

TOWN OF AVON, COLORADO
WORK SESSION MEETING FOR TUESDAY, FEBRUARY 26, 2008
MEETING BEGINS AT 3:30 PM
AVON MUNICIPAL BUILDING, 400 BENCHMARK ROAD



PRESIDING OFFICIALS

MAYOR	RON WOLFE
MAYOR PRO TEM	BRIAN SIPES
COUNCILORS	RICHARD CARROLL, DAVE DANTAS, KRISTI FERRARO
	AMY PHILLIPS, TAMRA NOTTINGHAM UNDERWOOD

TOWN STAFF

TOWN ATTORNEY: JOHN DUNN	TOWN MANAGER: LARRY BROOKS	TOWN CLERK: PATTY MCKENNY
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ALL WORK SESSION MEETINGS ARE OPEN TO THE PUBLIC EXCEPT EXECUTIVE SESSIONS
COMMENTS FROM THE PUBLIC ARE WELCOME; PLEASE TELL THE MAYOR YOU WOULD LIKE TO SPEAK UNDER NO. 2 BELOW
ESTIMATED TIMES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, SUBJECT TO CHANGE WITHOUT NOTICE
PLEASE VIEW AVON'S WEBSITE, [HTTP://WWW.AVON.ORG](http://www.avon.org), FOR MEETING AGENDAS AND MEETING MATERIALS
AGENDAS ARE POSTED AT AVON MUNICIPAL BUILDING AND RECREATION CENTER, ALPINE BANK, AND AVON LIBRARY
THE AVON TOWN COUNCIL MEETS ON THE SECOND AND FOURTH TUESDAYS OF EVERY MONTH

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- 3:30 PM – 4:30 PM** **1. EXECUTIVE SESSION** pursuant to 1) CRS 24-6-402 (4)(b) conference with Town Attorney for the purpose of receiving legal advice on specific legal questions regarding pending issues related to the municipal services invoice with Traer Creek Metropolitan District and the school site negotiations between Traer Creek and Eagle County School District and 2) pursuant to CRS 24-6-402 (f) regarding a personnel matter
- 2. INQUIRY OF THE PUBLIC FOR COMMENT AND APPROVAL OF AGENDA**
- 4:30 PM – 4:45 PM** **3. COUNCIL COMMITTEE AND STAFF UPDATES**
- a. Community Survey Contract (Eric Heidemann, Assistant Town Manager Community Development) This presents the Venturoni Surveys & Research Contact for a Community Survey for the Town of Avon
- b. Whitewater Park Marketing Campaign (Meryl Jacobs, Recreation Director) Recreation staff has developed a marketing/promotional campaign to grow awareness of the Whitewater Park
- 4:45 PM – 5:15 PM** **4. WILDAVON, INC. PROJECT** (Matt Gannett, Planning Manager, Timothy Broeren, Principal, Ironwood Properties, Inc) Discuss a conceptual proposal to increase the residential density on Lot 9, Block 5, Wildridge Subdivision, from the currently entitled eight (8) units to a new maximum density of thirteen units (13). The incremental increase of five (5) units would be in some form of deed restricted, attainable housing product
- 5:15 PM** **5. ADJOURNMENT**

Memo

To: Honorable Mayor and Town Council
Thru: Larry Brooks, Town Manager
From: Becky Lawlor, Community Relations Officer
Date: February 21, 2008
Re: Community Survey Contract

Summary: This memorandum is to present the Venturoni Surveys & Research Contract for a Community Survey for the Town of Avon. The contract is included as Exhibit A.

Background: In 2007, Council and staff discussed the usefulness of a Community Survey to gauge residents and voters interest in a variety of topics as well as a method to assess current town services and what services residents and voters would like in the future.

Discussion: The survey method selected will be a web-based survey that will target both registered Avon voters and second homeowners in Avon. A post card will be mailed to selected participants with a web address and IDN number to go online and fill out the survey. If the first mailing does not meet projected numbers, a second mailing will be sent to all those who have not yet responded. It will include the web address with an IDN number as well as a paper version and return envelope. Looking at statistics from other municipalities in Summit, Eagle and Pitkin County that have used this method of surveying there has been a good response to the web-based survey with a follow-up of a mail-in survey.

I also looked into survey methods for the Spanish-speaking population, but was told by several consultants and other municipalities that there is not a good response to surveys even if the survey is translated and mailed out and is typically not worth the cost. So at this time, we will not be surveying in Spanish. I will, however, continue to look into the possibility of setting up some kind of community meeting with bilingual town employees or other volunteers to get at least some input from Avon's Spanish-speaking population. The input received would not be included in the statistics derived from the survey, but would still prove useful to the town and would illustrate Avon's desire to include this portion of our population into the decision-making process.

Once the survey has been collected, the data will be analyzed and compiled into a report. Linda Venturoni will present the findings to Town Council and a press release will be sent out to the general public. The Community Survey and its final report will be made available on the web to all interested parties.

Venturoni Surveys & Research will also be conducting the survey on Avon's Park Master Plan. Not only was Venturoni's Community Survey proposal competitive with other proposals received, but I believe that it will be to the advantage of the town to have one consultant administer both surveys. Venturoni will be able to perform quality control on both surveys to reduce overlap in those surveyed since both of these surveys will be on a similar timeline. It is expected that results of the survey will be made available to Council by the end of July or early August.

Financial Implications: The Community Survey contract includes services to design, implement, analyze and report on a Community Survey for the residents and voters in the Town of Avon. It is estimated that the Community Survey will not exceed \$10,500. This amount has already been budgeted for in the Community Relations budget for 2008.

Recommendation: Approve Venturoni Surveys & Research Contract for a Community Survey not to exceed \$10,500.

Proposed Motion: I move to approve the Venturoni Surveys & Research Contract for a Community Survey for a not to exceed amount of \$10,500.

Attachments: Exhibit A: Venturoni Surveys & Research Contract

Town Manager Comments:

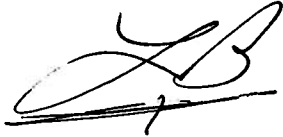
A handwritten signature in black ink, appearing to be the initials 'AB' with a horizontal line underneath.

Exhibit A:

Venturoni Surveys & Research

SURVEY SERVICES CONTRACT

This agreement is made effective as of February 11, 2008 by and between Town of Avon and Venturoni Surveys & Research (VSR)

The parties agree as follows:

- 1. AGREEMENT PERIOD.** The term of this agreement shall commence February 11, 2008 and terminate by 12/31/08.
- 2. DESCRIPTION OF SERVICES.** VSR shall conduct a Community Survey for the Town of Avon. The methodology, scope and deliverables of the Community Survey are described in more detail on Exhibit A, which is attached to this Agreement.
- 3. COST, COMPENSATION AND PAYMENT PROCEDURE.** VSR's compensation for this project shall not exceed \$10,500. A more detailed description of cost for the survey is provided on Exhibit A. The Town of Avon shall pay VSR half upon signing of the contract and half upon delivery of the final report, within 30 days of receipt of the invoice.
- 4. ASSIGNMENT.** VSR's obligations under this agreement may not be assigned or transferred to any other person, firm, or corporation without prior written consent of the Town of Avon.
- 5. TERMINATION.** This agreement shall be effective from February 11, 2008 through 12/31/08, unless either party provides 60 days written notice to the other party prior to the termination of the applicable term. The Town of Avon reserves the right to terminate the contract, upon 30 days written notice to contractor, for failure to perform services acceptable to the Town of Avon.
- 6. RELATIONSHIP OF PARTIES.** The parties understand that VSR is an independent contractor with respect to the Town of Avon, and persons assigned by VSR to work on this project are not employees of the Town of Avon.
- 7. NOTICES.** All notices required or permitted under this agreement shall be in writing and shall be deemed delivered in person or deposited in the U.S. mail, addressed as follows:

If to the Town of Avon: Town of Avon
 PO Box 975
 400 Benchmark Road
 Avon, CO 81620

If to VSR: Venturoni Surveys & Research
 422 Idlewild Drive
 Avon, CO 80435

- 8. ENTIRE AGREEMENT.** This agreement contains the entire agreement between the parties and there are no other promises or conditions in any other agreement whether written or oral. This agreement supercedes any prior written or oral agreements between the parties.
- 9. AMENDMENT.** The agreement maybe modified or amended by the mutual agreement of the parties if the amendment is made in writing and is signed by both parties.

Exhibit A:

10. SEVERABILITY. If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this agreement.

12. RETURN OF RECORDS. Upon termination of this agreement, VSR shall return any records, notes, data, memorandum, models, or other materials that were provided to VSR by the Town of Avon that the Town of Avon may request VSR to return.

13. APPLICABLE LAW. This agreement shall be governed by the laws of the State of Colorado.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the day and year first written above.

Town of Avon

VSR – Linda Venturoni

Date

Date



Avon Community Survey

Internet/Mail Surveys Scope of Services:

1. Venturoni Surveys & Research, Inc (VSR) will provide a community survey for the Town of Avon which provides feedback from Town of Avon registered voters and 2nd homeowners. The community survey will focus on questions related to Town of Avon services, town policies and direction, most important issues, future vision, etc. The community survey will be coordinated with the survey which is currently in the planning process for the Nottingham Park Master Plan.
2. The Town of Avon will provide sample frame lists to VSR.
 - a. Town Sample Frames:
 - i. Voter Registration List
 - ii. Homeowner List (Assessor's database)
3. VSR will select the samples from the sample frames
4. VSR will work with Town of Avon staff to design the survey instrument
5. Client and VSR will finalize cover letter. Client will provide logo and appropriate signatures.
6. VSR will send 1st survey letter
 - a. Cover letter with web page address and IDN
7. Client will help increase the response rate by building awareness of the survey:
 - a. Articles in local newspaper
 - b. Radio interviews
 - c. Phone calls
 - d. Note: Do NOT print web page address in any PR items
8. 2nd Mailing (If response rates from 1st mailing do not meet projected numbers)
 - a. Cover letter with web page address and IDN
 - b. Paper version of survey
 - c. Return envelope
9. VSR will provide Survey data entry
10. VSR will perform Survey analysis
11. Survey report
 - a. Survey book with all results – Master Copy – 1 Large Notebook
 - b. Summary books for each council member (8 Small Notebooks) (Additional small notebooks can be purchased for \$50.00 each.)
12. VSR will present survey findings
 - a. VSR PowerPoint presentation with full survey findings
 - i. One presentation included in survey package price
 - b. Additional presentations charged at VSR hourly rates, as appropriate.
13. Payments:
 - a. 50% payment upon signing of contract
 - b. Remaining 50% upon completion of final report. Payments due within 30 days of receipt of the invoice. Any invoice that remains unpaid after thirty (30) days shall accrue interest at the rate of 1.5% per month.

Approximate time frame for internet/mail survey:

Exhibit A:

Task:	Time:
Instrument Design	2-4 weeks
Survey/Sample Preparation	2-3 weeks
Data Collection	4-6 weeks (2 waves)
Preparation for Analysis	4-6 weeks
Analysis Report	3-4 weeks

Approximate Costs for mail survey:

Task:	Costs:
Survey Personnel Costs:	
Survey management	\$750
Sample preparation	\$450
Instrument design and layout	\$1,500
Data cleaning/coding	\$400
Data analysis and reporting	\$3,500
Printing & Mailing Costs:	
Survey printing and folding, Sample and mail preparation, Mail merges, Postage, and Data entry	\$3,900
Total Cost for Survey	\$10,500

MEMORANDUM

To: Honorable Mayor and Town Council
Thru: Larry Brooks, Town Manager
From: Danita Chirichillo – Special Events Supervisor
Meryl Jacobs – Director of Recreation and Cultural Services
Date: February 21, 2008
Re: White Water Park Marketing Campaign

Summary:

The Recreation staff has developed a marketing/promotional campaign to grow the awareness of our newest amenity. This campaign includes the following:

1. Half-page full color ad in *Canoe & Kayak Magazine* “Whitewater” edition on sale March 20, 2008. National distribution of 78,000.
2. Internet advertising on eddyflower.com with placement of a banner ad at the top of the River Guide search results page and My Favorites page February 1 – September 1, 2008. This banner ad links through to the White Water Park information on the Recreation Center web site.
3. Internet advertising on eddyflower.com with placement of a banner ad at the top of the Boat Guide search results page and Classifieds page September 1 – January 1, 2009. This banner ad links through to the White Water Park information on the Recreation Center web site.
4. Town of Avon logo on eddyflower.com with adjacent white water park and contact information.
5. Working with Alpine Quest Sports to bring professional kayakers into the Avon Park to offer free clinics for five/six weeks.
6. Working with First Descents to develop fundraising mechanism utilizing the White Water Park.
7. Light-pole banners along Avon Road at Bob the Bridge.
8. Advertising pages purchased in Colorado Mountain Express and Vail Valley 365 the Official Visitors Guide.

All of the above items are included in the 2008 Special Events budget.

Discussion:

“Avon’s Big Air Shootout” is an additional opportunity, which the Recreation staff would like to recommend to council. Untraditional Marketing will formulate and facilitate a kayak video competition in 2008 for the Town of Avon. “Avon’s Big Air Shootout” is an on-line competition built to get people excited about the park while allowing them to compete for cash.

Kayakers will go to the park during the competition and take video of the tricks they are performing. They will then upload the video on a web page hosted by the Vail Daily. Videos will be accessible to anyone who has a computer. At the end of the competition, the winning videos will be chosen by a jury and awarded cash prizes. "Avon's Big Air Shootout" is proposed to take place May 15 through July 15, 2008. This extended time line allows participants to enjoy each feature at its best! The Recreation staff believes this type of exposure will generate valley wide interest without the operational impacts of a typical event i.e., set-up, tear-down, staffing, etc.

Financial Implications:

The elements of the promotional campaign listed in the Summary are accounted for in the 2008 Special Events budget. The Avon Big Air Shootout would require a budget revision in the amount of \$6,000.

Town Manager Comments:

This is a good program that should generate great exposure



Attachments:

- A. White Water Park ad placed in *Canoe & Kayak Magazine*
- B. Untraditional Marketing contract for "Avon's Big Air Shootout"

A

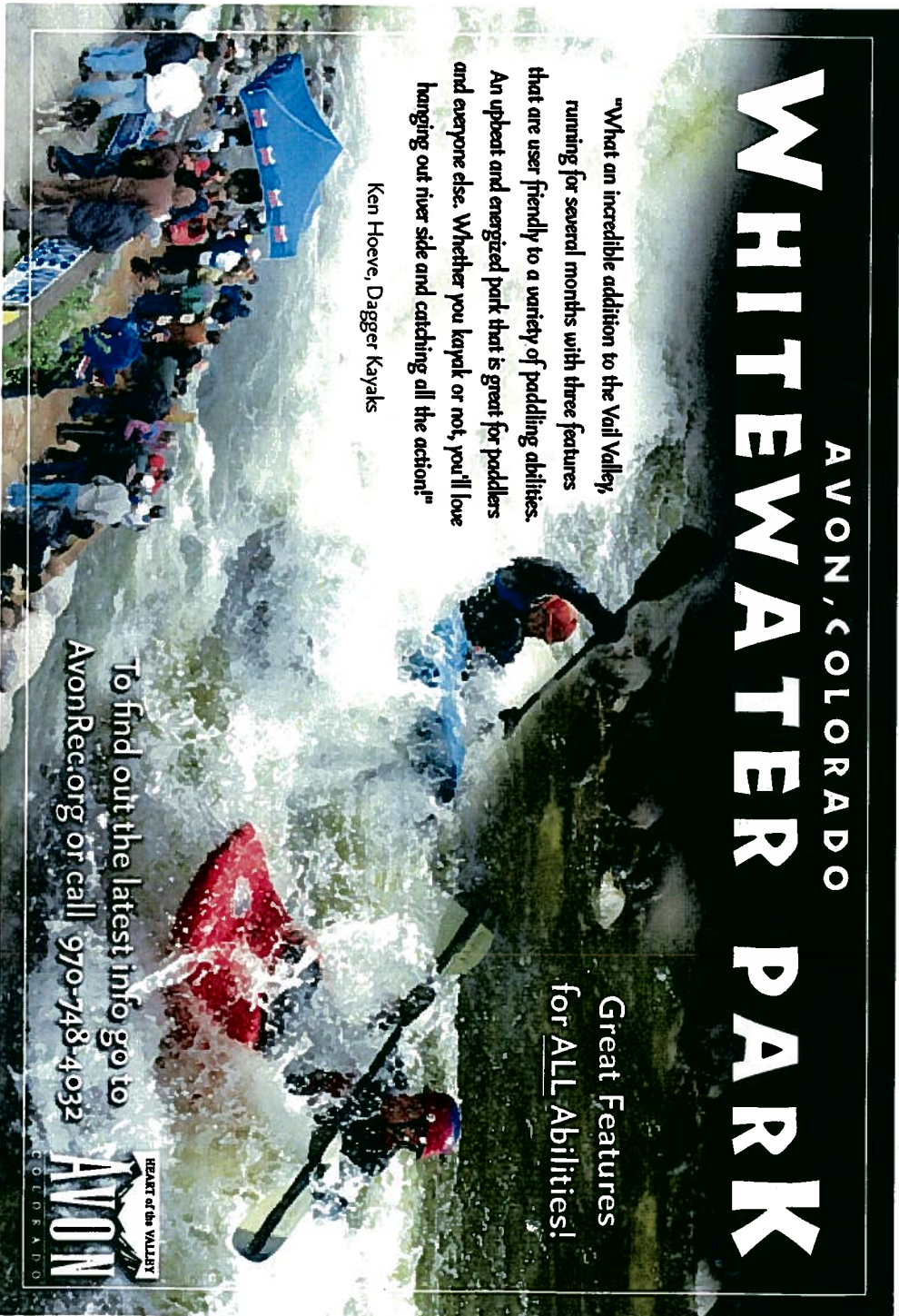
AVON, COLORADO WHITewater PARK

"What an incredible addition to the Vail Valley, running for several months with three features that are user friendly to a variety of paddling abilities. An upbeat and energized park that is great for paddlers and everyone else. Whether you kayak or not, you'll love hanging out river side and catching all the action!"

Ken Hoeve, Dagger Kayaks

Great Features
for ALL Abilities!

To find out the latest info go to
AvonRec.org or call 970-748-4932



This Account Services Agreement (this "Agreement") is made and entered into as of February 15th, 2008 (the "Effective Date") by and between the Town of Avon ("TOA"), having an address at PO Box 975, Avon, CO, 81620 and Untraditional Marketing, Inc. ("UM"), having an address at PO Box 1430, Vail, CO 81658. TOA and UM may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS:

A. TOA wishes to retain the services of UM subject to the terms and conditions set forth within this Agreement, in connection with the following business aspects surrounding the planning, promotion, launch and management of the "Avon Big Air Shootout" ("ABAS"). The program will include all aspects mentioned below and in Exhibit A (attached).

AGREEMENT:

A. **Term.** TOA hereby engages UM to provide the services described in Exhibit A commencing on the effective date above, and ending on July 15th, 2008.

B. **Services.** During the Term of this Agreement, UM will provide the services and deliverables described below and in Exhibit A.

Contract Deliverables

- All efforts to announce, set criteria and judging, publicize, concept, manage, and successfully implement the program listed on Exhibit A to encourage increased kayaker participation in the Avon Whitewater Park.

Account Supervision

- Day to day management and operation planning and marketing of ABAS.
- Interact with TOA staff, as needed providing detailed TOA follow-up reports of all meetings and tasks related to this project.
- Meetings or conversations with TOA representative(s) to include planning sessions, project updates and budget discussions.

ABAS Plan Development and Budget Supervision

- Research, develop and implement the strategic ABAS marketing plan.
- Maintain project projected cost estimates built by TOA and UM.

ABAS Event Planning and Representation

- Management and representation as an agent of TOA for the duration of the program.
- Soliciting/managing any experts needed to facilitate a successful program.





C. **Client Responsibilities.** During the Term of this Agreement, TOA will be responsible for the project elements described below.

Public Relations ("PR")

- TOA will facilitate the PR for the ABAS and work strategically with UM to align with the marketing plan.

Liaison

- TOA will involve UM as part of the larger TOA team and keep them aware of all efforts being used for the ABAS and promoting the Avon whitewater park.

Insurance

- TOA will provide a General Liability policy to cover the ABAS program as determined necessary by the TOA Town attorney.
- The General Liability policy will name UM as an additional insured on the policy.
- UM will provide proof of a General Liability policy in an amount determined necessary by the TOA Town attorney.

D. **Compensation.** TOA will pay UM management fees for this project totaling \$6,000. This fee will be paid to UM on or before May 1st, 2008.

- ❖ UM will pay for all materials, advertising and awards needed for the ABAS. UM will keep a record of all expenses and present them to the TOA following the conclusion of the program. All expenses will be reimbursed to UM upon approval from TOA.
- ❖ TOA is responsible for all fees and expenses associated with all aspects of the ABAS. If for any reason ABAS discontinues, TOA will be responsible for all costs committed at the time of written notification. Additionally, UM entire fee is non-refundable.
- ❖ UM agrees to work within the available ABAS budget as detailed in Exhibit A for all aspects of this project.

E. **Event Cancellation.** In the event of a drought year or any other circumstance requiring an anticipated cancellation of the event outside the ability of the TOA or UM to control, Staff members from TOA and UM will meet no later than May 1st to determine whether or not to cancel the event. If the event is canceled on or before this date, UM management fee will be \$3,000. Any management fee paid to UM prior to this cancellation equaling more than \$3,000 will be returned to TOA no later than May 30th, 2008.

PO Box 1430, Vail, CO 81658 970.477.0111 www.untraditional.com





F. Indemnification and Insurance.

1. Indemnification of UM. TOA to the extent permitted by law will indemnify and hold harmless UM, its shareholders, directors, officers and employees (collectively, "UM Parties"), from and against any loss, cost, damage, liability or expense incurred by any UM Parties ("UM Losses"), including reasonable attorney fees and costs, arising out of the gross negligence or willful misconduct of any of the TOA Parties; provided that indemnification shall not be provided under this Section F. to the extent that UM Losses are attributable to the negligence or willful misconduct of any UM Parties.

2. Indemnification of TOA. UM will indemnify and hold harmless TOA, its directors, members, managers, officers, and employees ("TOA Parties") from and against any loss, cost, damage, liability or expense incurred by any TOA Parties ("TOA Losses"), including reasonable attorney fees and costs, arising out of the gross negligence or willful misconduct of any of the UM Parties; provided that indemnification shall not be provided under this Section F to the extent that UM Losses are attributable to the negligence or willful misconduct of TOA Parties.

G. Termination. Either Party may terminate the Term of Engagement at any time prior to its scheduled expiration immediately upon written notice to the other Party for (i) any Material Breach or (ii) Insolvency. For purposes of this Agreement, "Material Breach" means, with respect to either party, any willful misconduct or any willful breach of or failure to or refusal to perform such parties obligations hereunder that continues uncured for a period of ten (10) days following written notice thereof to the breaching party and the term "Insolvency" means, with respect to either party, (1) making a general assignment for the benefit of its creditors, (2) applying for or consenting to the appointment of a receiver, trustee, assignee, custodian, sequestrator, liquidator or similar official for itself or any of its assets and properties, (3) commencing a voluntary case for relief as a debtor under the United States Bankruptcy Code or any foreign laws for protection or relief of debtors, (4) filing with or otherwise submitting to any governmental authority any petition, answer or other document seeking (A) reorganization, (B) an arrangement with creditors or (C) to take advantage of any other present or future applicable law respecting bankruptcy, reorganization, insolvency, readjustment of debts, relief of debtors, dissolution or liquidation, or (5) being adjudicated a bankrupt or insolvent by a court of competent jurisdiction.

H. Nature of Relationship. The parties acknowledge and agree that UM will be performing services under this Agreement as an independent contractor to TOA and nothing in this Agreement or in the relationship of TOA and UM shall be deemed to constitute a partnership, joint venture or any other relationship other than that of contract Parties hereunder.





I. **Miscellaneous.** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, without regard to its conflict of laws principles, and any disputes shall be subject to binding arbitration in Eagle County, Colorado. The losing Party shall pay all attorneys fees and costs of the winning Party. This Agreement contains the entire agreement of the parties with respect to its subject matter and supersedes any prior understandings, agreements or representations by or among them with respect to its subject matter. This Agreement may be amended only by a written instrument signed by both parties. This Agreement shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns. The descriptive headings of this Agreement are included for convenience and ease of reference do not constitute a part of this Agreement. This Agreement may be executed in any number of counterparts, each of which shall for all purposes constitute one (1) agreement which is binding on all parties hereto. Neither Party may assign this Agreement without the express written consent of the other Party.

We, as authorized representatives of UM and TOA, agree to uphold the terms and conditions of this agreement to the best of our abilities.

Untraditional Marketing, Inc

Town of Avon

Signature: _____

Signature: _____

Name Printed: _____

Name Printed: _____

Date: _____

Date: _____





Exhibit A

Avon's Big Air Shootout

Untraditional Marketing will formulate and facilitate a kayak video competition in 2008 for the Town of Avon. "Avon's Big Air Shootout" is an on-line competition built to get people excited about the park while allowing them to compete for cash.

Kayakers will go the park during the competition and take video of the tricks they are performing. They will then upload the video on a web page hosted by the Vail Daily. Videos will be accessible by anyone who has a computer. At the end of the competition, the winning videos will be chosen by a jury and awarded cash prizes.

When: May 15th – July 15th

Prize: \$2,500 for men and women's the biggest trick performed

Marketing:

- o Posters and flyers will be distributed in Eagle, Summit and Garfield County
- o Competition information will be posted on kayaking forum web pages.
- o The Vail Daily will be the presenting sponsor of the event and run a marketing campaign*.

Untraditional Marketing responsibilities:

- o Produce rules and regulations for the competition.
- o Work with the Vail Daily* to ensure information on line is updated.
- o Design, produce and distribute posters and flyers.
- o Post and maintain forum postings.
- o Assemble jury for judging and announce winners.
- o Contact local radio stations for marketing opportunities.

BUDGET & FEES

- o Advertising:
 - Vail Daily \$0* One time fee
 - Radio \$500 DJ mentions
 - Printing \$150 Posters & flyers
 - Design \$200 Design posters & flyers
 - o Awards:
 - Cash \$5,000 \$2,500 for men & women
 - o Project Management:
 - Untraditional Marketing \$6,000
- Total fee: \$11,850**

* Pending Vail Daily agreement

PO Box 1430, Vail, CO 81658 970.477.0111 www.untraditional.com





Memo

To: Honorable Mayor and Town Council
Thru: Larry Brooks, Town Manager
From: Matt Gennett, AICP, Planning Manager *M.G.*
Date: February 26, 2008 Council Meeting
Re: Work Session on a Wildwood PUD Amendment

Summary:

Attached to this memo is a request by Ironwood Properties LLC to discuss and receive feedback from the Council on a conceptual development plan for the property located at 1051 Wildwood Road. The proposal, as outlined in their letter dated January 31, 2008, contemplates (1) an increase in residential density; (2) residential unit size(s) of approximately 3,000 sf.; and (3) Eagle County occupancy restrictions for five of the units.

Town Manager Comments:

Attachments:

Request letter from Ironwood Properties LLC and attached conceptual site plan.

IRONWOOD PROPERTIES, LLC

January 31, 2008

Matthew R. Gennett, AICP
Senior Planner
Community Development
Town of Avon
P.O. Box 975
Avon, Colorado 81620

Re: 1051 Wildwood
Town Council Work Session
Meeting request

Dear Matt,

We request the opportunity to meet with the Town Council in a work session to discuss the proposed increased residential density and the restricted nature of the additional units requested. We are proposing to:

- Increase residential dwelling unit density of the 1.6 acre parcel from 8 units to 13 units;
- Reduce the maximum unit size from 6,000 sf per unit to 3,000 sf per unit;
- Restrict the sale and occupancy of the additional five units to Eagle County Residents only.

We would appreciate the opportunity to meet with Town Council at their February 12, 2008, meeting.

Please deduct the \$500.00 meeting fee from the reimbursement of the PUD Application fee.

Thank you.

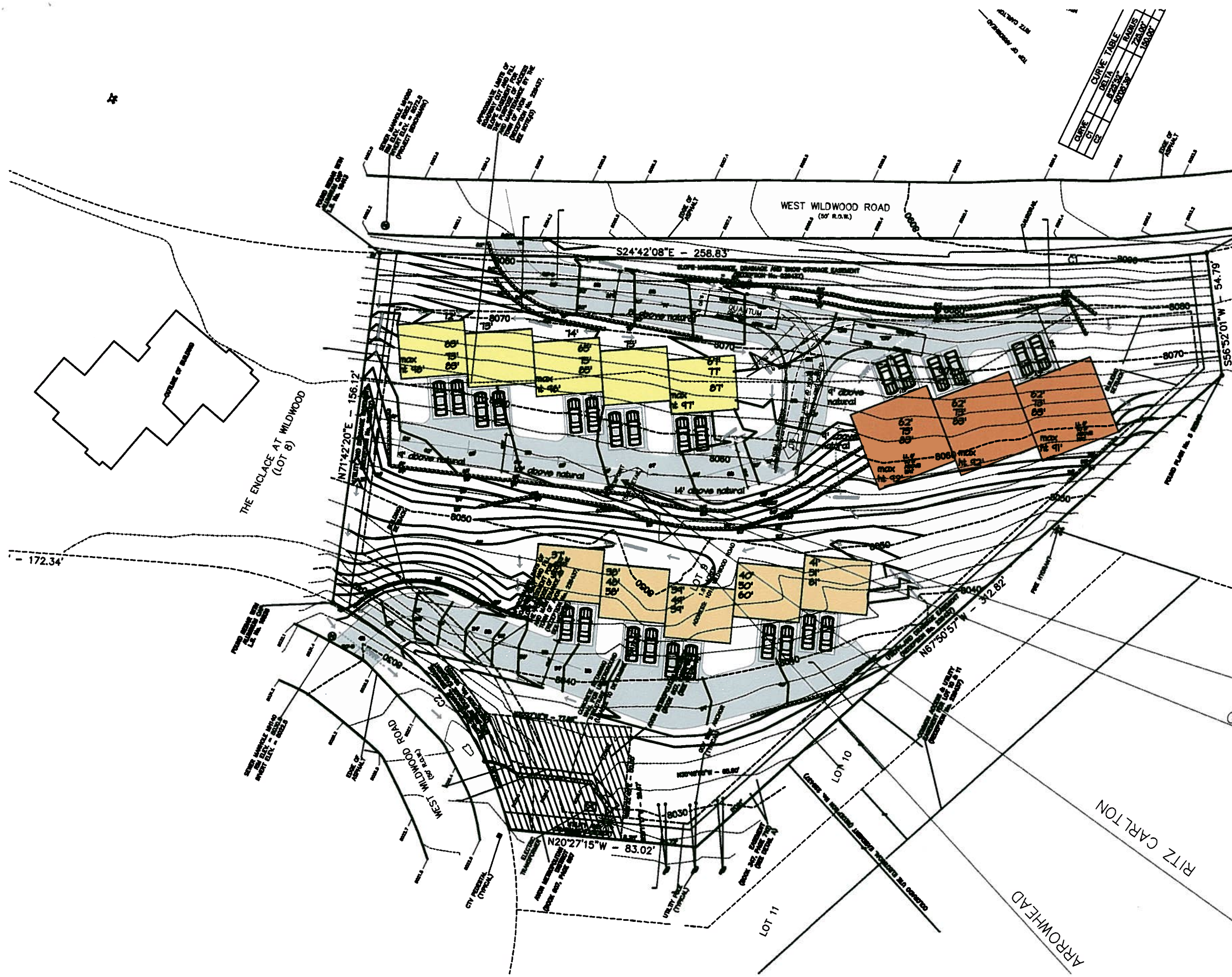
IronWood Properties, LLC

Timothy Broeren
Principal

**Wildwood PUD, Lot 9, Block 5
Use by Right versus Proposed Development Comparison**

General Information: 1.61 acres, 70,131 sf

	Use By Right	Proposed Development
Maximum Site Coverage	35,066 sf	10,944 sf
Minimum Landscape Area	17,533 sf	40,715 sf
Setbacks	Per Code	Comply with Code
Residential Unit Density	8 units	13 units
Max. GRFA per unit	6,000 sf per unit	3,000 sf per unit
Total GRFA	48,000 sf	39,000 sf
Building Height	Per Code	Comply with Code
Parking	Per Code	Comply with Code
Grades, Snow Storage	Per Code	Comply with Code
Owner/Occupant Restriction	None	Restrict 5 units to Eagle County Residents Only



1 SCHEMATIC SITE GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'-0"

ZONING INFORMATION

The following is a summary of the Avon Zoning Requirements for the Wildridge PUD

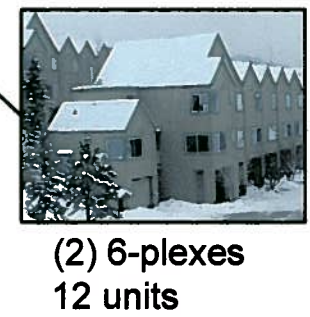
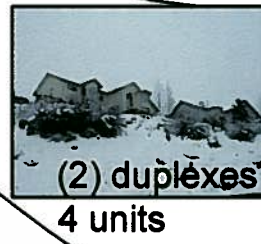
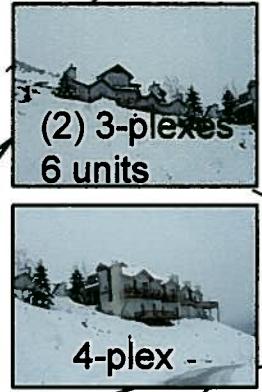
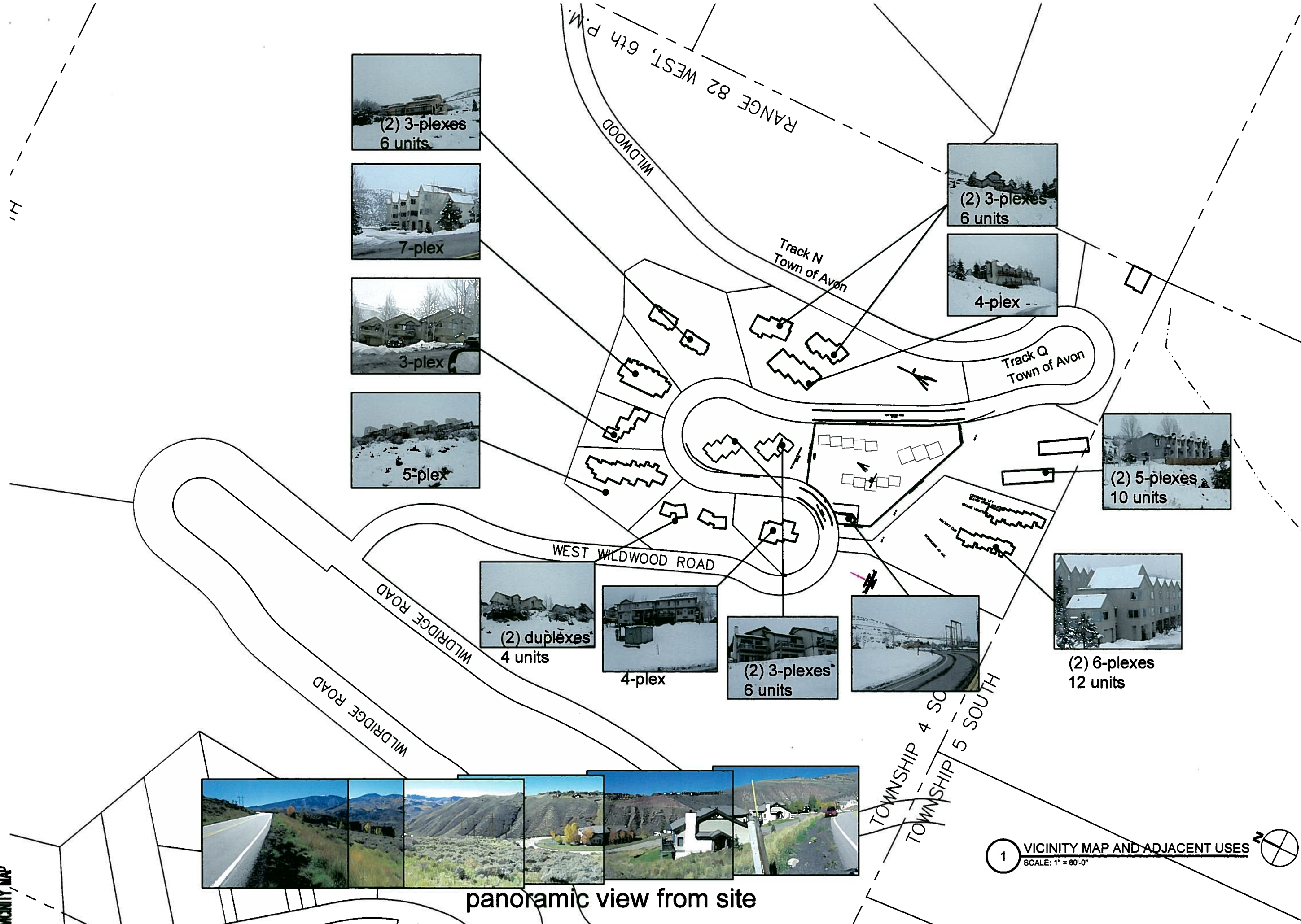
- Lot Area = 1.61 acres = 70,131.6 s.f.
- Maximum Site Coverage = 50% of Lot Area = 35,066 s.f. (includes garages)
Proposed site coverage = 10,944 sf (16%)
- Minimum Landscape Area = 25% of Lot Area = 17,533 s.f.
Proposed site coverage = 10,944 sf (buildings)
Proposed impervious material = 18,473 sf. (drives and patios)
Total Impervious = 29,417 sf
- Proposed Landscape Area
70,131.6 (Lot area)-29,417 (imperv. area) = 40,714.6 sf of landscape area (58%)
- Setbacks: Front Yard = 25'
Rear Yard = 10'
Side Yard = 7.5'
- Setback exceptions:
Patios, walks, at-grade decks & steps may project into setback, no restriction.
- GRFA: No building containing 1 or 2 living units shall be less than 1,200 SF (min) or more than 6,000 SF (max) per unit, not including the garages
Density = increase density for the 1.61 acre parcel from 8 units to 13 units.
- Proposed addition restrictions:
Provide deed restrictions on five residential units
Change the maximum unit size from 6,000 sf per unit to 3,000 sf per unit
- Maximum Height = 35'. Height Measurements are measured from ridge of roof directly down to existing or new grade below.
- Parking Requirements: 2 spaces per unit, with 1 in a garage. 9x18 spaces.
Driveway Cuts: 20' min, 24' max.
Driveway Grades: first 20': 4% max
8% max grade
garage adjacent 20': 4% max.
- Grade slopes 2:1 max. Retaining walls over 4 feet height to be engineered.
- Snow Storage: 20% of impermeable surface area, 6 ft. wide min
- Lighting: Downlighting, frosted glass, etc.

Sheet Number	SD1.1	Multi-Family Residences	Wildwood Residences for Dantias Builder's Inc. 1051 Wildwood Road (Lot 9) Wildwood Subdivision, Avon, CO 81620	Consultants:	JP Manley architect, LLC P O Box 5668 Eagle, CO 81631 Phone: 970-328-1299 Fax: 970-328-1273 jmanley@centurytel.net
Revisions:		Stamp		Issue Date:	P AND Z: 12-14-07

VICINITY MAP



panoramic view from site



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VICINITY MAP AND ADJACENT USES
SCALE: 1" = 60'-0"



Sheet Number	Multi-Family Residences		Issue Date:
	Wildwood Residences for Dantas Builder's Inc. 1051 Wildwood Road (Lot 9) Wildwood Subdivision, Avon, CO 81620		
SD1.0	JP Manley architect, LLC		Revisions:
	P O Box 5668 Eagle, CO 81631 Phone: 970-328-1299 Fax: 970-328-1273 jpmanley@centurytel.net		Consultants:
	Stamp		