

# STAFF REPORT

## Derby Review Board

**Meeting Date:** October 20, 2020

**Case Planner:** Brayan Marin

**Case #:** DRB-076-20

**Location:** Anythink Library - 7185 Monaco Street, Commerce City, CO 80022

**Applicant/  
Owner:** Ricardo Cardenas – Branch Manager  
7185 Monaco Street, Commerce City, CO 80022

**Request:**

1. The applicant is requesting Derby Review Board approval of exterior improvements to include a bicycle storage shed and extension of fencing along the perimeter of the property in order to properly secure the storage shed that will serve as a bicycle sharing program.
2. The applicant is requesting approval of \$25,000 of Commercial Catalyst Program funds in association with the exterior improvements.

**Staff Recommendation:**

Staff is recommending approval of the exterior improvements and Catalyst Funds as the proposal meets the design principles of the Derby Design Guidelines and the requirements of the Land Development Code.

**Current Zone District:** PUD (Planned Unit Development District)

**Comp Plan Designation:** Commercial/Mixed Use

### Surroundings

Existing Land Use		Occupant	Zoning
North	Commercial	Commercial retail – Seguros para autos, Retro style barbershop	PUD
South	Residential	Single- Family Detached Homes	R-2
East	Public	Lester Arnold High School	PUD
West	Commercial	Commercial Retail – Daisy's Boutique,	C-3

### 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 East 72<sup>nd</sup> Avenue to the south, Highway 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 West side of Monaco Street along East 72<sup>nd</sup> Ave. The applicant is the manager of the subject property. The entire lot area is 59,159 square-feet and it serves as the community public library for the Historic Area of the city. The subject property is designated as Commercial / Mixed Use. The library serves an important role in the Derby as it brings residents from all over town into the district, providing exposure for the local business in the area.

### Summary of Applicant's Request

In 2019, Anythink Library was the recipient of a 30-bicycle donation from the local organization, Denver-B-Cycle, in partnership with Northeast Transportation Connections. These commercial grade bicycles are well maintained and have previously been used for public transit throughout other parts of the Denver Metro Area. The library intends to create a bicycle-sharing program that would allow any community member that has a library card to check out a bicycle, along with a helmet and bike lock for personal use throughout the community. In order to complete this vision, the applicant is proposing to build a new bicycle

storage yard on the southwest part of their property as well extending their present fencing along the perimeter, in order to properly secure the new bicycle storage shed. The style of fencing proposed will be metal open style similar to what is currently in place and the bicycle storage shed will be constructed of treated lumber.

**Figure 1: Current View of the South West corner of the library**



**Figure 2: Proposed exterior enhancements and bicycle storage shed**

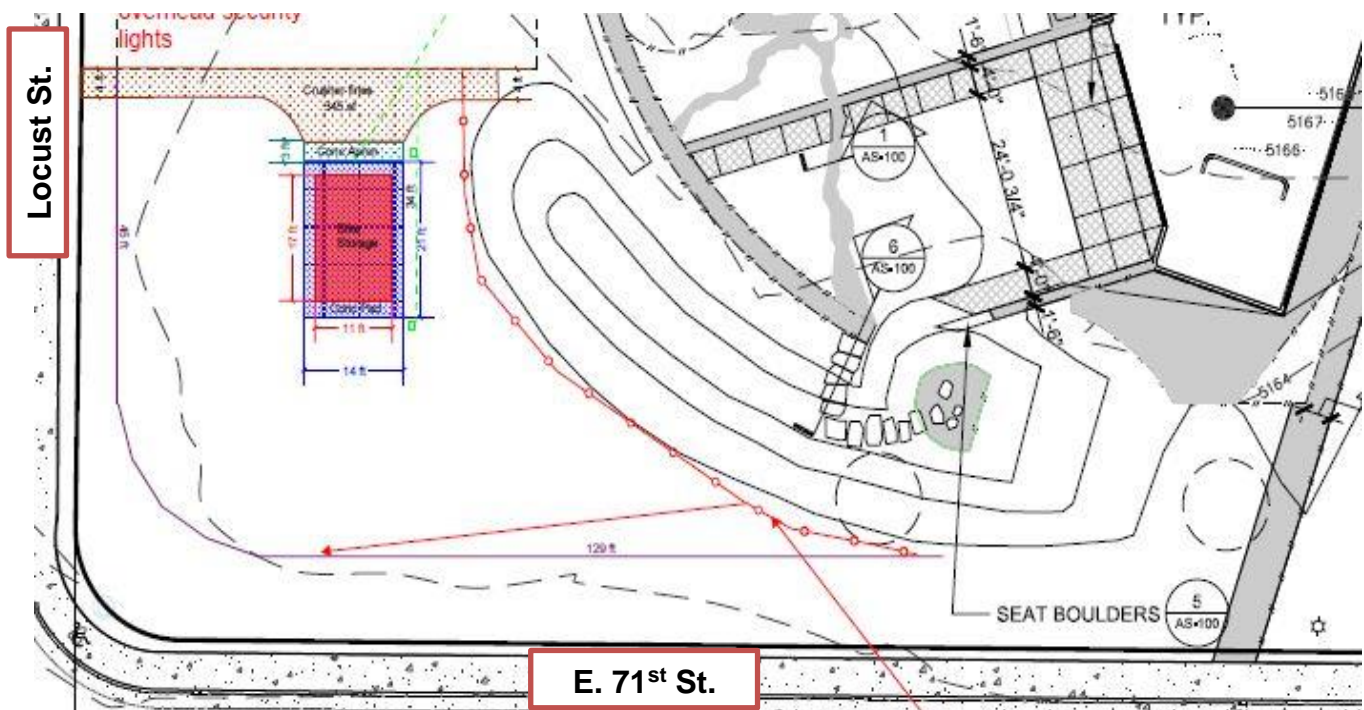
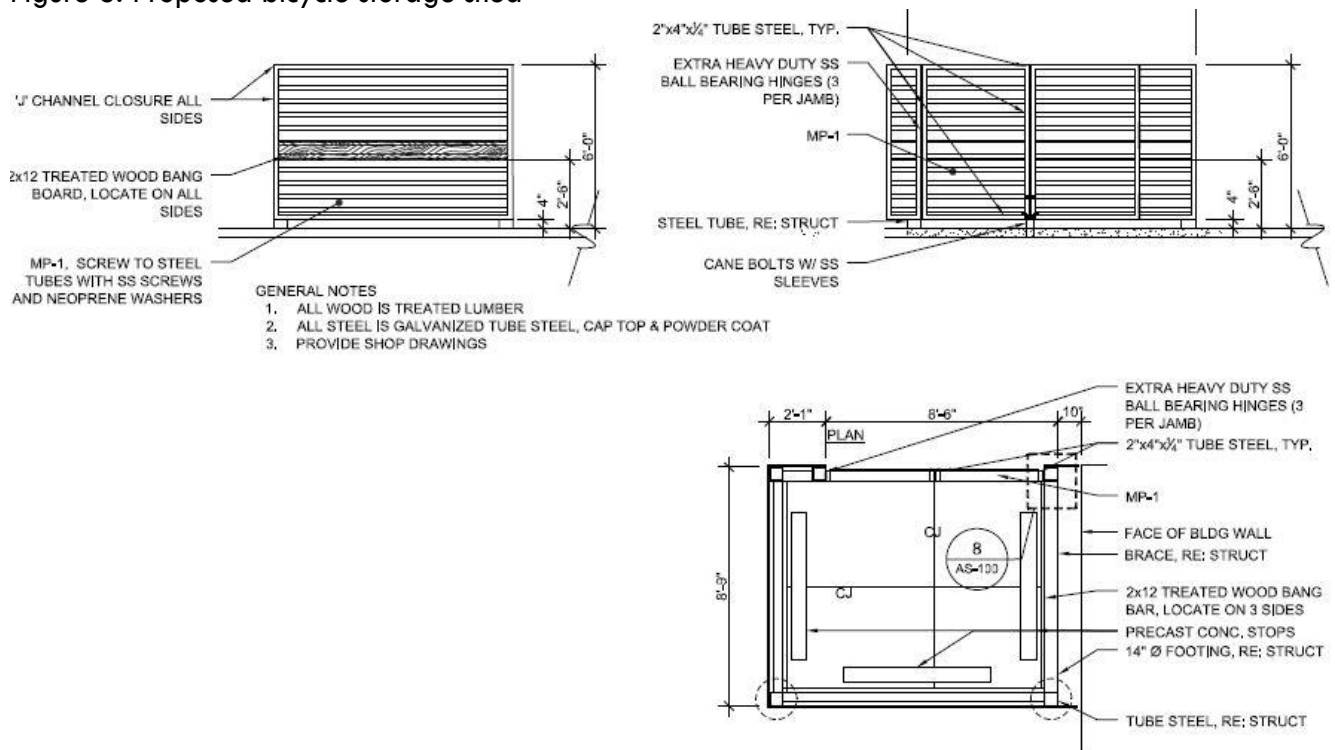


Figure 3: Proposed bicycle storage shed



## Staff Analysis

The applicant's request for exterior improvements has been reviewed 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 history and architectural character of the subject property and the context of the surrounding buildings and properties in order to establish sufficient detail for design review of the proposed improvements.

## Property History

The subject property is located on a corner lot within the Derby Downtown District. The library building is oriented towards East 72<sup>nd</sup> Ave., which divides the site from the northern part of the district. According to the Adams County Assessors records, the building where the library currently operates from was constructed in 1977 and has since had improvements to its property to include facades and sign improvements that have been reviewed and approved in previous public hearings by the Derby review board as part of cases DRB-015-09 & DRB-028-11.



**Figure 4: Subject Property**



### **Surrounding Properties**

The subject property is adjacent 72<sup>nd</sup> Ave and Lester Arnold High School and South Adams County Fire District, which comprises the civic anchors for the Derby neighborhood. While the building on the subject property was built in the 1970s in a traditional architectural style, the surrounding commercial and public buildings were generally constructed around the 1950s/1960s in a Modernist architectural style. Figures 2 and 3 show the adjacent buildings to the subject property.

**Figure 5: Lester Arnold High School to the East**



**Figure 6: Adjacent in-line commercial center to the north**



### **Architectural Character**

The existing building has a traditional style common to the mid-1970 built with brick, flat roofing and shallow eaves. The applicant's proposed exterior improvements will not require any changes to the façade of the building, as the entire project will take place in their rear landscaping area. The applicant intends to provide an opportunity to the community to enjoy the current bicycle lane amenities that run within the Derby district.

Although the architectural styles throughout Derby vary, the variety tells the story of commercial development over time within the Derby Downtown District, and the proposed bike rental service that will be provided by the library, represent the next chapter in that story. This context has been considered by staff and is important to the review of the project as well as the unique character of the Derby District as a whole.

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. Finally, the Commerce City Land Development Code provides the regulating framework for specific development standards that govern physical characteristics of a project before construction or installation. The proposed improvements have been reviewed against and found to meet the standards of the Land Development Code.

### **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 state that improvements to non-1950s era properties shall retain and preserve the historic character of the building, remaining an expression of their time, and conform to the design standards with respect to design, materials, and color. The proposed inclusion of the bicycle storage shed as well the expansion of the perimeter fence will not disturb the historic character of the library building and these proposed improvements will benefit the area as a whole.

Buildings located on corners at street intersections must also emphasize and anchor the corner, providing outdoor spaces that are a key component in the creation of successful people-oriented places. Being cognizant of this requirement, the applicant has proposed exterior improvements that will maintain an inviting landscaping garden in the rear of the property while encouraging enhanced pedestrian connectivity and multi-modal forms of transportation that will be accessible for all members of the community. This proposal will bring a great new amenity to the multimodal transportation experience within the Derby district in accordance with the Pedestrian Amenities section of the Derby Design Guidelines, and will better serve the community as a whole.

### **Derby Design Guidelines -- Goals for this Application:**

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

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

#### **Goal #4: Revitalize Derby through:**

- Multi-functional spaces that ensure a variety of uses at different times.
- Sustainable planning and design solutions that will incite environmental Awareness.

#### **Goal #7: Transform Derby into a healthy and multi-modal traffic environment, while continuing to support the necessity of the automobile, through:**

- Pedestrian connection improvements to community assets.
- Bike lanes and pedestrian ways to promote regular physical activity.

### **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 Community building property, the applicant's proposed public use of the subject property for a library / bicycle rental program is a legal and conforming use in Derby.

### **Final Analysis**

When considering new exterior improvements, the current architectural character will remain a focus for the library in order to encourage more people to visit the facilities and enjoy the amenities this property

has to offer. Based on staff's review, the proposed exterior improvements will enhance alternative forms of transportation along the Derby District and it will create an inviting program that can attract more people to enjoy the area and will serve as a way to activate the district through additional pedestrian / bicycle traffic.

The applicant is also requesting catalyst funds in the amount of \$25,000 to help offset part of the cost of the new bicycle storage shed and as well as the new fencing. The current budget for this project is \$63,858.00

City staff concludes that the proposed improvements are harmonious with the principles of the Derby Design Guidelines that encourage physical activity, multimodal forms of transportation in the form of commuter bikes and fulfills the goals of the redevelopment program for the district. The new library bicycle rental program will encourage members of the community to use alternative forms of transportation around the Derby district and it will enhance the pedestrian realm by encouraging less vehicle presence through the area. Additionally, through future redevelopment efforts in the district such as the lighting and way-finding plan approved by city council in 2018, the district will become a safer area to ride bikes and pedestrian traffic.

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



## Staff Recommendation

**Recommended Motion:** “Based upon the finding 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-076-20, a Derby redevelopment application for the property located at 7185 Monaco Street, subject to one advisory:”

1. **Advisory:** The applicant shall obtain an approved building permit from the Community Development Department prior to installation of the new exterior bicycle shed and new fencing.

**Recommended Catalyst Fund Motion:** “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed **\$25,000** to reimburse the applicant for costs the City determines qualify under the program, subject to one condition and one advisory.”

1. **Condition:** The applicant shall submit building permits for the new fencing and bicycle storage shed prior reimbursement of catalyst funds associated with this request.
1. **Advisory:** In accordance with Derby Review Board Policy 2014-1, catalyst funds for façade renovations such as this will expire if the project is not commenced within 6 months and completed within 12 months.

## 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-076-20 subject to conditions and one advisory, a Derby Redevelopment application for the property located at 7185 Monaco Street.”

### 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-076-20, a Derby Redevelopment application for the property located at 7185 Monaco Street.”

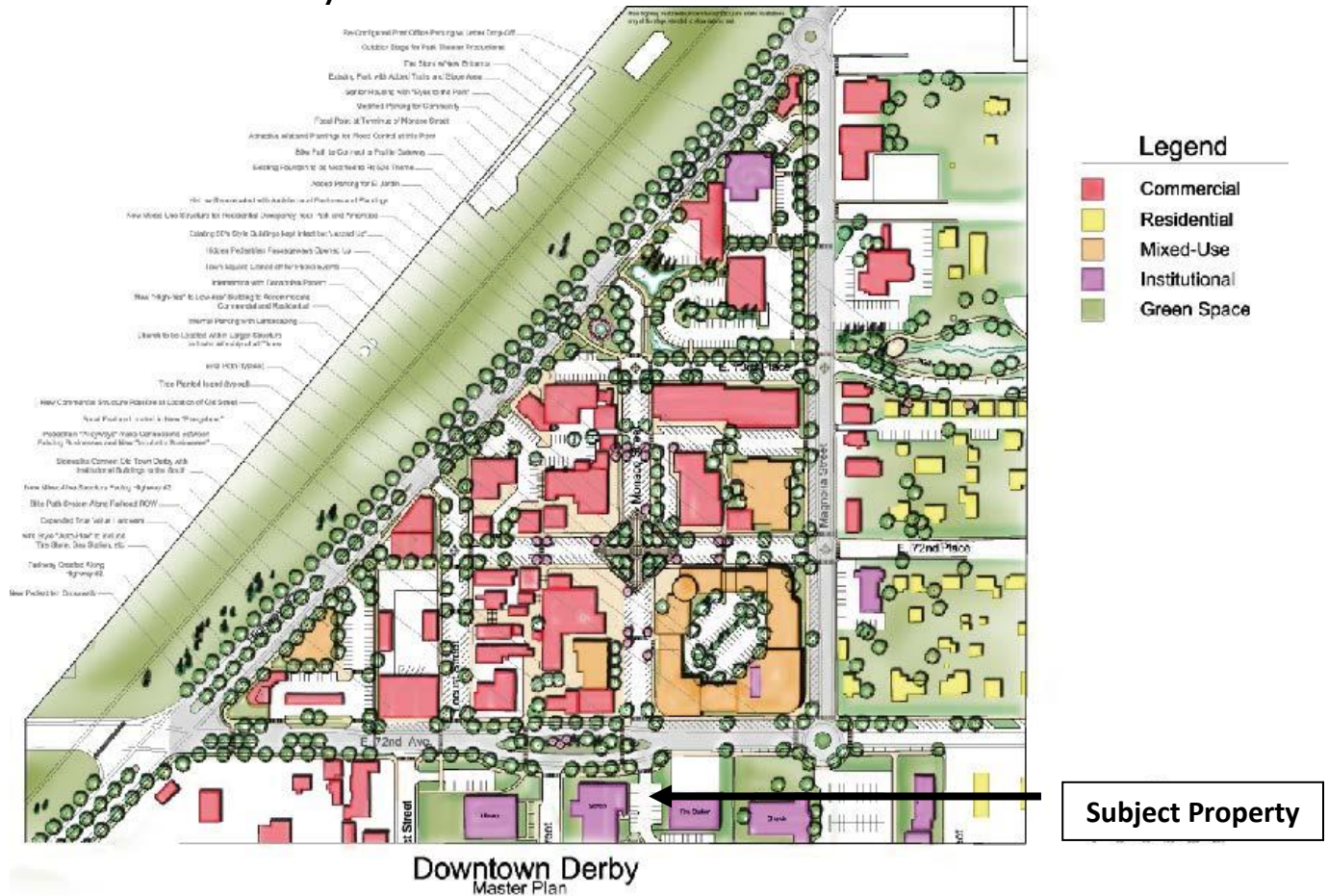
## Attachments

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
- Applicant’s project description and drawings



## Location within the Derby Downtown District:



**Aerial view of site:**

