
Trammel Crow Revised Application

email: "mdeven@arvada.org Mark Deven"

Thursday, February 8, 2018 at 5:10:49 PM Mountain Standard Time

To: email: "Council@arvada.org Council"

Bcc: email: "chris-d@arvada.org" , email: "lgillis@arvada.org" , email: "bray@arvada.org"

City Council

The City of Arvada has been made aware by the Trammell Crow Company ("TCC") that it intends to submit a revised application of its Preliminary Development Plan ("PDP") and Height Exception to Council for its consideration.

It is the City's understanding that TCC's revised application will attempt to address some of the concerns that it heard at the Public Hearing from Council.

TCC's submittal is expected to include:

An elimination of some of the top floor units on the North side nearest Grandview

A reduction from 350 bedrooms to 338 bedrooms.

An increase in parking from 350 spaces to 365 spaces.

A stepping back of some of top floor units on the North side facing Grandview to potentially mitigate concerns about views, scale, massing and to come more into compliance with the stepping back provisions in the Transit Station Framework Plan.

The Land Development Code allows for an application to be reheard based upon City Council's consent. It is the City's understanding that the changes will not be so substantial from a structural/engineering standpoint nor involve a change to the building footprint although the changes will be substantive. Based on the fact that the Planning Commission already recommended approval of the PDP 6-0 and Height Exception 4-2, and the proposed changes are intended to further lessen the impact of the development, staff does not believe that the resubmittal needs to be taken back to Planning Commission for its recommendation.

The recent Candelas Townhomes project provides a precedent in terms of not going back to Planning Commission. The entirety of the application would be reheard after public notice. Provided that City Council agrees to hear the revised application with proposed changes, the hearing date will be set for March 19, 2018.

It would be my recommendation, provided City Council wishes to revisit the application, that our Public Information Officer, Maria Vanderkolk, issue a press release. The press release would inform the public that Council has agreed to a second hearing for the project based upon the revised application that Trammell Crow Company has submitted related to its Preliminary Development Plan and Height Exception, and in response to certain concerns heard at the previous hearing. The press release will also state that the Arvada City Council will hear the matter on March 19, 2018.

Based on the City's understanding of what TCC will be submitting, I need to know whether you agree to hear TCC's application.

Respond only to me, and by yes or no response. Please don't CC anyone. If you need to call me, I am available by cell phone.

email: "mwilliams@arvada.org Marc Williams"
To: email: "mdeven@arvada.org Mark Deven"

Thursday, February 8, 2018 at 5:30:57 PM Mountain Standard Time

YES!!!!

Sent from my iPhone
Marc Williams
Mayor of Arvada

> On Feb 8, 2018, at 5:10 PM, Mark Deven wrote:

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