

REVIEW ITERATION APPLICANT RESPONSE

Project: 7207 Grandview Avenue Development Plan
Address: 7207 Grandview Avenue
Date: October 3, 2022

RE: 2nd Submittal Applicant Response

NOTE: Comments are addressed in order as shown on the "1st Review Staff Comments.pdf Markup Summary.

1. Typical detail and annotation for the new awnings has been added to A1.02.
2. New fencing detail with height and material has been added to A1.01.
3. Picket fence for the apartments will match the fence along the perimeter of the Wilson House.
4. New deck and guardrail detail added to A1.01.
5. Slat awnings – This design is meant to mimic the utilitarian design of the motel building. There is little ornamentation or architectural features on the motel building. The awnings being replaced look to be of a mid-century design; simple metal slats, typical of that era. The proposed awnings will be simple and utilitarian in design to match the building's architecture.
6. A monument sign has been added for the Wilson House commercial tenants. The main floor of this building is and has been available for commercial lease. The monument sign is for tenants to display their businesses along the property frontage. The sign area is 28 Square feet, which meets the current sign design guidelines. Maximum square feet for a monument sign is 32 square feet. The sign structure will be of earth tone stone veneer over a wood frame with a concrete foundation. The sign itself will have a white background with black lettering. Stone was chosen for the monument sign structure to blend into the proposed landscaping and not to distract from the features of Wilson House. The white sign background with black lettering with a simple typeface design. This type of sign was chosen for visibility along the 72nd Street corridor. Cars are usually parked along the sidewalk in front of this property during Olde Town business hours. This type of sign design is needed to grab the attention of vehicular and pedestrian traffic for tenants of this building.
7. Exterior lighting on the Storage Building - Details and specification information has been added to A1.01.
8. Based on conversation with the Arvada Historical Society and on a property site photo in a historic book about Arvada, the original fence was white metal. We are proposing to mimic this type of fence around the property and in at the motel units.
9. Storage building has been added to the Landscape Plan.
10. Location of new sign, fence and bike rack located on Landscape Plan and Site Plan.
11. See Comment Response 6 above.
12. See Comment Response 6 above.
13. Motel building deck – There is no deck on the motel building. The proposed deck is to be built over the existing low roof on the rear of the Wilson house.

14. Typical detail for metal awnings is now located on Sht. A1.01.
15. As stated previously, a metal fence was chosen specifically to meet the historical character of the property.
16. As stated previously, the motel unit fencing will be of the same design and construction as the fence around the perimeter of the property.
17. Landscape Plan has been revised to relocate perimeter trees away from edge of easement.