

## **Olde Town Residences City Council Meeting (Virtual Format)**

**Who:** Trammell Crow Company/High Street Residential

**When:** Monday, December 7, 2020 (meeting begins at 6pm)

### **BACKGROUND:**

- High Street Residential, the multi-family development arm of Trammell Crow Company, is seeking the approval for a Conditional Use Permit to allow for residential development at the northwest corner of West 56<sup>th</sup> Avenue at Wadsworth Bypass.
- Additional project information:
  - 252 units including studio, 1-bedroom, 2-bedroom, and 2-bedroom/2-story walk-up units
  - 3-4 floors of apartments, constructed over a 2-story parking garage built into the hill that is the northern boundary of the site
  - No surface parking; all parking is “hidden” under the units in the parking structure
  - Several on-site amenities are planned for the project, including but not limited to:
    - Club room
    - Fitness facility
    - Pool/outdoor deck on 3<sup>rd</sup> floor level
    - Smart unit technology for security and convenience for tenants
  - Several public benefits are also built into the project, such as:
    - Dog park on the southeast corner of site
    - Shared/public gathering areas, or “urban parks” that encompass the East and West sides of our project with the three corners (northwest, southwest, southeast) designed as gathering spaces with benches, landscaping, lighting features
      - The project’s East side includes the dog park, a lawn area and the southeast corner gathering space
      - The project’s West side is designed as gathering spaces at each of the corners (northwest and southwest) of the site with the meandering path in between.
    - The meandering sidewalk along Vance Street (western border) links the Olde Town Residences to Olde Town shopping, restaurants, and the Transit HUB
    - Restoration of trees and green “urban tree canopy” along Grandview Avenue (northern border) to enhance transition from street to units
  - TCC is developing the parcel immediately south (southwest corner of West 56<sup>th</sup> & Wadsworth) to provide complementary retail and restaurants (15,000 SF), as well as a proposed 130+/- unit hotel. Dedicated on-site parking for retail is included and will not impact residential.

## POTENTIAL CHALLENGES AND SUPPORTIVE POINTS:

- The Olde Town Residences project is located south of Olde Town and the proposed development provides a transition between Olde Town and the New Town retail corridor along Wadsworth.
- The building height along and views from Grandview and areas to the north have been substantially challenged by some residents. We have made several adjustments to our plan in order to preserve views to mountains and downtown, including:
  - Addition of two-story walk-up units along the western side of project. This lowers the overall building height on the west side.
  - Re-design of the center “finger” where the pool and clubroom are located. We reduced the number of units and removed a large portion of the 4<sup>th</sup> floor in order to provide for enhanced views to the west/south.
- Residential use at this location suits and enhances the surrounding uses prescribed by the City’s long-term plans for mixed-use transit-oriented development. The Olde Town Residences development provides:
  - Housing within walking distance of the transit station,
  - Adds residential density around the TOD station
  - Supports Olde Town businesses
  - Promotes pedestrian connections between Olde Town and “New Town”
  - Provides new urban parks and public spaces
  - Respects Grandview’s “grand view”
- The OTR project’s design has been refined to fit in with Olde Town’s historic feel, while using quality materials, real brick, traditional color schemes, and a scale to make for a nice transition project in this location.