



GREENhouse V.7

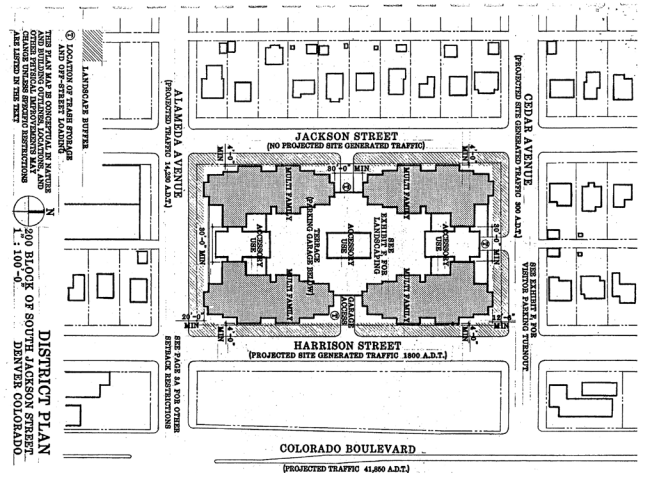
ZEPPELIN DEVELOPMENT
11 JAN 10

- vision statement.
- illustrative site plan.
- cafe, gathering place.
- family friendly, kids.
- intergenerational living.
- living streets.
- walkable neighborhood.
- private courtyards, gardens.
- environmental awareness.
- visual richness, detail.
- building massing.
- V.7 aerial perspective.
- V.7 multi-floor plans.
- existing site photos.

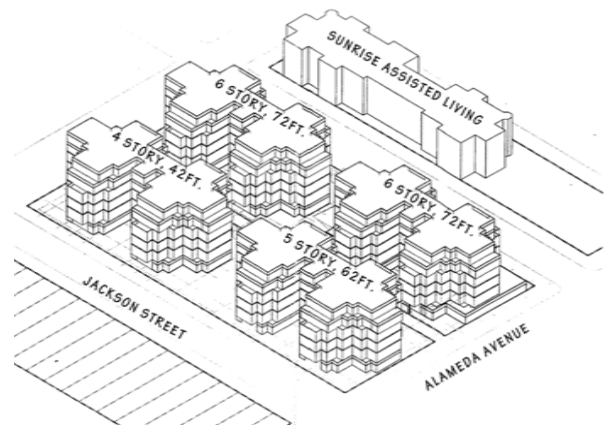


GREENhouse V.7

Site in the Cherry Creek East neighborhood.



1984 PUD,



2000 PUD,

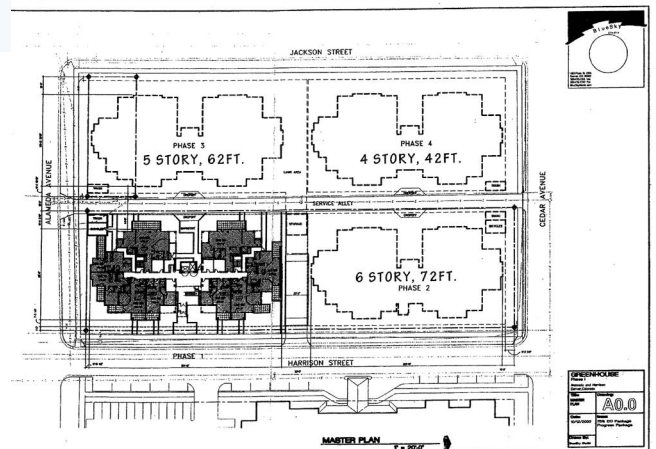


DLs Micky Zeppelin The Green House - V.6 Illustrative Site Plan Date: 11.09.2009 P1

2010 Zoning Proposal
GREEN house V.17

Site Plan
Background

Jan 10



2000 PUD,

Memorable projects contribute in surprising ways to a neighborhood context. The GREENhouse V.7 vision is about healthy urban **living in a Colorado garden**. Vehicles are tucked efficiently below an open, accessible pedestrian oasis of landscaping. New Denver form based zoning (G-MU-5, C-RX-8) is the catalyst for the long anticipated Cherry Creek East 225 S Harrison to 260 S Jackson Streets full block infill development.

The Zeppelin Development concept is for family friendly housing, for children and mothers populating quiet walkways and playgrounds daily. The vision is for age diversity, for eyes on the street, walkable services and amenities and personal and family health. With the excellent educational record of Steck and Bromwell Elementary Schools, young families will thrive.

As with other Zeppelin projects, a small Café gathering place is the **socializing** and community enhancing focus. Denver neighborhoods like Washington Park, Congress Park, Bonnie Brae and Park Hill all have a walkable café establishment that became an enduring center of neighborhood life. Such places help to distinguish a neighborhood, by enhancing quality-of-life associations, relationships and group collaborations.

Intergenerational living and learning will enrich Cherry Creek East, as the synergy between SUNRISE Assisted Living and GREENhouse V.7 becomes clear at the corner of S Harrison and E Cedar. The Elderly can observe and join in at the V.7 Early Childhood Education facility or meet family friends at the Café.

Building massing for the GREENhouse V.7 block will be at 6 stories toward Colorado Blvd, stepping down to 4 story on S Jackson. Mountain views from Phase 1 275 S Harrison maintained. S Jackson frontage including heights, 10ft building setback, detached sidewalk, treelawn and not a single curbcut...an ideal multi-family to townhouse transition.

Denver's Living Streets Initiative could result in great Right-of-Way infrastructure improvements in Cherry Creek East. Existing storm water management, streets, curb-and-gutter, sidewalks and alleys are below current civil standards. The potential is for efficient and compact (leaner-greener) streets, and cooler and more liveable residential frontage, with more generous landscaping throughout. Another thought is to activate-improve **in-neighborhood connections** to 'nearby nature' parks, creek and other amenities and services. For example, 6-block Cedar Ave ROW could be reconfigured for less vehicle use, added storm water detention, added porous landscaping and pedestrian paths. The result would be slower vehicle speeds, and streets designed for people first. Ample on and off street parking would be included. Pleasant and safe streets would be shared with bicycles, pedestrians.

GREENhouse V.7

project and neighborhood vision

The GREENhouse V.7 site will be **walkable**, visually and functionally accessible, open and engaging to the surrounding neighborhood. Landscaped treelawns, detached sidewalks, pedestrian lighting, and buried electrical-communications utilities will redefine existing street frontages and alleys. Private fenced courtyards-patios will facilitate outdoor living.

Environmental awareness will be encouraged in the GREENhouse V.7 design. Energy and water conservation measures will be standard. The newest building technologies will be applied. Residents will participate in community gardening. Regular education programs will detail aspects of a **sustainable** neighborhood lifestyle. Green building materials, daylighting, indoor air quality solutions, and active solar systems will be used.

Concept implementation will assure neighborhood **economic vitality** in a volatile marketplace. GREENhouse V.7 will have an architecture of visual richness and quality, the design drawing from clues in the neighborhood, landscape, culture and history. Building forms and fenestration will optimize daylighting, views, privacy and natural ventilation. Playful and artful interludes will be present.

An Aerial Perspective drawing shows building blocks in the buildout concept. The Site Plan shows alley vacation, a mid-block pool, playground, the two unacquired properties at the Jackson-Cedar corner, and underground parking access from S Harrison. Proposed zoning allows contiguous on-street parking to be designated for visitors, ECE dropoff, Café customers, etc. The Illustrative Site Plan shows a network of communal walkways, and fenced private outdoor patios.



Mickey Zeppelin

The Green House - V.6

Illustrative Site Plan

Date: 11.09.2009

P1



- ▷ new friends, ...
- ▷ community service,
- ▷ memorable place,
- ▷ recreation, ..
- ▷ paths crossing E/W,
- ▷ healthy living,
- ▷ coffee and the paper,



Champs-Élysées

GREENhouse V.7



- gathering place.
- cafe, ...
- neighborhood amenity.
- meeting place.

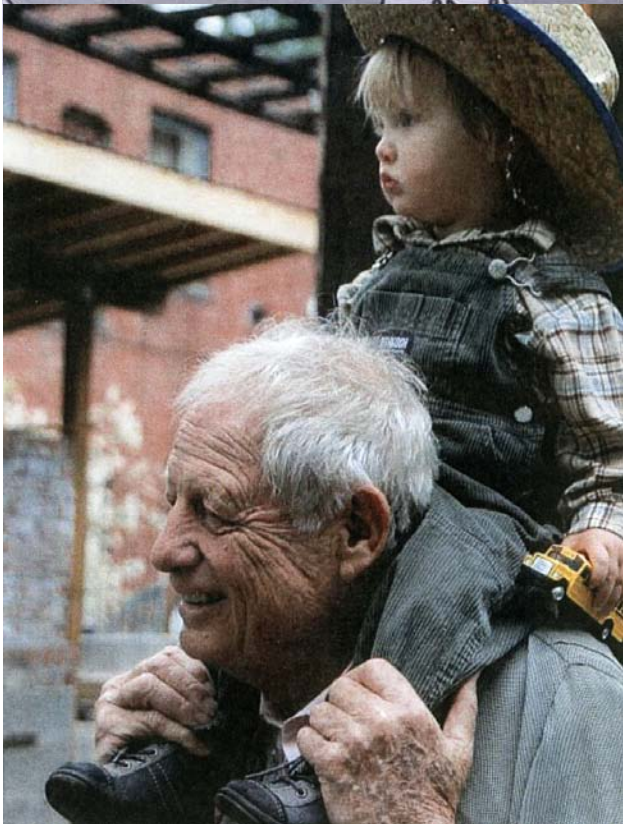


- fun for all,
- neighborhood kids,
- a social place,



GREENhouse V.7

- family friendly...
- early childhood education
- creativity, play...
- visual delight...
- playground, pool.



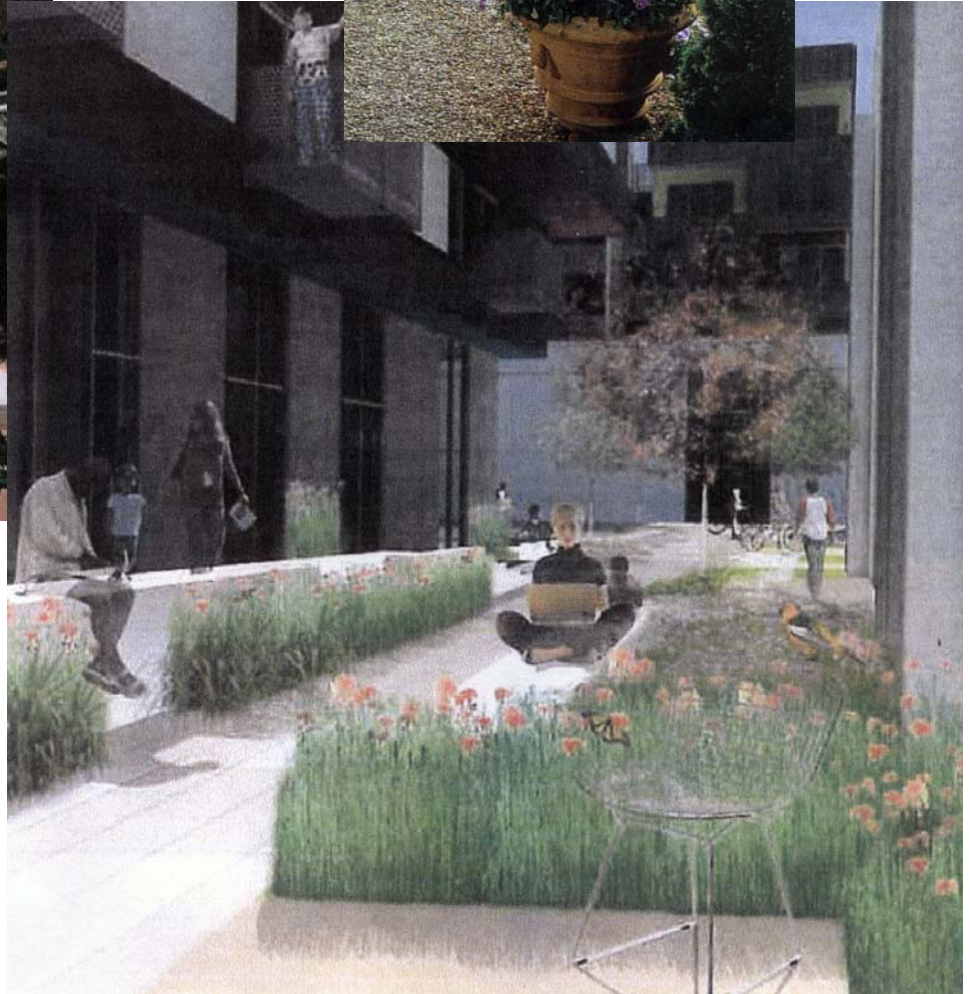
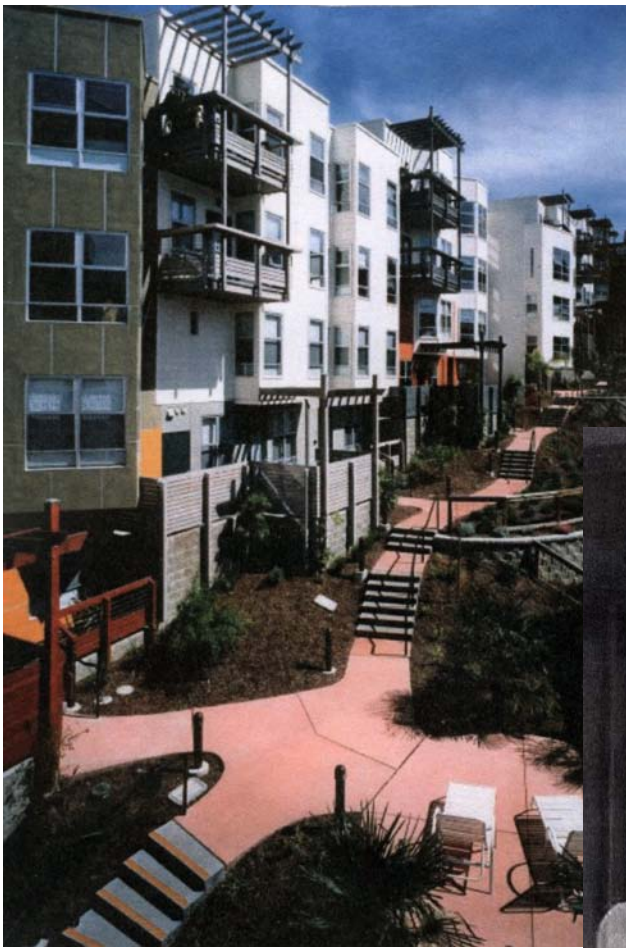
GREENhouse V.7

- mixing young and old...
- intergenerational living.
- sunrise facility...
- building community...
- creating a unique place.

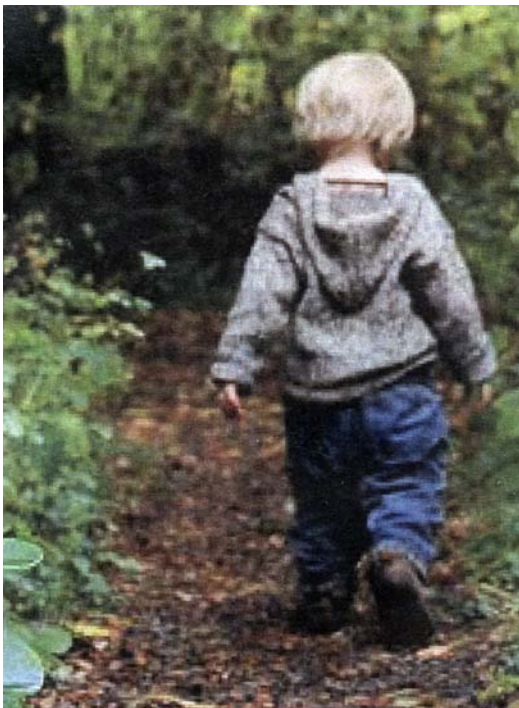


GREENhouse V.7

- inside-outside commons.
- living streets...
- public realm...
- image of neighborhood.
- streets are for people,



- healthy living
- natural landscape



GREENhouse V.7

- walkable neighborhood...
- biking, transit...
- friendly, permeable site.
- connecting to parks...

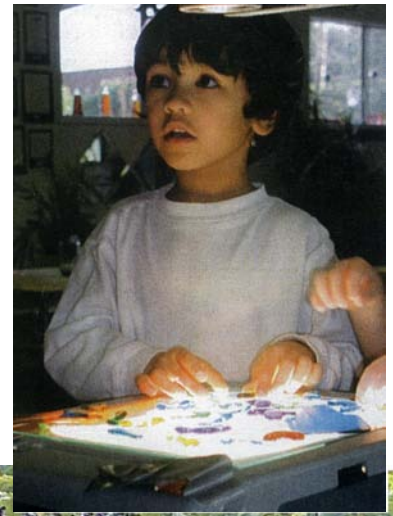


defining public
and private
realms...

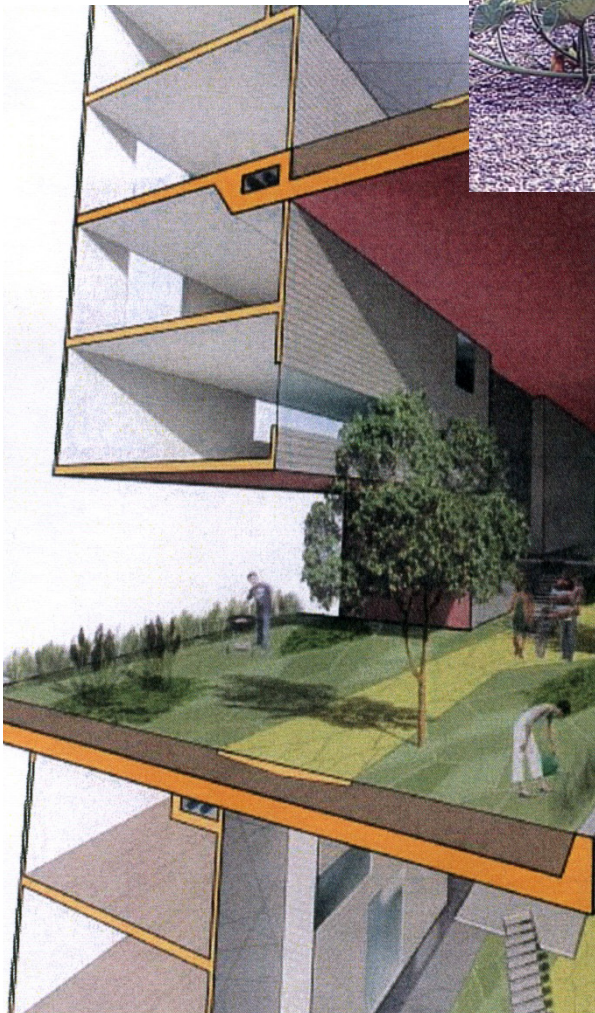


GREENhouse V.7

- , outdoor living rooms...
- , healthy lifestyles...
- , private patios...
- , courtyards... views.
- , beauty of nature...



- gardens
- education
- participation
- efficiencies
- energy savings



GREENhouse V.7

- sustainable neighborhood..
- environmental education.
- new technologies...
- cradle-to-grave...

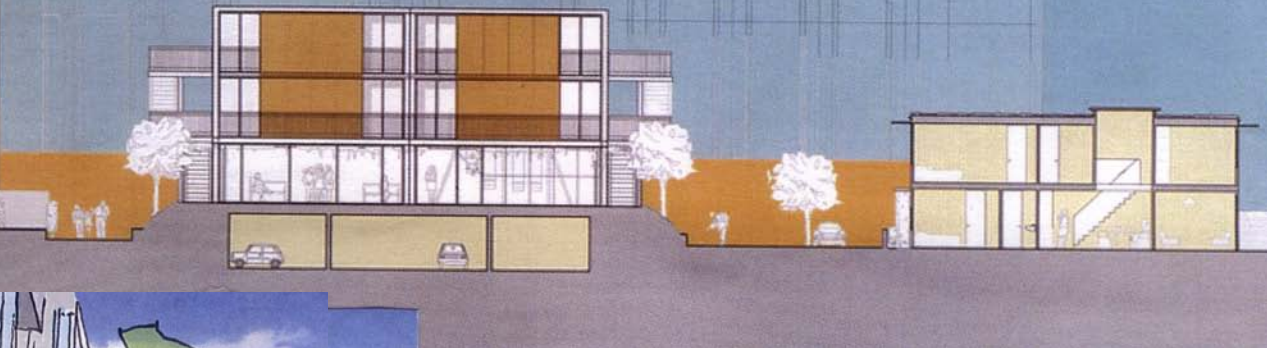
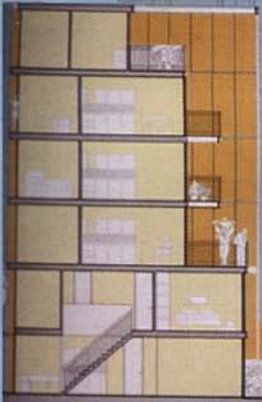


- artful.
- patterned.
- visual delight.
- attention to detail.
- human scale.



GREENhouse V.7

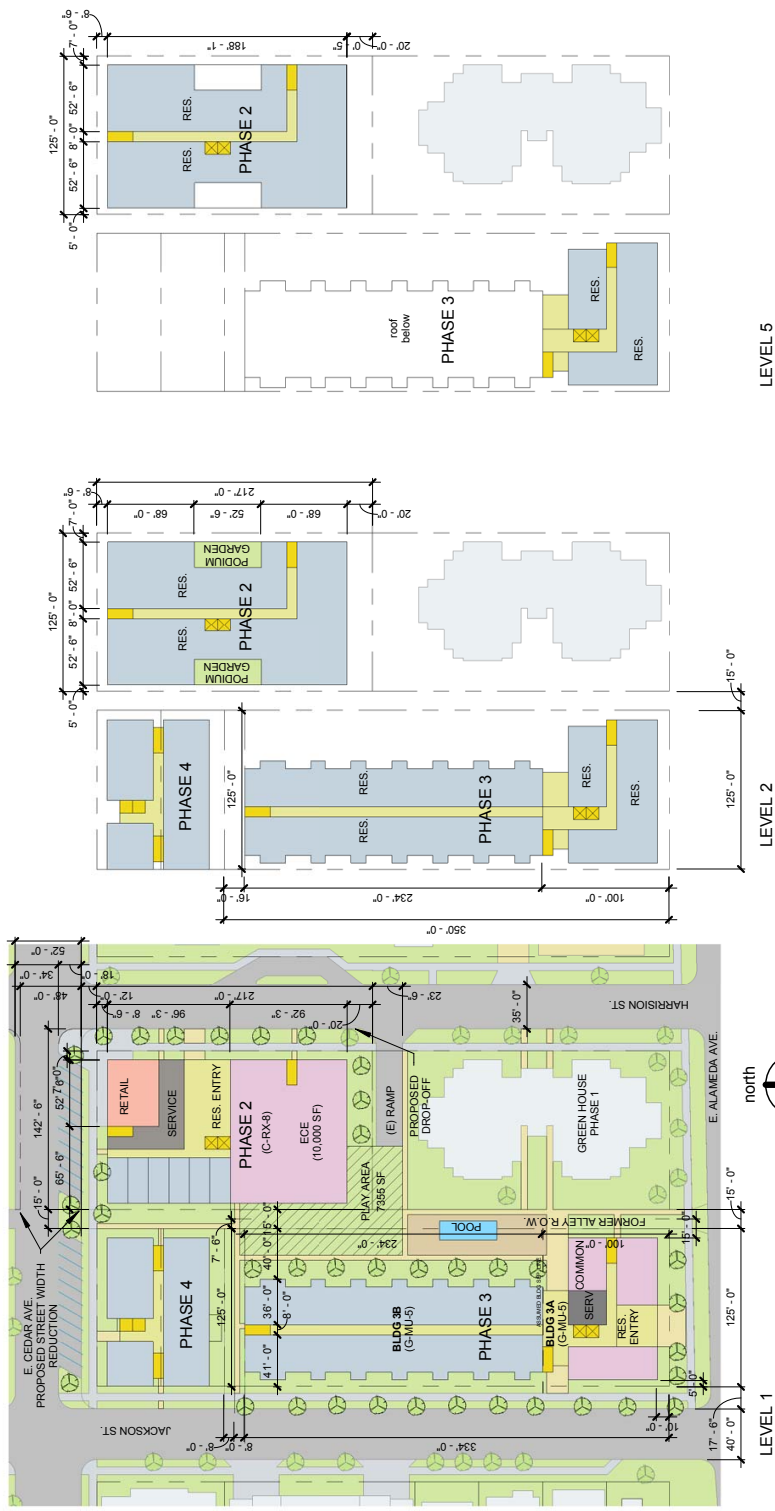
- , visual richness...
- , textural qualities...
- , materiality...



GREENhouse V.7

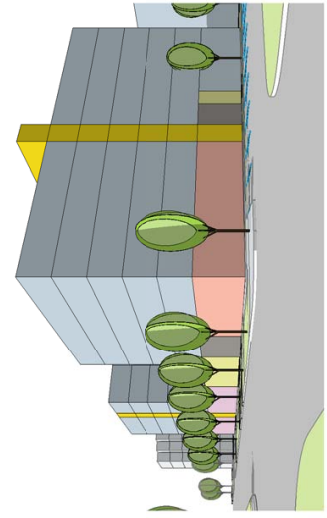
- massing of buildings...
- transition Colo. Blvd. inward,
- designing neighborhood edge,
- views over and between...
- residential variety...
- concealed parking...



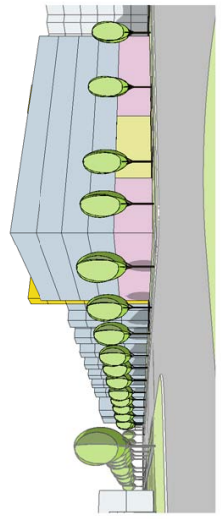


Area Schedule	
Type	Gross Floor Area
Phase 2 Circulation	13099 SF
Phase 2 ECE	10262 SF
Phase 2 Garage	24481 SF
Phase 2 Retail	2100 SF
Phase 2 - Residential	90286 SF
Phase 2 - Service	1970 SF
Phase 3 Circulation	18769 SF
Phase 3 Common	4752 SF
Phase 3 Garage	45780 SF
Phase 3 Residential	86548 SF
Phase 3 - Service	1365 SF
Grand total	299413 SF

GARAGE LEVEL



PHASE 2



PHASE 3



① Cedar looking East



② Cedar looking West



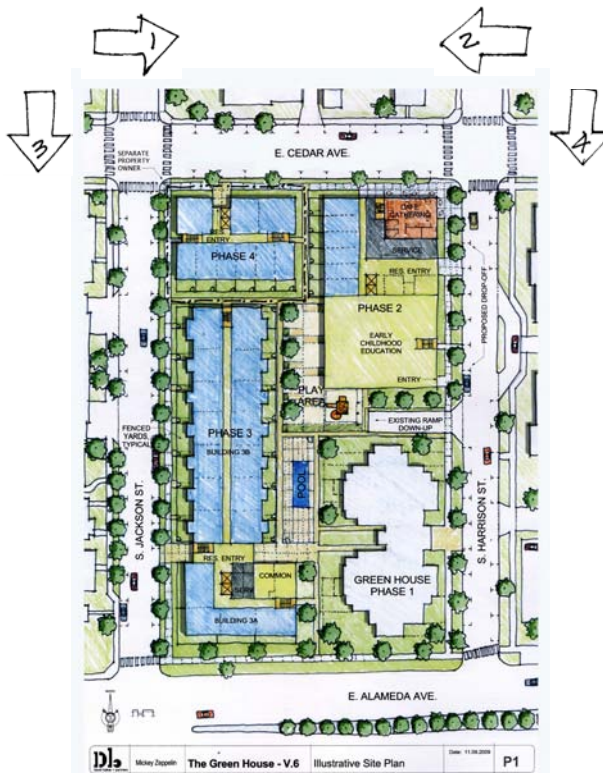
③ Jackson looking South



④ Harrison looking South

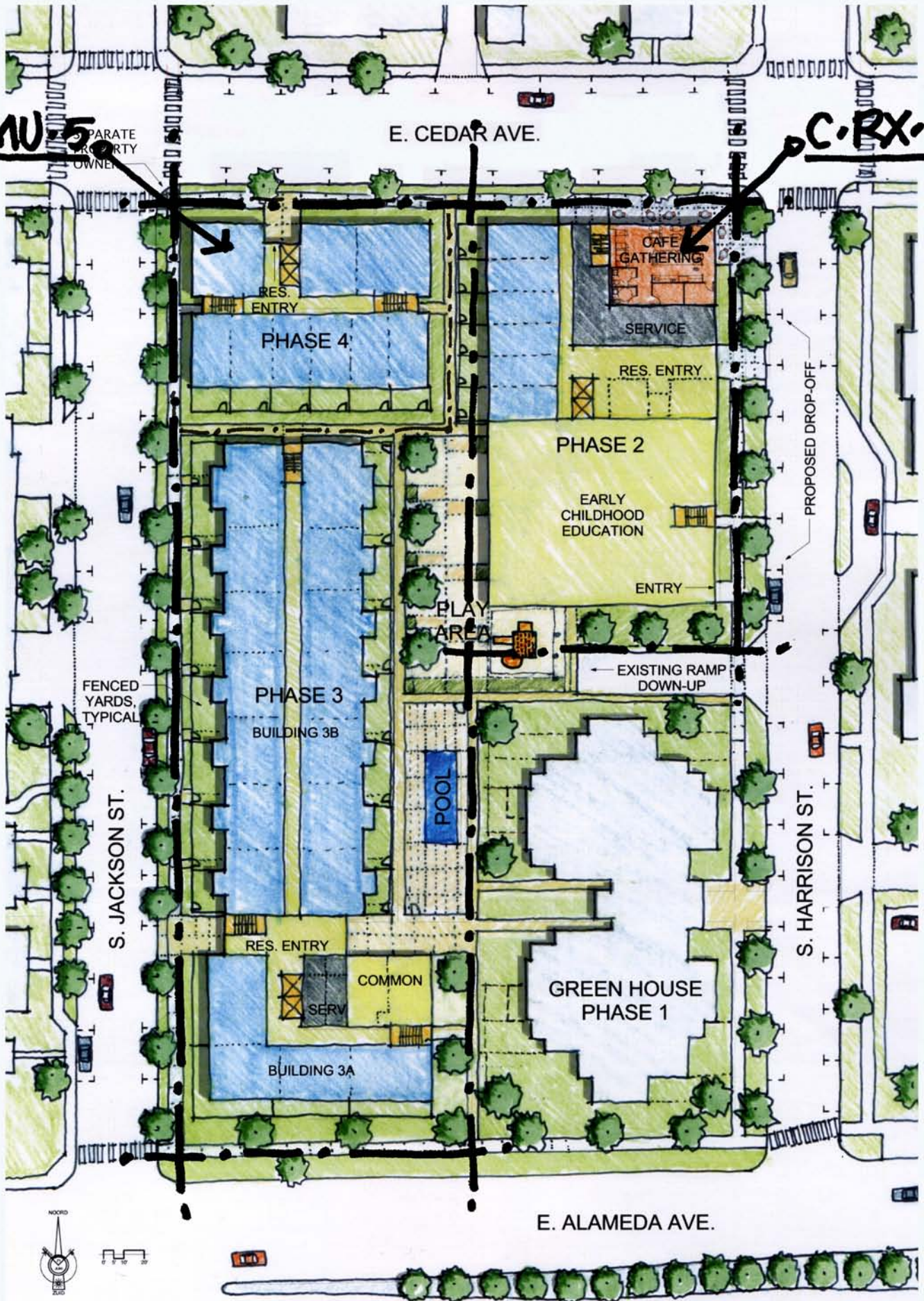
GREENhouse V.7

existing site photos



G.MU-5

C.RX-8



Mickey Zeppelin

The Green House - V.6

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