

STAFF REPORT

Derby Review Board

Meeting Date: May 15, 2018

Case Planner: Caitlin Long

Case #: DRB-068-17-18

Location: 6600 E. 74th Avenue, Commerce City, CO 80022

**Applicant/
Owner:** Jeanie Nuances King
6641 Colorado Blvd Commerce City, CO 80022

Request:

1. The applicant requests Derby Review Board approval for Phase 2 of exterior improvements.
2. The applicant requests Derby Review Board approval for \$12,498 of catalyst funds.

Staff Recommendation: Staff is recommending approval of the proposed requests as the proposed exterior improvements meet the design principles of the Derby Design Guidelines.

Current Zone District: PUD (Planned Unit Development District)

Comp Plan Designation: Commercial/Mixed Use

Surroundings

Existing Land Use		Occupant	Zoning
North	Commercial	Dollar General	C-3
South	Commercial	Maranatha Commerce City	PUD
East	Residential	Single-family house	C-1
West	Commercial	Werthwhile Sports Bar	PUD

Background Information

City Council approved PUD zoning for the Derby area in September 2007. The zoning supports the Derby Master Plan by designating the district as a mixed-use commercial district. The PUD boundaries are E. 72nd Avenue to the south, Hwy 2 to the west, and Magnolia Street to the east. Building improvements, demolition and construction within this geographic area are subject to review by the Derby Review Board.

The subject property is located on the southeast corner of East 74th Avenue and Magnolia Street. The entire lot area is approximately 13,297 square feet, and contains a 2,700 square foot service garage building that was built in 1960 and another 2,400 square foot service garage that was also built in 1960. This property was previously owned by the Trustees of James M/Shirley E Arney, and operated as a vehicle service garage, "Joe's Auto Service." It was recently vacant for several years until it was purchased in 2017 by the applicant, Jeanie Nuances King. The subject property is designated as commercial and is legally conforming.

As part of Phase 1 of this renovation project to convert the building into artist studios, Ms. Nuances King received Derby Review Board approval in September 2017 for regrading and flatwork; replacing windows; exterior paint; exterior wall and siding repairs; and exterior lights. This current request is for Phase 2 of the renovation, including signage, fencing/screening, landscaping, exterior lights, and wall mural art.

Summary of Applicant's Request

The applicant is requesting approval for additional exterior improvements for both buildings and associated catalyst funds. In the previous phase, the applicant renovated the buildings as 7 studio spaces for artists to work and create fine art pieces. Some of the artists include painters, photographers, and sculptors. The applicant states that "Phase 2 is the inspiring portion of our project. We would like a portion of the funds to hire artists to create beautiful murals" while "the west side of the building will be turned into a beautiful garden patio where people can gather." Further, she states "the location of the buildings has great visibility from south bound Highway 2. The artistic details are sure to be noticed." The Phase 2 improvements under review include the building graphics, signage, landscaping, fencing, screening, and lighting.

Specifically, Phase 2 includes the following:

Signage – A vintage metal sign to be designed and installed on west side of building.

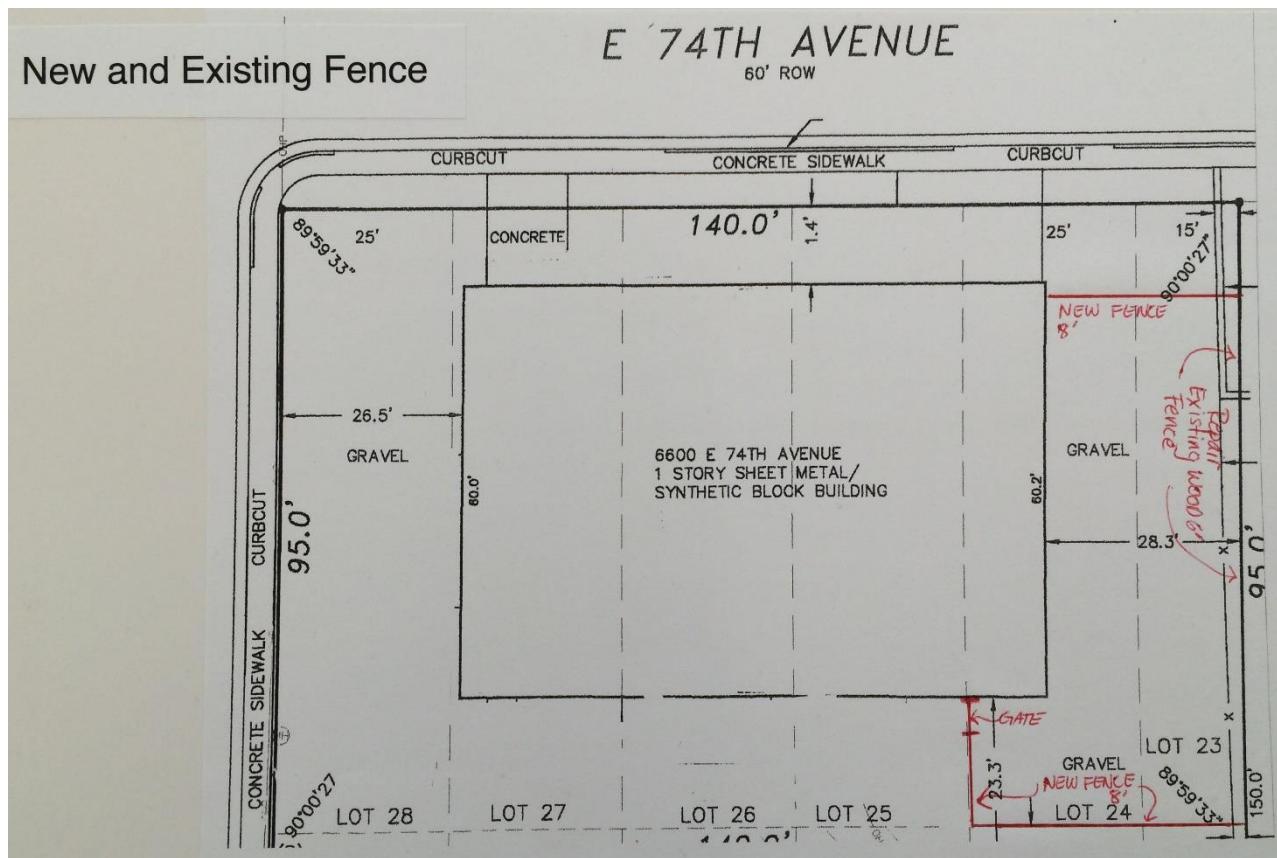


Fencing – An 8' wood and metal fence to create a private courtyard area in the rear of the property and prevent safety issues.

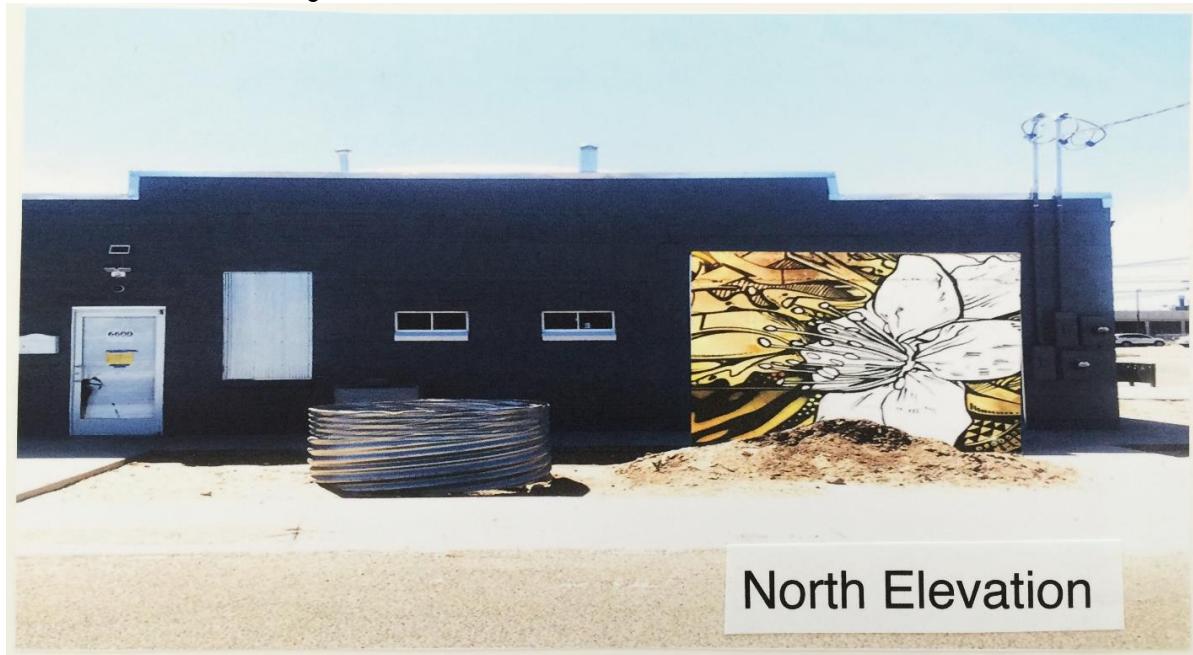


New and Existing Fence

E 74TH AVENUE 60' ROW

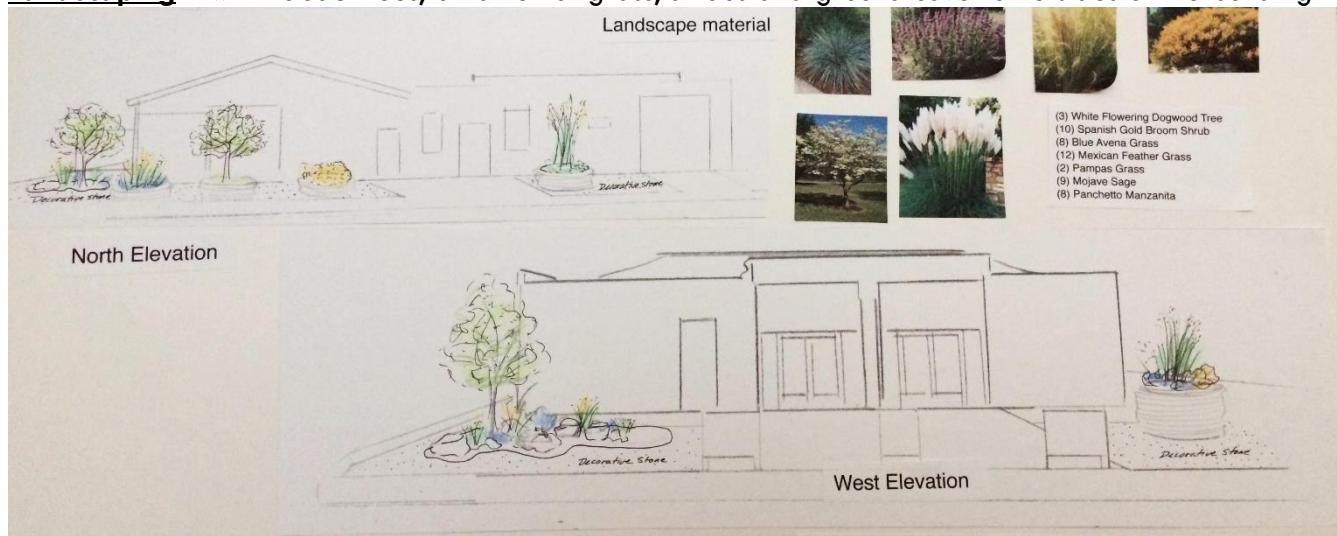


Building Graphics – Beautiful big magnolia flower graphics painted by local graffiti artist will help add dimension to the building.





Landscaping – will include trees, ornamental grass, shrubs and ground cover on 3 sides of the building.



Screening – Decorative metal screens to match the patio gates will block the view of the A/C units on the north side of the building.

Exterior Lights – will be added on exterior for safety and beauty. All lights will use LED bulbs.

Staff Analysis

The applicant's request for exterior improvements for both buildings on site has been reviewed by staff in conformance with the Derby Sub-area Master Plan, the Derby Design Guidelines, PUD Zone Document and the Land Development Code (LDC). As part of this analysis, staff reviewed the building history, architectural character of the subject building and the architectural context of the surrounding buildings and properties in order to establish sufficient detail for design review of the proposed enhancements.

The applicant has already done significant work to the property by removing parking, adding patio space, converting garage doors to storefront windows and areas of accent siding, and painting the entire exterior, not to mention all of the interior renovation to create individual studio spaces and bring the buildings into compliance with current building codes. This proposed phase will include the finishing touches to make the project a unique artistic icon within Derby and the rest of the community, enhancing the appearance of the exterior from the adjacent rights-of-way and creating a pleasant environment for the tenants. Sketches of the proposed improvements can be found at the end of this staff report.

Building History

According to the Adams County Assessor's records, the two adjoining subject buildings were both constructed in 1960. The buildings are approximately 2,700 and 2,400 square-feet respectively and were primarily used as vehicle service garage. It was previously vacant for several years and in need of many improvements and repair. The applicant purchased the subject property last year and remodeled the building to bring it up to code while also making it attractive and functional as studio space.

Architectural Character

The subject building's architecture has been influenced by the Modern/International style. These architectural styles are defined by the large use of concrete or masonry. Often this style of architecture was utilized to construct buildings with a focus on function rather than form. This architectural style was prominent across the United States in the 1950s and 60s. The western building has a barrel vault ceiling that is worth noting and seen in other buildings in the district. The subject property has concrete walkways and patio spaces along East 74th Avenue and on Magnolia Street in addition to the attached sidewalks on both sides.

Figure 1: Subject Building – west side



Figure 2: Subject Building – north side



Surrounding Properties

The subject buildings are located on the southeast corner of East 74th Avenue and Magnolia Street. The adjacent buildings are the Werthwhile Sports Bar, across Magnolia Street to the west which fronts onto Highway 2, the Dollar General across East 74th Avenue to the north that also fronts onto Highway 2, a Single-family house next door on East 74th Avenue and a commercial building housing Maranatha Commerce City to the south which fronts onto Magnolia Street. Both the Werthwhile Sports Bar and Maranatha Commerce City are within the Derby PUD while the Dollar General and Single-family Home are not. The Werthwhile Sports Bar was built in 1933 and the Maranatha building was built in 1969. Neither share strong architectural ties with the subject property.

Figure 3: Werthwhile Sports Bar building to the west



Figure 4 : Maranatha Commerce City to the south



Although the architectural styles throughout the Derby District vary and are not all a match with the subject property, the variety of styles tell the story of commercial development within the Derby Downtown District.

In Derby, proposed projects are evaluated by their conformance with applicable guidelines and codes. The Derby Design Guidelines contain design-related criteria to govern how well a project aligns with its goals. The Derby PUD contains the regulations that dictate what land uses are allowed in addition to performance standards for the zoning. Certain improvements (such as fencing) are governed by the Land Development Code, and will require a building permit and compliance with applicable building code standards.

Composition of Derby Design Guidelines

The Derby Design Guidelines utilize standards and principles to determine which design criteria must be followed (standards) and which design criteria is desired but not required (principles).

Standards: Objective criteria providing specific direction based on the Guideline Goals, used to define issues considered critical to achieving the Guideline Goals. Standards use the term “shall” to indicate that compliance is mandatory unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

1. The alternative better achieves the Guideline Goals
2. The Guideline Goals will not be achieved by application of the Standard in the circumstance
3. The effect of other Standards or Principles will be improved by not applying this Standard
4. Unique site factors make the Standard impractical.

Principles: Statements of non-binding policy, explanation or direction to assist the City Planning office and applicant with application of standards. Principles use the term “should” to express desired outcomes.

Conformance with the Derby Design Guidelines

The Derby Design Guidelines require that improvements to other existing buildings that are not of the 1950's style shall retain and preserve the historic character of the building and conform to Design Standards. The design, materials, and color shall be consistent with the architectural style of the structure, and of its Context. The guidelines further state all buildings shall remain an expression of their time.

This proposal specifically meets the following standards and principles:

- Design shall provide for Human Scale, interest, and variety to promote a Compatible sense of place for people to enjoy.
- Corner building Facades should include a façade of comparable quality in terms of architecture, materials and detailing on both Streets.
- Building forms and Facades should provide an awareness of indoor commercial activity through frequent doors and windows oriented toward public Streets and Open Space.
- Buildings should be supplemented and enhanced with landscaping and flowers in pots or planting beds where appropriate.

The Design Guidelines also strongly encourage the use of glass as much as possible to allow natural light and visibility into commercial shops.

The proposed façade improvements will restore a vacant service garage and give it a new life as home to artists' studios. These uses will help draw visitors into Derby and activate the district outside of normal business hours. This is particularly important with the building's location on the perimeter of the district since it can function as an entry into Derby. The proposed improvements will preserve the historic character of the buildings while still maintaining consistency with the design standards and letting visitors know they are entering a space dedicated to the Arts.

Derby Design Guidelines -- Goals for this Application:

Goal #2: Re-establish Derby as a destination:

- A friendlier and safer pedestrian environment.
- Providing and encouraging healthy daytime and nighttime activities

Goal #3: 3. Enhance Derby's visibility and identity

- Entrance icons

Goal #4: Revitalize Derby through:

- Incorporating a greater variety of land use options.

Goal #5: Use the 1950s era as a unifying architectural foundation for greater identity while still encouraging building to be an expression of their individual time, use, and function.

Conformance with the Derby PUD Zone Document

The Derby PUD is a custom zoning designation produced specifically for the Derby Downtown District. The zoning establishes a mixed-use zone district comprised of commercial and residential land uses. In addition to establishing the parameters of the Derby Sub Area, the zone document primarily outlines the allowed land uses within the district. Designated on the Derby Master Plan as a commercial/mixed-use property, the applicant's proposed art studio/gallery is considered a legal, conforming use in Derby.

Final Analysis

The applicant's new use of the subject property is an incredible opportunity for the Derby Downtown District, introducing an art space and restoring a historic building previously used for auto repair. The architectural style of the subject buildings is mainly functional with an interesting roof form on the western structure. When considering new improvements, the detail and character of the individual improvements should be consistent with the character of the building and the district. Based on staff's review, the proposed façade improvements will not diminish the architectural style of the subject building, but rather enhance the appearance of a vacant service garage and provide a vibrant use in this part of the district.

City staff concludes that the proposed improvements are harmonious with the standards of the Derby Design Guidelines and fulfills the goals of the redevelopment program. The proposed improvements are both an improvement to the subject property and to the Derby Downtown District.

As a result, the Planning Division recommends **approval** of the request. However, the Board has several options to choose from in making a decision:

1. The Board can choose to approve the proposed design as presented;
2. The Board can choose not to approve the proposed design;
3. The Board can recommend approval with changes made to the proposed design and to work with the Planning staff to finalize the approval; or
4. The Board can recommend changes be made to the proposed design and ask that the applicant present a modified version to the Board at a subsequent DRB meeting

Staff Recommendation

Recommended Motion: "Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-068-17-18, a Derby Redevelopment application for the property located at 6600 E. 74th Avenue."

Recommended Catalyst Fund Motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed **\$12,498.00** to reimburse the applicant for costs the City determines qualify under the program."

Advisory: The applicant shall obtain an approved building permit from the Community Development Department prior to any façade improvements.

Alternative Motions

Approval with Conditions Motion: "Based upon the findings that the application meets the design standards and principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-068-17-18 subject to conditions and one advisory, a Derby Redevelopment application for the property located at 6600 E. 74th Avenue."

List conditions

Denial Motion: "Based upon the finding that the application does not meet the design standards and principles of the Derby Design Guidelines, I move that the Derby Review Board **deny** case DRB-068-17-18, a Derby Redevelopment application for the property located at 6600 E. 74th Avenue."

Amended Catalyst Fund Motion: "I move that the Derby Review Board approve an amended amount of catalyst funds in an amount not to exceed \$_____ to reimburse the applicant for costs the City determines qualify under the program."

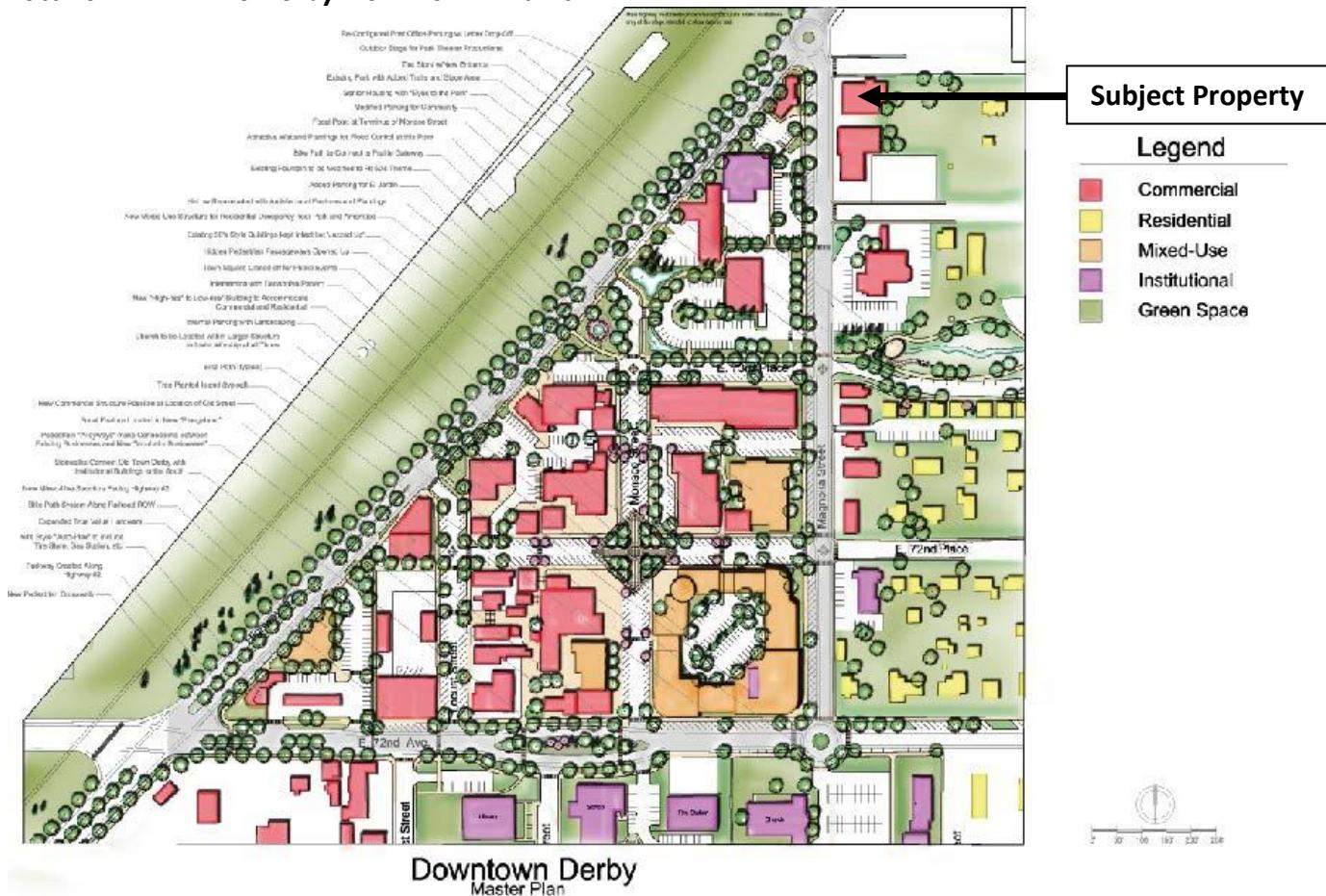
Denial Catalyst Fund Motion: "I move that the Derby Review Board **deny** the use of catalyst funds."

Attachments

Please see the following pages for illustrations and plans of the proposed project which include:

- Location within the Derby Downtown District
- Aerial view of site
- Sketches of Façade Improvements

Location within the Derby Downtown District:



Aerial view of site:



Sketches of Façade Improvements:

