroom	0	0	0
3+ Bedroom	0	0	0
TOTAL (Bedrooms / Units)	0 / 0	0 / 0	0 / 0



② SOUTH ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

PROJECT DIRECTORY:

CLIENT:
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No.	Description	Date
1	FINAL IBC SUBMITTAL	01-23-2024
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ARVADA GARAGE CO.

7611 Grandview Ave

SITE DEVELOPMENT
11-12-2023

BUILDING ELEVATIONS SD002

Scale 1/4" = 1'-0"