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## AndersonMasonDale Architects

7 October 2016

Planning and Zoning Commission and City Council  
City of Edgewater  
2401 Sheridan Boulevard  
Edgewater, CO 80214

RE: First Amendment Planned Unit Development- 2501 Chase Street  
Letter of Intent

Dear City of Edgewater Planning and Zoning Commission and City Council,

This Amendment proposes the following changes for the Planned Unit Development at 2501 Chase Street, Edgewater Colorado.

- Renovations and Improvements to an existing Historic Two- Story Structure.
  - Exterior Building Improvements
    - Exterior (LULA) Elevator Addition on West elevation to provide ADA Access to the Building.
    - North Entry Porch and Stairs for second point of egress for the Upper Level.
    - Replacement of Roof Structure with new wood trusses to match existing roof profile.
  - Interior Building Improvements
    - Upper Level Renovation to provide Classroom Studio Space.
    - Lower Level to provide minimal improvements, including storage and plumbing rough-in for future RR.
    - New Mechanical platform above upper level program spaces.
  - Site Improvements
    - Van Accessible Parking stall at North end of Parking lot.
    - Site paving modifications at lower level south entry to provide ADA compliant ADA Access.
    - Site Paving to provide elevator access, stair access and access to new lower level entry on west façade.
    - Re-stripping of parking lot.
    - New ground mounted condensing units mounted to new concrete pads on north and west side of building.

Paul S. Haack, AIA  
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David C. Pfeifer, AIA  
Joey Carrasquillo, AIA

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Emeritus  
Ronald L. Mason, FAIA  
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1945 – 2003

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Ryan Lutz, AIA  
Kristin O'Connell, SMPS  
Cynthia Ottenbrite, AIA  
Todd Swarts, AIA

This Amendment addresses the following criteria for the Planned Unit Development at 2501 Chase Street, Edgewater Colorado.

- **Sec. 16-28-60. - Criteria for approval.**

(1)

**The proposed project shall not be detrimental to present and potential surrounding land uses.**

*The proposed project will have limited impact on the existing land uses with less than 10% disturbance to the site area from the 2003 Master Plan. Adjacent land uses include C-1 Zoning to the South and R-1 Zoning to the north. The school will utilize the existing parking lot for all parking needs, and 25<sup>th</sup> Street for entry and drop-off needs. There should be little impact to the adjacent R-1 Zoning land uses to the North of the site. Gold Crown Enrichment Programs will primarily use the interior space of the existing building. At times of optimal weather and as the school program requires, the school will give special permission to students to complete work outside. In addition, occasionally the program requires larger groups of supervised students to complete larger STEM or art Projects outside the building. These activities will have limited impact on the surrounding neighborhood beyond providing a venue to complete and potentially display the work of the students.*

(2)

**Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.**

*Gold Crown Enrichment Programs typically draw students who walk or ride their bike to/from the facility. Some small percentage of students are dropped off/picked up by car. Drop-off and pick-up occur throughout the hours of operation and are not condensed to a single time. The general hours of operation will be 3p-7pm.*

(3)

**Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.**

*Existing utility connections are adequate w/ exception of water tap. City of Edgewater to provide new water tap.*

(4)

**The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.**

*Yes. Building square footage is 4,500, requiring 8 parking spots (.21 per 1000 sf.) Nine provided.*

(5)

**The project conforms with the purposes and standards prescribed in this Chapter.**

*The proposed project conforms to the purpose of serving the community and students of Edgewater with daytime and afterschool activities. The proposed project has limited impact on the site, and most activities will be contained within the existing building.*

(6)

**The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.**

*The proposed project is compatible with the Comprehensive Plan by 1) providing a mix of activities to the growing 25<sup>th</sup> Ave Street front 2) creating a sense of place for the students of Edgewater 3) Provide services to create life-long learners 4) preserving a piece of the history of the City of Edgewater. The Enrichment Center for the Gold Crown Foundation will provide a much needed resource that will benefit the community for years to come.*

(7)

**The project provides benefits to the City that outweighs its adverse effects.**

*Gold Crown Enrichment Center will provide a safe afterschool interest-based learning program for students age 10-18 with activities focused on creative art, technology, and STEM-based projects. This is a drop-in completely free program to all youth that become members.*

(8)

**The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.**

*Provided, see updated sheet 6.*

Sincerely,

Applicant:



Kevin Petty, Gold Crown Foundation

Planning and Zoning Commission and City Council  
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7 October 2016  
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Applicant Representative:

A handwritten signature in black ink, appearing to read "Carrie Lee". The signature is fluid and cursive, with a large initial "C" and "L".

Carrie Lee, LEED AP  
Architect  
Anderson Mason Dale Architects