

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** DS Staff  
**Subject:** New Construction- Advance Auto Parts  
**File:** DSRFY2016-17  
**Date:** October 17, 2016

**Summary: DSRFY2016-17 New Construction Advance Auto Parts at 4379 Chinden:** Ryan Drew of Larson Architects is requesting Design Review approval for new commercial construction of a retail store on vacant land at 4379 Chinden Blvd. The project is zoned C-1 and in the Mixed Use Commercial and Green Boulevard Corridor Comprehensive Plan land use designation. Retail Store is an allowed use in C-1 zoning. The property is 1.18 acres with frontage on Chinden, West 44<sup>th</sup> and Stockton. The Committee met with the applicant on September 6, 2016 and requested revisions for compliance. Requests are summarized in second set of bullet points below. The Committee revisited the application on October 3, 2016 and requested the applicant address the lack of windows on Chinden and 44<sup>th</sup>.

## **Analysis:**

Staff has completed a preliminary review of the proposed use and plans. The following are items for discussion and while some of them may not relate directly to the Committee's purview, they may present challenges for implementing ordinances pertaining to design review:

- Project will keep existing Chinden Boulevard access, add an access to W. 44<sup>th</sup> and reduce the width of existing access on Stockton. *Compliant*
- Project has the required number of street trees on Chinden if flowering pears are re-classified as Class II and requests substitution of shrubs for some of the Stockton and 44<sup>th</sup> trees. Class I trees are proposed for Stockton and 44<sup>th</sup>. *Compliant*
- Internal landscaping for parking lot requires 1 tree per five spaces. Ten are required for 49 spaces. Eleven are provided. *Compliant*
- Landscape islands are provided at the ends of each parking row for Code compliance. *Compliant*
- 7 foot Detached Sidewalk provided along Chinden frontage with 9 foot hardscape buffer with street trees. *Compliant*
- The front door connects to the sidewalk on Chinden. *Compliant*
- Request for exemption from sidewalk installation on W. 44<sup>th</sup> due to dead end street. *Not Compliant. Up to the Committee's discretion. For 10-3-2016: Revised plans include detached sidewalk along West 44<sup>th</sup> St. Compliant.*
- Bike parking is shown on plans. Required number is 4 close to the front door. GCC Figure 8-4D-3 *Compliant*
- A pedestrian route for customers to and from their vehicles to the front door has been identified on the plans. *Compliant*
- Site has existing streetlights at the corner of 44<sup>th</sup> and Chinden and at the proposed Chinden entrance. No other lighting is shown on plans. *Compliant*
- Chain link with barb wire fence along Stockton to be removed per plans. *Compliant*
- Applicant has been advised of Code provisions restricting blank walls facing public street and retail with 50% windows on frontage in 8-4C-3. *Up to the Committee's discretion. Applicant has added windows to corner elevation facing Chinden and 44<sup>th</sup>.*

After the September 6th meeting, architects was advised of the following DR requests for revisions:

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- Detached five foot sidewalk along 44<sup>th</sup> Street is required by code and to create pedestrian connectivity for the property to the south and circulation around the block itself.
- No blank walls facing Chinden or 44<sup>th</sup>: Add windows, architectural features, material changes, etc. to add interest and incorporate human scale elements to the building.
- Greater than 50% of the façade requires windows for a retail use.
- Consider locating the retail portion of the floor plan to the front along Chinden to create a street presence and true retail feel and maximize fenestration
- Consider adding variation to the tree species on each street side
- Demonstrate compliance with 8-4C-3 A. **Objective #1.** The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.
- 6. Wall Plane: Facades should have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6').
- To add interest to blank walls, consider art as an option.

### Attachments:

location map  
site plans  
elevations  
landscape plan  
Architect's response letter