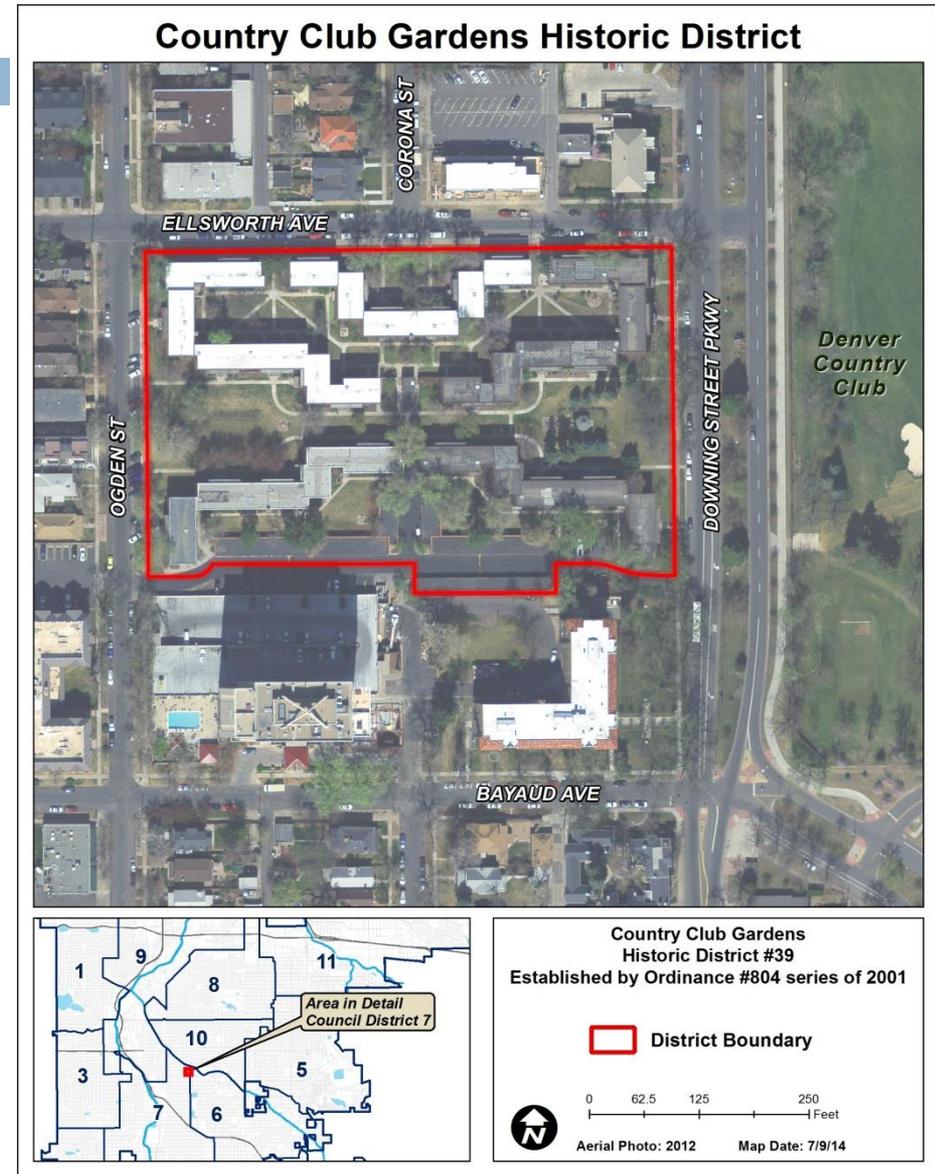


COUNTRY CLUB GARDENS

Development Agreement Amendment

Country Club Gardens

- Locally known as 16-23 S. Downing Street (15 S. Downing/14 S. Ogden)
- Council District #7
- 4.3 acres
- Historic District designation 2001
- Development Agreement 2001(amended 2007 & 2009)
- Balance of preserving historic district and accommodating new development
- Third Amendment Proposed



Country Club Gardens Historic District

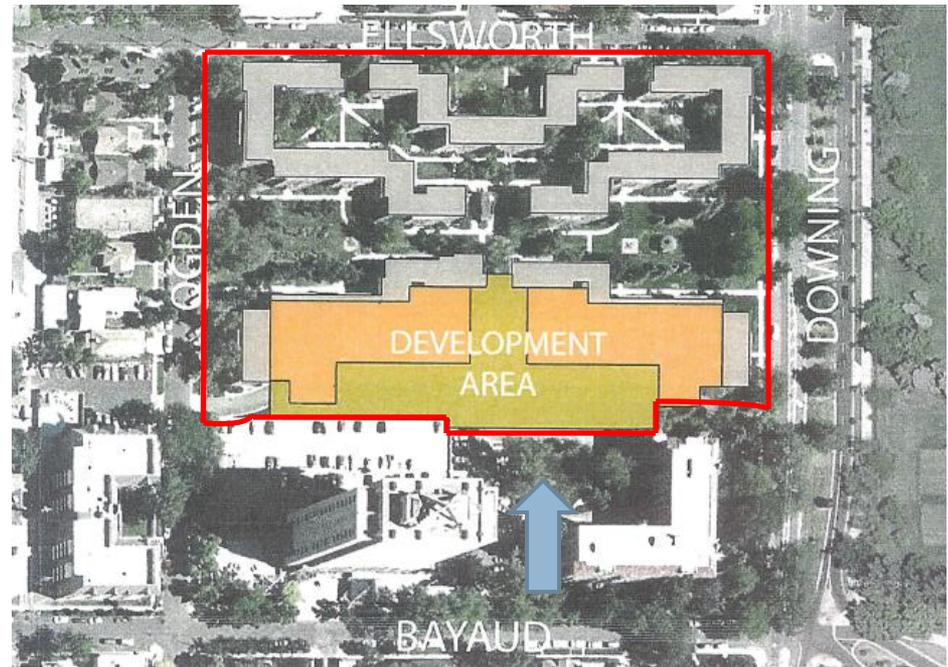
- 3-story apartments built in two clusters, dating from 1940
- Designed by Fisher, Fisher and Hubbell with landscape by M. Walter Pesman
- One of earliest and best local examples of the International Style
- First Federal Housing Administration project in Rocky Mountain region
- Extensive designed landscape and courtyards adjacent to Downing St. Parkway



Current Development Agreement

- 2001 Agreement, amended in 2007 and 2009
- Demolition approval without a public hearing by Landmark Preservation Commission (LPC)
- LPC design review for new construction in Historic District – including Development Area
- LPC design review for related construction activity outside of historic district
- Maintenance of historic buildings with requirements to start major work by 2011 and complete work within 10 years

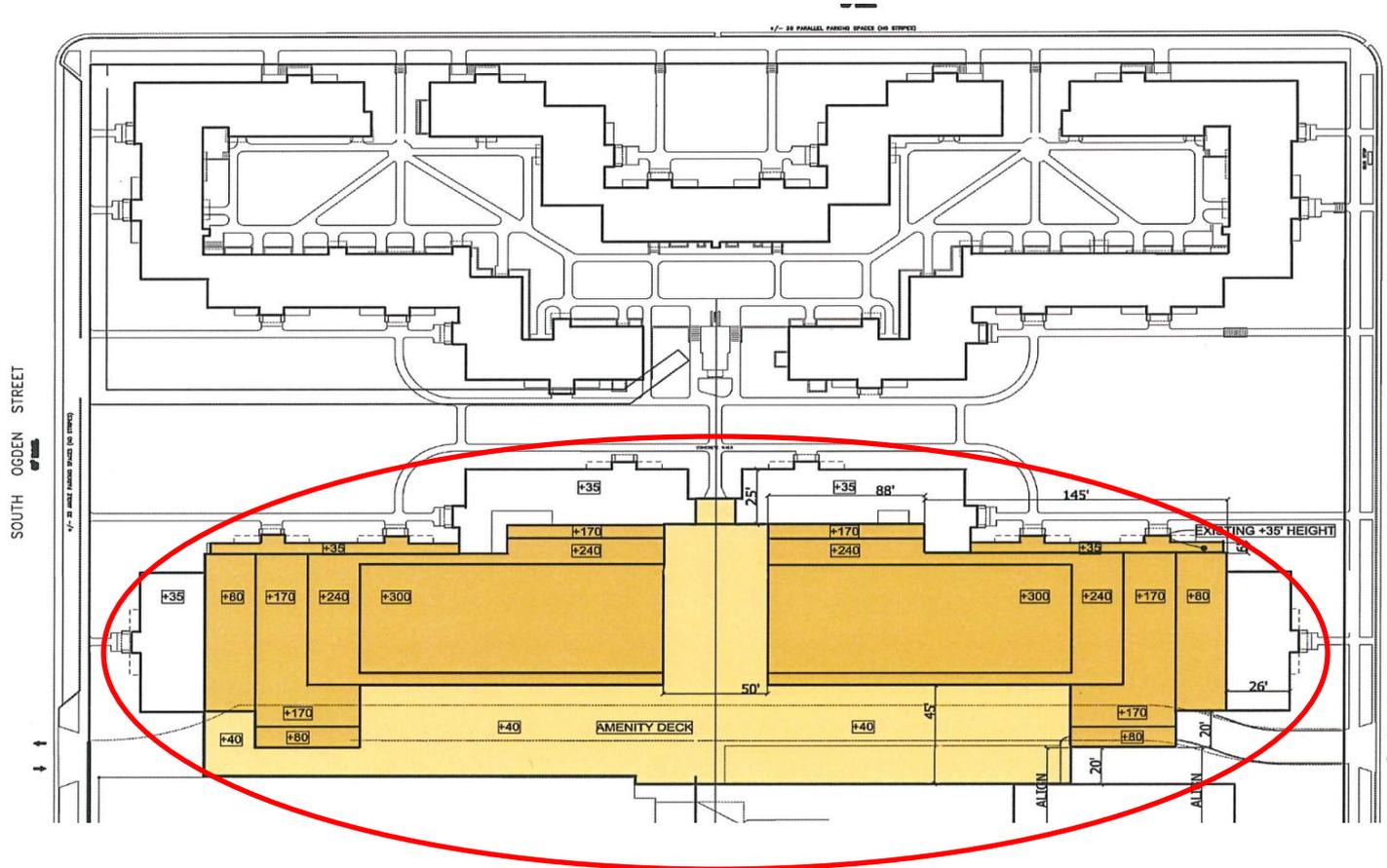
Development Area per 2007 Amendment



- = Historic District Boundary
- ↑ = Proposed Site Access

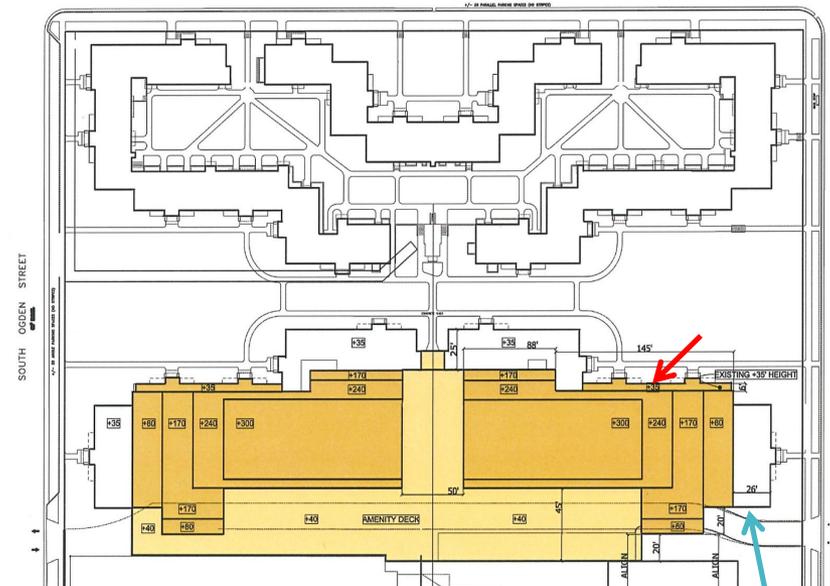
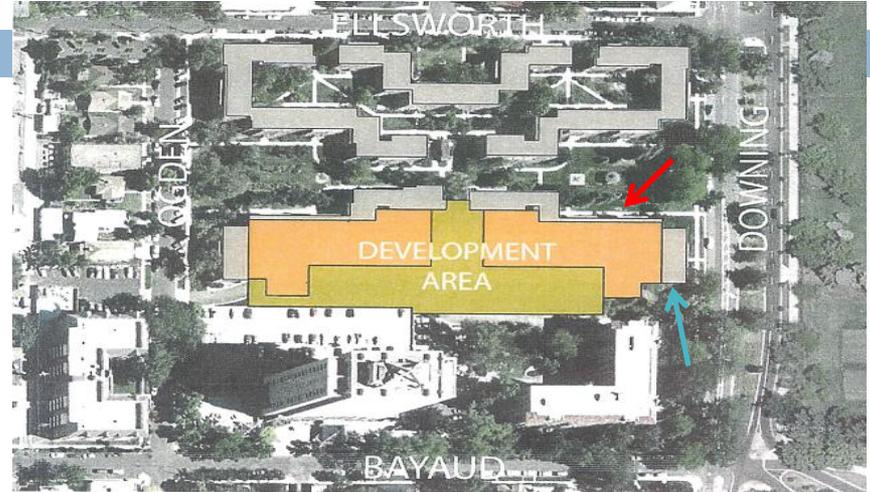
Current Development Agreement

- New development up to 300' in height within development area
- Subject to building envelope "height tiers"



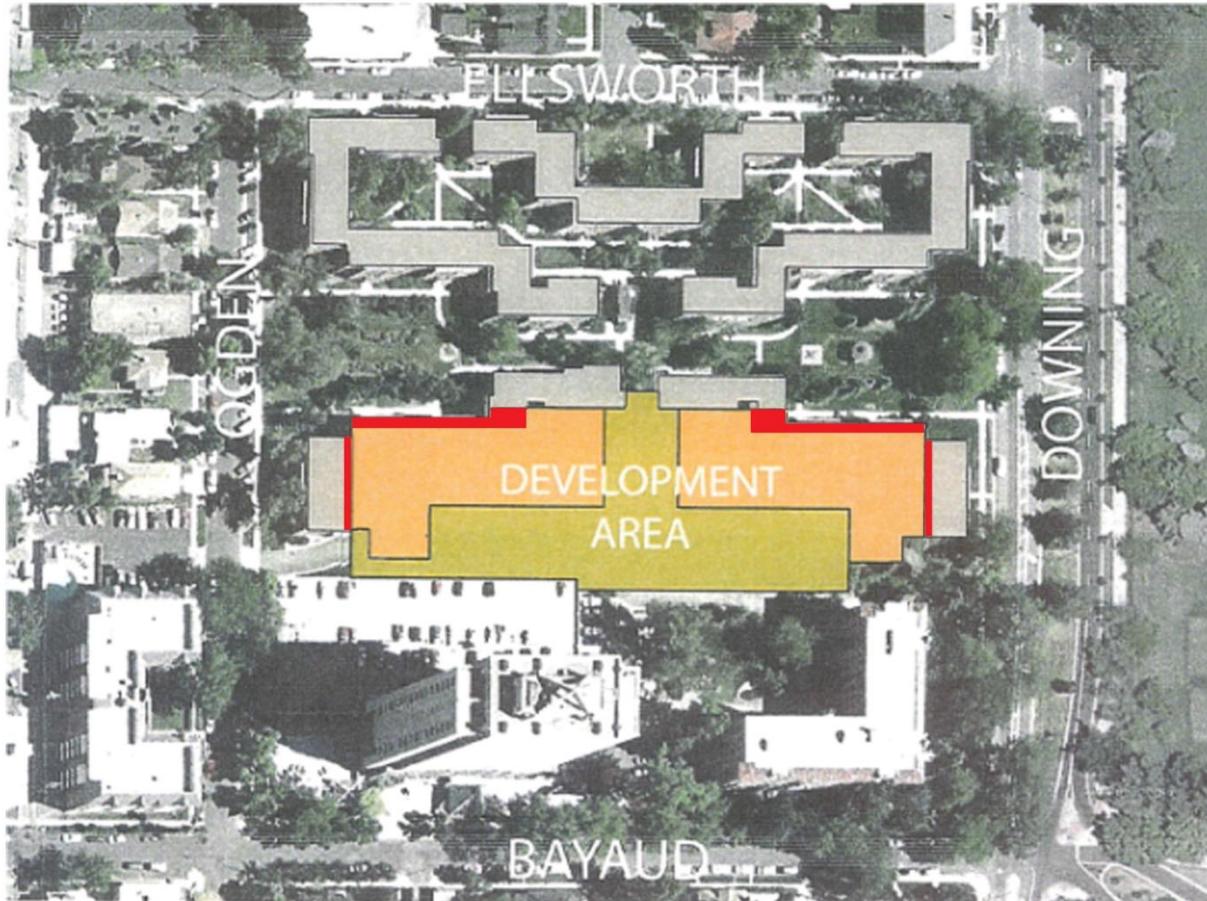
Development Agreement Issues

- Discrepancies between the 2001 development agreement, and the 2007 amendment:
 - + Outer Boundaries of Development Area
 - + 300' height – what is included
- Clarifications:
 - + Base Height measurement
 - + Survey for outer boundary & height tiers



Amended Development Agreement

AMENDED DEVELOPMENT AREA COUNTRY CLUB GARDENS

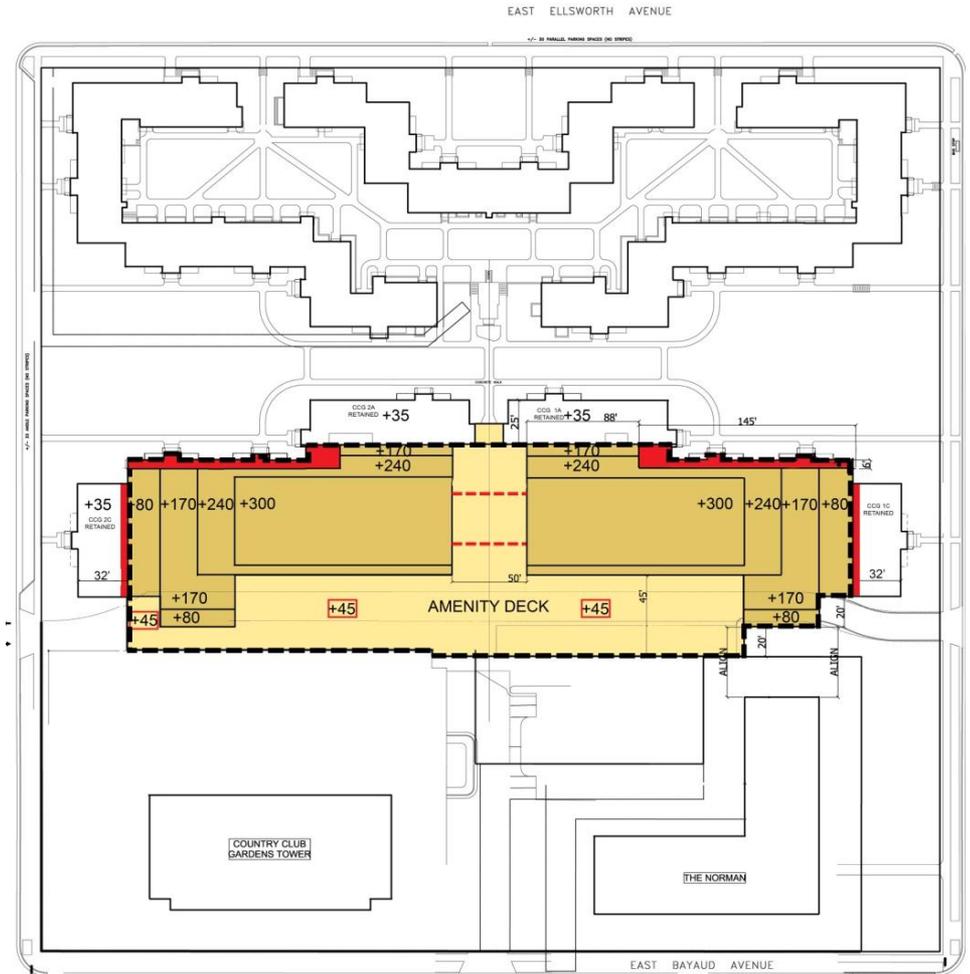


 = Areas of Change

Amended Development Agreement

- Minor Revisions:
 - + Slight boundary revisions
 - + Amenity deck maximum increased from 40 to 45'
 - + Possible tower connection at amenity deck level subject to LPC review & approval

AMENDED BUILDING ENVELOPE COUNTRY CLUB GARDENS



— = Areas of Change

Public Process

- Public notification requirements in the 2001 Development Agreement
- Informal notification and coordination on development project, including adjacent neighborhood and property owner
- City Council adoption

Note: *Landmark Preservation Commission formal design review of project after City Council adoption of development agreement amendment*

Staff Recommendation



Given that the proposed development agreement amendment retains the balance between historic preservation and new development anticipated in the 2001 agreement, Community Planning Department staff recommends approval.