

Jefferson Park United Neighbors (JPUN)
 Land Use Committee (LUC)
 June 19, 2009
 Zocalo Conference Room
 Minutes by: Lisa Gerondale

<u>Attendees:</u>	<u>LUC</u>	<u>Presenter/Visitor</u>	<u>Project</u>
Fred Lai, Co-Chair	X		
David Solomon, Co-Chair	X		
Lisa Gerondale	X		
Tom Blyth		X	
Bill Seward	X		
Ed Rovey	X		
Daren Johnston		X	
William Brinkerhoff			La Loma
Renee Brinkerhoff			La Loma
DJ Hubler		X	
Paul Campbell			Element 47
Lex Economou			Element 47

7:00p.m.-Meeting called to order. Sign-in sheet distributed.

General:

1. Fred did not receive the May minutes until today. He will distribute by email for review.
2. Ed Rovey was voted in as a new member of the LUC at the May meeting.
3. There will be no vote necessary at this meeting (no need to establish whether a quorum will be necessary)
4. All members are up to date on attendance.

Old Business:

1. La Loma Rezoning
 - a. Joe Boven sent a second letter to Councilman Garcia summarizing the vote at the general membership meeting. The letter was forwarded to Councilman Garcia last week.
 - b. Tom mentioned that he had not seen the letter yet.
 - c. William Brinkerhoff noted that he had seen it and that it was a very good letter.
 - d. Fred agreed. He said that the letter was very factual.
 - e. William Brinkerhoff said that they submitted their application for rezoning last week. He said that there was really no discussion. The City unanimously agreed to move forward with the requested zoning.

- f. William Brinkerhoff also mentioned that they had demolished the big building and hoped to have the second one down by next month (they are waiting for clearances).
 - g. Tom thanked William Brinkerhoff on behalf of the neighborhood.
2. Alcott Traffic Study
- a. David said that Mike Schultz with the City of Denver confirmed that the traffic study is complete but no decision has been made yet and the results of the study will not be released until the decision has been made. They will be meeting to discuss the results and a final decision sometime next week.

Presentations/Discussions

1. Pure
- a. A formal vote at last month's meeting approved support exempting the lot from OD-9 rezoning. Markus and Bryan requested a formal letter summarizing the vote. Fred will draft the letter and email to members for review.
2. Element 47 (formerly Pinnacle Station)
- a. Paul and Lex presented the new site plan that was submitted to the City Planning Committee on Friday. Paul mentioned that JPUN would be receiving official copies from the city.
 - b. Paul noted that the new design has the following:
 - i. 265 units
 - ii. Gross floor area-285,294 sq. ft.
 - iii. Landscape coverage is greater than the previous plan
 - iv. Parking still exceeds the city requirement
 - v. Building 1 is closer to the edge increasing the dimension between building (more space in view corridor)
 - vi. Building 2 and 3 are now combined; lower height than previous plan
 - vii. There are no residences over the clubhouse decreasing the building height
 - viii. Building 4 and 5 have been combined
 - ix. Retail space has remained the same
 - x. There is now a semi-public space next to the retail
 - xi. Removed curb-cuts onto Frontview Crescent
 - xii. Series of detention ponds above ground for water mitigation. Most of the detention ponds are located on the highway side to collect water and distribute into public storm receptors. (There was some discussion regarding the logistics of the system and some questions that were not fully answered b/c the experts in that area were not at the meeting. Fred suggested compiling questions regarding the new plans and forwarding them to him in order to have a list of questions prepared for Paul and Lex prior to the general meeting so that they will have the opportunity to answer the questions in greater detail)
 - xiii. One water quality pond behind building 4

- xiv. Landscaping-dry land grasses for detention ponds; underground automatic irrigation for the rest of the landscaping.
- xv. Building 1
 - 1. Overlook relocated to the corner of I-25 and 23rd Ave.
 - 2. Tiered, landscaped walls
 - 3. Ornamental guard rail
 - 4. Parking ramp is divorced from Building 2
 - 5. The traffic study contemplated looking at no parking along curbs and signage but does not require a new light at River Dr. alley and 23rd Ave.
- xvi. Building 2
 - 1. Accessed off of West elevation
 - 2. Includes front office and pool
 - 3. Meets if not exceeds detail in last plan
- xvii. Building 4 (previously Building 5)
 - 1. Edge of alley allows for planting; tier for landscaping down to parking
 - 2. Tandem parking (will be dedicated to 2-bedroom units). Spots are assigned and monitored closely by Property Management.
- xviii. Building 3
 - 1. 3-story building with 2 levels of parking but realistically more like 1 ¼ level of parking.
- xix. Landscaping quantities are the same if not better than prior plan
- xx. Different lighting scheme—different landscape architect (L. Ripley). Plan meets city requirements to minimize light pollution. Lex also mentioned that light bleeding up is a deterrent for keeping renters. The new dome light fixtures in the plan are just the designer looking at different shapes. It does not change light effects.
- xxi. General height of domes is 18'. Range is 18'-22'.
- xxii. There was a question regarding the quality of the lamping. It was decided the question should be included on the list for Lex and Paul to address at the general meeting.
- xxiii. Format
 - 1. Still ghosted in the last project as a reference.
 - 2. Coded materials. Primarily synthetic stone with 4 colorations.
 - 3. Played around with parapet heights.
 - 4. Average grade is approx. 46'
 - 5. Masonry is all stone. No brick.
 - 6. 2nd stone used to highlight entrances.
 - 7. Elevations are stucco and stone.
 - 8. Try to use large chunks of stone (most at base) to get horizontal line going and for durability.
 - 9. Consolidated form bringing building away from Frontview Crescent.

- xxiv. Fred asked about design tools and floor plans. He also mentioned that long elevations are of some concern.
- xxv. Paul explained that they have strategically placed balconies and coloration to break up long, straight runs. Will also use framing on sides of the balconies.
- xxvi. Lex and Paul will be prepared to deliver their presentation to the general membership on July 7, 2009 and will also try to have 1 building at scale that correlates to the elevations. Paul said that he would keep his presentation to approx. 10 minutes and then open it up questions.

8:00p.m. - Meeting adjourned.