

Design Guidelines Update for Olde Town Arvada

Workshop #2 Summary

The Project

The City of Arvada is in the process of updating the Design Guidelines for Olde Town Arvada. In 1998 the Arvada Downtown Historic District was established and listed on the National Register of Historic Places. Subsequently the city adopted Design Guidelines in 2004 for Olde Town and established a process for overseeing development in the district and surrounding conservation area.

The city adopted the Arvada Transit Framework Plan in 2007 in anticipation of the arrival of the commuter rail and station in the heart of Olde Town. Plan implementation strategies included the exploration of amendments to the Design Guidelines for Olde Town Arvada which would be supportive of development that is both sensitive to maintaining the character of the Downtown Arvada Historic District and the character of a transit oriented development. In addition, several years of work with the Design Guidelines have identified the need to update and reorganize the adopted document.

Workshop #2 Content

An essential component of the study is to frame a future vision for the Olde Town area. In Workshop #1 citizens were provided an opportunity to identify and comment on various development prototypes in relationship to neighborhood contexts. Workshop #2 provided another opportunity to further refine the goals for the Olde Town Arvada neighborhood contexts. These goals will be put forth in the Arvada Olde Town Design Guidelines Update Strategy Report. This will be presented to the City Council at the May 24, 2010 meeting.

The following handouts and display materials were provided to inform the discussion and document feedback at Workshop #2:

- **Goals for Neighborhood Contexts**
- **Design Issues Comment Sheet**
- **Workshop #1 completed workshop materials**



Participants provided comments on the neighborhood context goals developed from Workshop #1.



Participants provided comments on the goals for specific neighborhood contexts.



• **Worksheet 1: Goals for Neighborhood Contexts**

Participants provided comments on the goals for specific neighborhood contexts. They also refined the boundaries for several contexts. The following is a list of the updated goals.

East Yukon Olde Town Area

1. Provide a mixed use area, that transitions in scale, stepping up from the residential scale on the west side of Yukon, to the scale of building along Olde Wadsworth.
2. Provide pedestrian-friendly sidewalks with retail (storefronts) and/or residential uses (principal entrance) at the street level. Accommodate structured parking facility with pedestrian friendly (retail/storefront wrap) street edge
3. Provide a mix of smaller courtyards and plazas linked to the sidewalk
4. Minimize the visual impacts of parking from the street.
5. Provide residential entries near street level (typically about 3 feet above the sidewalk level; when feasible).
6. Establish a predominately two story street wall. Allow some varied height of buildings along the sidewalk edge.
 - Encourage two stories at the sidewalk edge (potentially allow shallow front yards for rowhouse form with design review)
 - Allow a maximum of three stories, with 3rd floor set back (potentially allow 3rd floor at the sidewalk edge near Ralston Road for a mixed use parking structure form with design review)
 - Provide two story buildings adjacent to historic buildings (potentially allow three story buildings at these edges with design review).
7. Preserve historic buildings.

Old Wadsworth Olde Town Area

1. Promote a mixed use area that maintains the historic character of the street. Provide retail (storefronts) at the sidewalk edge.
2. Provide a well-defined street edge, with a high percentage of building fronts located at the sidewalk edge.

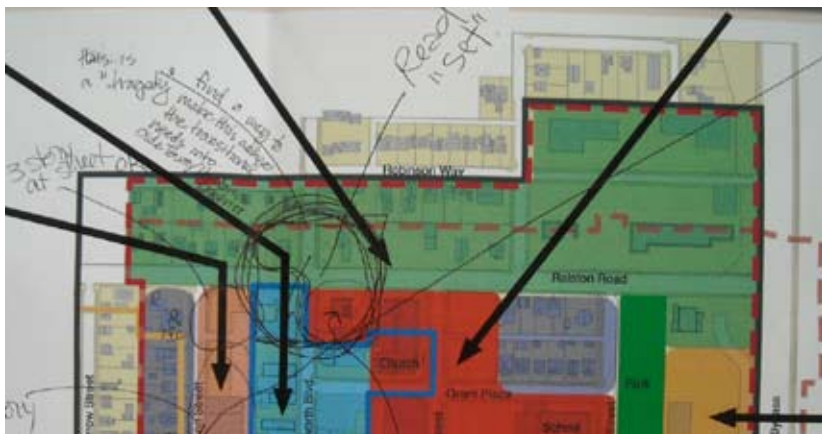
3. Allow a limited percentage of a new building front to be set back from the sidewalk edge to allow for smaller courtyards and plazas to link to the sidewalk.
4. Minimize the visual impacts of parking from the street. Surface parking shall only be allowed behind buildings or in structures with pedestrian-friendly edges.
5. Maintain the traditional two story scale, and varied height of buildings along the street.
 - (Potentially allow 3rd floor step back with design review)
6. Preserve historic buildings.
7. Celebrate the intersection of Old Wadsworth and Ralston Road. New development should respect the historic character of Olde Town Arvada.



Citizens were engaged in workshop activities throughout the evening!

Ralston Road Olde Town Area

1. Provide wider (10' - 12' with streetscape improvements) pedestrian-friendly sidewalks along Ralston Road, Vance Street and Yukon Street. Allow narrower sidewalks and planting strips along the residential edge.
2. Provide a mixed use area, that transitions in scale, stepping up from the residential scale along Robinson Way, to the scale of building along Ralston Road.
3. Provide a well-defined street edge, with a high percentage of building fronts located at the sidewalk edge along Ralston Road, Vance and Old Wadsworth.
4. Provide a mix of smaller courtyards and plazas linked to the sidewalk
5. Minimize visual impacts of parking from the street.
6. Limit the number of curb cuts on Ralston Road. Consider providing an interior circulation system that can connect several parcels.
7. Maintain the traditional two story scale, and varied height of buildings along the street.
 - Allow a maximum of three stories, with 3rd floor set back (potentially allow 3rd floor at the sidewalk edge for a mixed use parking structure form)
8. Celebrate the intersection of Old Wadsworth and Ralston Road. New development should respect the historic character of Olde Town Arvada.





Webster Mixed Use Olde Town Area

(Previously Commercial Core Olde Town Area)

1. Provide a mixed use area, but predominantly retail (storefronts) uses at the sidewalk edge.
2. Provide wider sidewalk (8' to 10'), as feasible.
3. Allow a limited percentage of a building front to be set back from the sidewalk edge to allow for smaller courtyards and plazas to link to the sidewalk.
4. Minimize the visual impacts of parking from the street.
5. Maintain the traditional two story scale, and varied height of buildings along the street.
 - Encourage two stories at the sidewalk edge (potentially allow shallow front yards for rowhouse form with design review)
 - Allow a maximum of three stories, with 3rd floor set back (potentially allow 3rd floor at the sidewalk edge for a mixed use parking structure form with design review)
 - Provide two story buildings adjacent to historic buildings (potentially allow three story buildings at these edges with design review).
6. Preserve historic buildings.

East Olde Town Area

1. Establish a predominantly residential neighborhood. Also, allow limited service-oriented businesses in a large scale residential complex. Allow office uses.
2. Provide pedestrian-friendly sidewalks along the street and park.
3. Orient and align buildings to the park and the street.
4. Provide a mix of smaller courtyards and plazas linked to the sidewalk and park.
5. Provide areas of on-street parking to buffer pedestrians from traffic.
6. Minimize the visual impacts of parking from the street.
7. Provide residential entries near street level (typically about 3 feet above the sidewalk level; when feasible).

8. Provide varied building heights.
 - Encourage two story and three story buildings along the street with a fourth story set back
 - Provide a two story building edge adjacent to historic buildings and McIlvay Park (potentially allow three story buildings at these edges with design review).
9. Limit the length and widths of buildings to reflect the mass and scale of traditional building within the Olde Town Area.

Residential Neighborhood Olde Town Area

1. Maintain the predominately residential uses including small cottage type retail and office uses.
2. Promote yards in front, also allow small courtyards with cottage type retail uses.
3. Minimize visual impacts of parking as seen from the street.
4. Maintain the alignment of primary entrances along the street.
5. Maintain the traditional two story scale, and varied height of buildings along the street.
 - Allow a maximum of two-and-a-half stories
6. Preserve historic buildings.

Grandview Olde Town Area

1. Promote a mixed use area that maintains the historic character of the street. Provide retail (storefronts) at the sidewalk edge.
2. On the south side of Grandview, potentially allow a limited percentage of a new building fronts to be set back from the sidewalk edge to allow for smaller courtyards and plazas to encourage reducing the mass on larger new infill buildings with design review.
3. Allow a mix of smaller courtyards and plazas linked to the sidewalk, particularly at the existing residential enclave and station stop.
4. Minimize the visual impacts of parking from the street.
5. Maintain the traditional low scale, and varied height of buildings along the street.
 - Retain one story historic buildings at the sidewalk edge.
 - Permit a maximum of two stories.
 - Allow some two stories portions of buildings at the sidewalk edge on larger new infill buildings with design review.
6. Preserve historic buildings



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Comments

“Like #5, #11, #13, #15 for character look of Olde Town...keep architectural design toward these...keep charm of Olde Town...highlight design elements like #11”

“Don’t make “new” buildings look like the “new” library. It is not congruent with existing buildings.”

“Allow for different guidelines on back of buildings as opposed to front, ie natural wood decking allowed on back not painted wood.”

#1: “Buildings on the north side should be able to be built up

#1: “Not compatible with historic look.”

#5: “Beautifully done.”

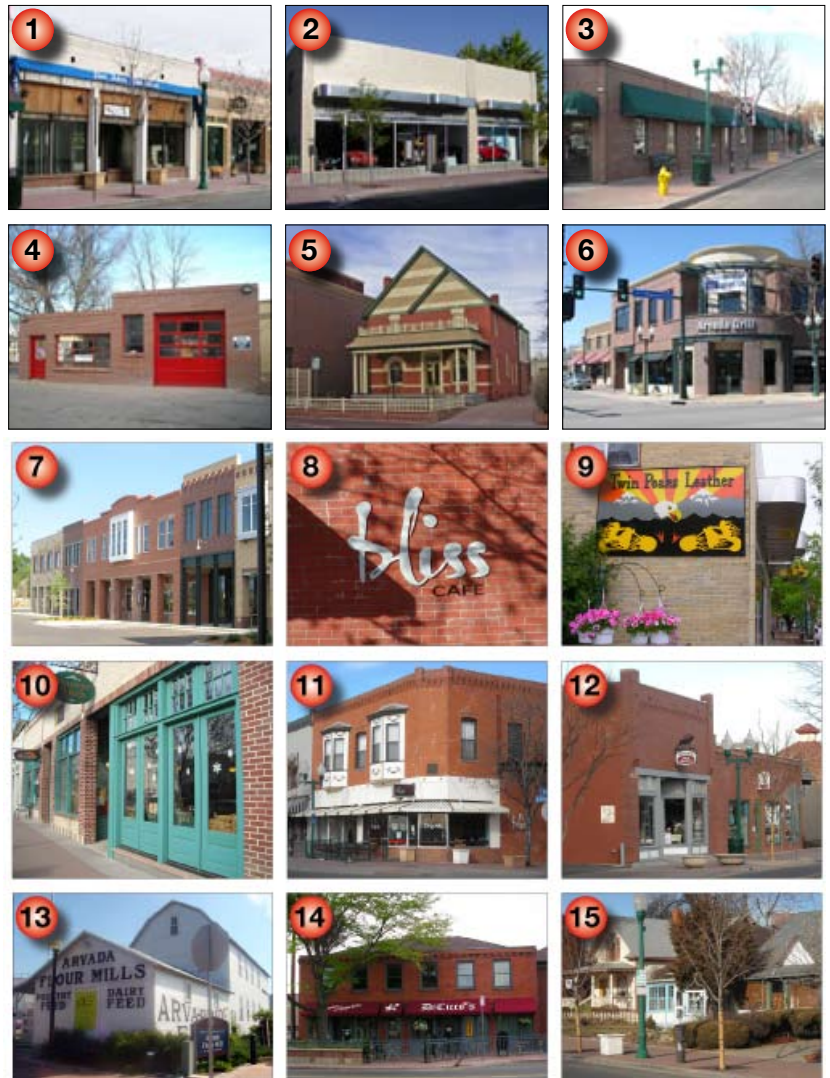
#5. “ Interesting, but can it be sustained”

#6. “I was surprised it looked OK.”

#6. “Like.”

#8. “Like-very simple”

#15. Cute housing.”



Next steps

The consultants will present the strategy report to the City Council and develop Draft #1 of the Olde Town Arvada Design Guidelines Update.

• Worksheet 2: Design Issues Comment Sheet

A series of images were provided to provoke thoughts about any issues regarding the current set of design guidelines.

A sampling list of comments is provided in the side column.

Key themes

The following key themes are noted:

- Building design should be close cousins to historic buildings
- Celebrate the intersection of Old Wadsworth and Ralston Road as an entryway into Olde Town Arvada.
- Provide additional design review at sensitive edges.