

350 East Orchard Road PUD

Location Map:



The proposed site plan is located on approximately 1.84 acres with East Orchard Road bordering the northern portion of the property, South Grant Street bordering the western portion of the property, and South Logan Street bordering the eastern portion of the property. The site is linear in nature and is situated to create a good transition of density from East Orchard Road as it sits between existing Single-Family Detached homes to the North, South, East and West.

The existing lots contain an old pre-school / day care facility that is no longer in business, and a single-family dwelling that has been retained as a rental unit. The properties are in significant disrepair. Existing condition photos have been documented below from Google Earth.



Rental Unit on South Grant Street (view looking northeast)



Pre-School / Day Care on East Orchard Road (view looking southeast)



Pre-School / Day Care on South Logan Street (view looking northwest)





The town homes are proposed to be alley loaded with garages in the rear of the homes and the front architecture facing East Orchard Road. Additional off-street guest parking has been provided for these homes within the proposed alley.

The Single-Family Homes are intended to be semi-custom houses that are front loaded with garages facing either South Grant Street or South Logan Street. Each home will have additional parking in the driveway for guests in addition to the minimum two car garage. An improved pedestrian sidewalk along East Orchard Road is proposed for residents, and a pedestrian sidewalk along South Grant Street and South Logan Street.

The landscape is intended to be drought tolerant species utilized to conserve water and be colorful for all growing seasons providing year-round interest. Shade trees are proposed around the site along with understory planting for screening and privacy around the proposed town homes foundation.

The architecture within the site intended to retain character as a unique place within the eclectic metropolitan area. The buildings are appropriately designed to accommodate Colorado's climate and allows each building the opportunity to take significant advantage of passive and active solar energy applications given their orientation. Proposed overhangs are integral to the modern architectural form and are appropriate ways to provide shelter from the summer sun and winter snow to homeowner areas throughout the year. The mass of the buildings caters to the human scale and fits within the context of the surrounding residential homes, where the design and size follows through to the entries, fenestrations, and architectural enhancements. Building entry facades are oriented towards the street and front yards. Diversity of window size, shape and patterns relate to interior functions of the spaces as well as creating visual interest from the exterior. While the buildings have clean forms and take inspiration from Brownstone styles, they incorporate elements such as projecting porches that promote cover and shadow lines for depth. Building entries have been emphasized through projecting and recessed forms with clear distinction of materials.



Other Project Information:

1. Developer:

350 E Orchard , LLC
3160 W. 63rd Avenue
Denver, Co 80211
Representative: Otto Aichinger

2. Property Owner(s):

University Pre-School & Kindergarten, Inc
5803 Oak Leaf Lane
Greenwood Village, CO 80121

Lester and Ann Cole
5803 Oak Leaf Lane
Greenwood Village, CO 80121

3. Current and Proposed Zoning:

The current zoning of the property is Neighborhood Conservation (NC18) District and Neighborhood Conservation (NC6). The proposed zoning is Planned Unit Development (PUD) with an underlying zoning of Urban Residential (RU) and Suburban Residential (RS).

4. Proposed Use:

Residential, (2) 6-Plex Townhomes (12 units), and three single-family semi-custom home lots for a total of 15 units. Each unit will have a minimum two car garage and a maximum of two stories in height.

5. Approval Process:

The approval process for this project includes PUD approval, site plan review, and replatting of the lots. These approvals are open to the public for review and comment.

6. Proposed Architecture:

Building design incorporates details which allow the opportunity for passive and active solar energy applications. Mass of buildings caters to the human scale while simultaneously staying consistent with the neighborhood scale. Building materials include a neutral palette, brick, stone, and other materials consistent with the neighborhood character. The overall character of the townhomes is a contemporary interpretation of Victorian brownstones, incorporating a front porch and articulated windows at the living areas.

See attached perspective for conceptual building design.

7. Landscaping:

Proposed landscaping is intended to be drought tolerant plants, which conserve water and provide interest during all growing seasons. Shade trees are proposed around the site, and ground material will screen the townhome foundations.

8. Vehicle Access:

Each unit will have a minimum two car garage. Vehicle access to the townhomes will be from a private alley between South Grant Street and South Logan Street. Guest parking is provided along this private alley. The single-family home lots will incorporate front loaded garages with access from South Grant Street or South Logan Street.

9. Pedestrian Access:

Pedestrian access to every unit is from existing and improved neighborhood sidewalks.



10. Stormwater Management:

Stormwater is managed by existing services and infrastructure in Orchard Road with a small detention pond in the northwest corner of the site.

11. Traffic Impact:

The proposed project will have no adverse traffic impacts, as it uses existing public streets. A private alley is provided for townhome residents. It is accessed from South Logan Street and South Grant Street, reducing the number of conflicts points along East Orchard Road.

12. Construction Timeline:

Construction is anticipated to begin in the Spring of 2021, immediately following all required approvals.

Proposed site plan and conceptual building architecture are below

