

Memo

To: Town of Avon Planning and Zoning Commission
From: Justin Hildreth, P.E., Town Engineer *JH*
Date: August 28, 2008
Re: Avon Main Street Streetscape Improvements – Presentation of Final Design

Summary: The Main Street project consists of a new road from Avon Road to the east portal of Harry A. Nottingham Park in the current location of the pedestrian mall. The project will also include utility, drainage, and roadway work on the area immediately east of the Avon Public Library, and will consist of a shared vehicular/pedestrian roadway that prioritizes public gathering spaces, plazas, and unimpeded pedestrian movements. The streetscape design follows guidelines and concepts set forth in the Town Center West Investment Plan.

Britina Design Group (Britina) will present the final design for the streetscape, which is included as Exhibit A. The meeting will start with a presentation by Britina and then the Avon Planning and Zoning Commission will be given a tour of the site. Following the tour, Britina will complete the presentation and request approval of the final design.

Chronology

- August 14, 2007: The Town Center West Investment Plan and Avon Urban Renewal Plan is adopted by the Town Council, forming the Avon Urban Renewal Authority
- March 11, 2008: American Civil Constructors is awarded the construction contract for Lake Street
- March 25, 2008: Britina Design Group is awarded the design contract for Main Street Streetscape Improvements

Public Process

- May 22, 2008: Joint Public Open House with the Nottingham Park Master Plan
- May 29, 2008: First stakeholder meeting for the Main Street Design Project
- July 9, 2008: Second stakeholder group meeting presenting two design options
- July 10, 2008: Second public open house presenting two design options
- July 15, 2008: Planning and Zoning Commission hearing presenting the preliminary design options
- July 22, 2008: Avon Urban Renewal Authority hearing presenting the preliminary design options
- August 13, 2008: Third stakeholder meeting presenting preliminary final design
- August 13, 2008: Second Planning and Zoning Commission hearing presenting preliminary final design
- August 21, 2008: Third public open house presenting the preliminary final design
- August 26, 2008: Avon Urban Renewal Authority hearing approving the final design

Stakeholder Group

In order to collaboratively create a better design and detail for the Main Street streetscape, Britina formed a stakeholder group comprised of public officials, local business owners, library representatives, adjacent property owners, property managers, community representatives, and Town of Avon staff, including members from the Engineering, Community Development, Recreation and Public Works departments. There have been three meetings with the group, the first to present the project and gain initial feedback, the second to select design themes for the project, and the third to present a preliminary final design.

Public Outreach

One joint public meeting in conjunction with the Harry A. Nottingham Park Master Plan and two public meetings dedicated to Main Street have also been held. Approximately 20 to 30 people attended each of the public open houses.

Avon Arts Council

In addition to the stakeholder group, Britina has been meeting with the Avon Arts Council to facilitate public art selection. It is anticipated that the public art will be incorporated into several of the plaza areas and into the actual streetscape design. Artists are currently preparing concepts for presentation to the Avon Arts Council at the end of September. The final art selection shall occur at the end of October.

Background: As an overview, the West Town Center District was envisioned to be the 'heart' and central gathering place of the Avon community, and reinforce the future role of the district outlined in the Town of Avon Comprehensive Plan:

"Social, cultural, intellectual, political, and recreational gatherings occur in this district. In addition, the district acts as the common ground between the full-time residents, part-time residents and destination guests through diverse retail and entertainment opportunities. The West Town Center District will be an intensely developed mixed-use, pedestrian-oriented area that serves as the primary focus for residential and lodging development within the overall Town Center."

As part of the West Town Center plan implementation, the Town of Avon has begun several important reconstruction efforts within the district, including completion of Avon Station, the realignment of Benchmark Road (Lake Street), and the on-going master planning and conceptual design efforts for Harry A. Nottingham Park. The Main Street streetscape is the next project funded and undertaken by the Avon Urban Renewal Authority, and will serve as a catalyst for the development contemplated in the adopted planning documents.

Discussion: Main Street is perhaps the most critical public infrastructure project undertaken in Avon since the Avon Road roundabouts and will serve as the main attraction and public gathering space in the Town Center West District. Success of this project is critical, and the design relatively complex, due to private property owners bordering much of the site, fixed building entry grades, vacant lots, and numerous existing and future utilities, including water, sanitary sewer, storm sewer and the Metcalf irrigation ditch.

Two options, A and B were presented to the Public, Stakeholders, Planning and Zoning Commission and the Town Council. The majority at all of the meetings preferred the Option A design. As a Result, Main Street's final design is grounded in the forms and elements of the preliminary 'Option A' design. As such, it is a playful, narrative walk through the history, culture and forms of the Avon community and the physical forms of the valley floor. The soft, rounded elements of the design create a quiet, gentle and informal experience, punctuated by whimsical art pieces that illustrate the history, culture and landscape of Avon. In order to incorporate a modern aesthetic, the embracing forms of the design are 'carved' and 'polished' to reflect a sophisticated interpretation of the natural landscape.

Although the final design is largely based on the theme and design of 'Option A', elements of the refined design also draw from 'Option B'. For example, the connection between the Library and Recreation Center, the more direct route of 'Option B' was preferred, and therefore, the overall design of 'Option A' was adjusted to incorporate this layout. Aesthetically, the final design reflects a refined version of the natural, rounded forms of preliminary 'Option A' and its graceful vocabulary of rough, real materials adapted and shaped into an elegant and sophisticated palette.

The design focuses on the five center or plaza spaces outlined in the Town Center West Investment Plan including Lake Street/Main Street Plaza, Library/Recreation Center Plaza, Sheraton/Seasons Piazza, Lettuce Shed Plaza and the Eastern Gateway at Benchmark Road. The Lake Street/Main Street Plaza is designed to connect Main Street with Harry A. Nottingham Park and includes stone seating walls, a water feature and an overlook of the Park. The Library/Recreation Center Plaza is designed as a transitional space that connects the Recreation Center to the Library and retains space for the Library's programming. This space contains an art feature, terraced landscaped garden and an overlook to Beaver Creek. The Seasons/Sheraton Plaza is envisioned to be a piazza and the primary gathering area for Main Street. It will include art integrated into the streetscape, decorative lighting and plenty of moveable tables and chairs. Lettuce Shed Plaza is envisioned to be the meeting and orienting place for Main Street because of the movement from the Riverfront Subdivision, gondola and Avon Station to Main Street. It will include Rush lighting and an artist designed fire pit. The eastern gateway is the primary transition and entryway from Avon Road. It will contain a gateway art feature designed to announce Main Street. Also, Lettuce Shed Lane will contain landscaping and historical elements relating to Avon's history.

Avon West Town Center District Investment Plan

In attempt to address the concerns of the Planning and Zoning commission communicated at the August 13, 2008 hearing, Staff correlated the Main Street design to the applicable sections of the Avon West Town Center District Investment Plan (Investment Plan). The Residential, Commercial and Industrial Design Review Guidelines do not apply to Public Improvements in the Right-of-Way. Section II of the Investment Plan includes the design guidelines of the Avon West Town Center District. The design guidelines are primarily for the existing and future buildings in the Avon Town Center District Area, including Lot 61, The Seasons, Avon Center, The Sheraton, Parking Structure, Town Hall and Nottingham Inn. There are several guidelines in Section B-District Wide, Section C-Streets and Public Spaces and Section D-Public Signage that apply to the Main Street project. The following outlines the relevant sections of the Investment Plan and explains how the Main Street design complies with and exceeds the guidelines in the Investment Plan.

B.4 Civic Art

Civic art can provide visitors as well as residents with multiple and layered expressions of a history and culture that is unique to a place.

The West Main Street civic art program has gone hand-in-hand with the overall streetscape design. As a result, the proposed Civic Art program exceeds the requirements outlined in the Investment Plan. From the beginning of the design process, the project team art consultant, McGrath and Braun, has worked with both

the project team and the Avon Arts Council to determine the location, feel, design and character of the West Main Street public art.

By integrating public art from the beginning of the design process, our team has benefited from a comprehensive approach to the art of Main Street. Not only do we have significant public art pieces at each center along the street, we also have allowed the public art process to infuse the entire streetscape design with an artistic feel and character.

Eastern Gateway

The Eastern Gateway will identify West Main Street with a grand presence and will be easily visible from Avon Road. The gateway will set the tone of the street by utilizing sustainable and indigenous materials where possible. The piece will incorporate a variety of textures and materials making it visually and tactually interesting from all angles, day and night, and in all seasons.

Lettuce Shed Lane History Panels

These interpretive panels will be placed along the length of the Lettuce Shed Lane pedestrian walk, the primary north-south corridor used by visitors to Avon. The panels will illustrate Avon's history from early times to modern day, providing residents and visitors a sense of context for Avon as a unique place.

Lettuce Shed Lane Plaza

Intended as an outdoor "living room," this piece will act as both a focal point along the street and as the "hearth" for the plaza space. This fire-based piece will refer to Avon's history as well as look to Avon's future by incorporating sustainable and indigenous materials where possible.

Seasons/Sheraton Plaza

The Seasons / Sheraton Plaza art piece will provide the central focal point for the plaza. While primarily a horizontal piece, elements such as columns, boundary towers and festoon lighting will emphasize and enclose the piece.

Library and Recreation Center Pedestrian Corridor

This installation will create a colorful, punctuated, multi-piece passageway for pedestrian traffic that is interesting in day, night and all seasons. Based on whimsical references to Avon's stories, symbols and history, the art will use bright colors, variety of textures and approachable scale to attract children and adults.

Library Roundabout

Capitalizing on the interplay between the Library and the name of the Town, this playful installation will juxtapose "A"'s depicted in a variety of typefaces and colors to form a tower structure. The "A" tower will act as the centerpiece to the library roundabout and the visual terminus to the Library & Rec Center Plaza pedestrian walk. The "A" tower is well located because it relates library users and the letter A for Avon.

Nottingham Plaza Water Feature

The Nottingham Plaza water feature will be the iconic western gateway to Main Street, while also serving as a playful gathering space, overlook to the park, and performance area. The water feature will incorporate materials from the Eastern Gateway, such as stone and metal, and provide a changing series of water and

lighting depending on the events and seasons. The water feature will be designed to have substance so that it has a presence in the winter months, when it is not operating.

B.5 Character Misrepresentations and “Theme” Environments

The Investment Plan proposes a modern mountain aesthetic instead of literal interpretations or mimicry of Victorian architecture, mining vernacular, and architectural styles found primarily in the European Alpine environs. For the West Main Street project, the design team has embraced the Town of Avon standard of using materials that are authentic and high quality, and apply them in a design that is a modern representation of a traditional Colorado mountain aesthetic.

The primary streetscape material is a local Colorado stone with a warm palette of brown, gold, red and buff. This stone is used to highlight the central gathering spaces of the streetscape, and will be installed in the ground plane, the vertical bollard elements and the public art pieces. Moving away from the central gathering spaces, the materials continue to reinforce the rich colors of the native stone, done in both pavers and colored concrete.

Overall, the West Main Street design draws from the natural, rich palette of materials indigenous to Colorado, and applies these in a fresh and modern aesthetic.

B.6 Important Public Views

From the beginning of the West Main Street design, our team has been aware of the significant public views identified in the Investment Plan. The final design highlights and reinforces these views.

View West across Nottingham Park toward Bellyache Ridge and the Benchmark Lake

Looking West across Nottingham Park, the view is framed and highlighted by a public art feature/fountain that rises up on either side of the central plaza. In the center of the sculpture, the water element acts as an interactive feature whose transparency allows the view to take precedence.

Library & Recreation Center view to Beaver Creek and Rocky Cliff

In order to frame the view to the mountain at the Library and Recreation Center, the central pathway between the two uses was aligned along the view corridor axis. Public art panels on either side of the pathway help to channel and reinforce and complement the view.

Lettuce Shed Lane View to Westin, Beaver Creek and Rocky Cliff

In order to reinforce the view corridor along Lettuce Shed Lane, the final design creates an open frame toward the mountain. All streetscape elements hug the sides of the corridor, which not only preserves the view, but also allows for much-needed screening of the service area of the Seasons property.

Eastern Gateway View to Main Street, Rocky Cliff and Beaver Creek

Creating an interesting, inviting and dynamic view into the redeveloped Main Street was one of the primary goals of the streetscape design. By placing the public art element in line with the Main Street axis, as well as

creating a large and open public plaza around the element, both auto and pedestrian visitors will have a view into the redeveloped streetscape and the surrounding mountain resort landscape.

B.7 Solar Orientation and Shading Exposure

Flexibility is the key to achieving a streetscape experience that is comfortable during all times of the year. For the West Main Street design, we have several layers of outdoor seating, each of which can be used comfortably in both cold and warm weather. In order to help inform our awareness of solar exposure along the street, our team completed a shade study of the site during each season and throughout the day. The final placement of benches, chairs and other outdoor seating was informed by the shade study data.

In the cold months, we have specified movable outdoor chairs and benches that can be repositioned throughout the day to take advantage of sun exposure. In addition, we have designed fixed stone benches in the open green spaces that will be shaded by deciduous trees in the summer, but will allow the warm rays of the sun to heat the space and material during the cooler winter months. The chosen street furniture also takes climatic comfort into consideration by using a sustainable wood material on the bench seats, which will be cooler in the summer and warm and comfortable in the cooler months.

During warmer weather outdoor seating is positioned to utilize the natural shade of trees to provide a cool and sun-protected place to rest.

B.8 Water Resources

The Investment Plan requires stringent management of stormwater runoff to reduce surface water pollution, prevent flooding and conserve potable water. Numerous best management practices are included in the Main Street project to meet these requirements.

Stormwater Management Plan

The stormwater management plan includes the local drainage facilities required to drain the proposed roadway. As part of the water quality design, hydrodynamic separation systems will be used to remove sediment and total suspended solids. This is the same method used to treat the water quality on Lake Street. The historic drainage patterns of the Main Street corridor and the public storm sewer outfall will be maintained.

Stormwater Best Management Practices

The surface treatment for Main Street is proposed to consist of pavers and concrete that will include an underdrain system that will direct any runoff that penetrates the surface to the public storm sewer through the underdrain. The underdrain extends to the northern plant beds where runoff drains through the soil and functions like a porous landscape detention best management practice.

C.1 Utilities

As required in Section C.1 of the Investment Plan, all utilities along Main Street are located in either unobtrusive underground vaults or within raised planting beds, screened by vegetation. Some examples of low visibility utility applications along Main Street are the plug outlets located at or below grade in tree grates and covered at the bottom of light fixtures. In addition, concert-level electrical service will be available at the Sheraton/Season's Plaza, and the Nottingham Park Plaza – hidden in raised planting beds or underground vaults. In some cases, low profile pedestals may be located with planting and screened. Transformers and other large above-ground utility structures are prohibited on Main Street and will be located on the peripheral of the project and screened by landscaping.

Throughout Main Street, the utilities were designed to accommodate both daily and special event needs in a manner that is unobtrusive yet comprehensive. At the West end and the Sheraton plaza, electrical disconnects for staging will be incorporated into the hardscape features.

C.2 Paving Materials

Section C.2 of the Investment Plan requires pavement materials that include brick, concrete unit pavers, stone pavers, and/or concrete with additives such as sandblasted texture, unique scoring patterns and color. Asphalt is not permitted on Main Street, Lettuce Shed Lane or Avon Station. Natural materials, such as stone, are being used throughout the design in various applications including paving, seating, columns, public art pieces and landscape areas. For example, several types of stone paving have been specified to enhance each plaza space. The seat walls and retaining walls are faced and capped with stone and the on-street planters are contained by a low stone curb. Stone beams will be placed in the planting bed bands and will serve as natural benches. In addition, stone and wood mulch are proposed for all planting beds. Finally, the design incorporates extensive landscape enhancements in the form of trees, planting beds (shrubs, ornamental grasses and perennials), planter pots with annuals and turf areas.

Local Stone Paving

At each plaza space on West Main Street, a variety of natural stone paving material is specified. In addition, stone is being specified for bollards, seat walls, columns and natural benches. Because this stone material will need to coordinate with the stone used by artists for elements like the Eastern Gateway sculpture and the Harry A. Nottingham Park fountain, the design team have been working closely with the selected artists to find a local quarry that can supply the most attractive, durable and desirable regionally available stone product.

Concrete Pavers

In addition to stone paving, concrete pavers are specified at each plaza space. We have specified two (2) color combinations, alternating as the pattern radiates away from each plaza center. The pavers mimic cobble and come in a variety of sizes to create random ashlar pattern. To further the "piazza" feel of the Seasons/Sheraton plaza, the concrete pavers are organized in a circular pattern. The concrete pavers are supplied locally and were chosen for their durability and character.

Colored Concrete Paving

The majority of the remaining paving areas will be paved with colored concrete. Scored, integral colored concrete with a broom finish is specified for the roadway areas. Scored, integral colored concrete with a sand finish is specified for the sidewalks connecting the plaza spaces and patio spaces adjacent to existing buildings. Several additional integral colored concrete bands with sand finish radiate from each plaza space, enhancing the ground plane and providing a separation between various types of paving.

C.3 On-Street Parking

Section C.3 of the Investment Plan encourages on-street parking to compliment the necessary commercial and residential components of the area and to serve as a buffer between moving traffic and the pedestrian environment. On-street parallel parking is provided on the north side of Main Street except in the plaza areas.

C.4 Grading

As specified in Section C.4 of the Investment Plan the grading has created smooth transitions for a safe pedestrian experience and comfortable accessibility for the elderly and disabled. The grading is designed to minimize its prominence so that Main Street appears to be flat and comfortable despite the 20 feet of grade differential from the Eastern Gateway to the Harry A. Nottingham Park Plaza.

Grading and Stormwater Runoff

The grading directs runoff to drain overland to either the northern plant beds or the curb inlets located along the southern Main Street flowline. Runoff is then conveyed by the public storm sewer downstream to the Eagle River.

The northern plant beds are equipped with an underdrain system that provides porous landscape detention, a best management practice that removes sediment and debris prior to entering the storm sewer system. In addition, we are proposing to use a hydrodynamic separation system, such as Stormceptor or Vortechs, is proposed to remove trash, sediment and the total suspended solids from the stormwater in the public storm sewer system.

Nottingham Park

At the interface between West Main Street and Nottingham Park, the slight change in elevation between the Park and the street is used to create a sense of 'overlook' between the two areas. Both the main plaza space and the side seat walls gradually embrace the slope and use it to create a series of terraced seating areas along each side of the main plaza space.

Library/Rec Center

There is an existing drop in grade between the Library and the Rec Center. In the redeveloped streetscape, this change in grade was considered when choosing the pathway between the two uses, so that the final

pathway orientation was plotted to ensure the most gradual slope. In addition, the grade change between the redeveloped streetscape and the sunken library plaza was formalized with a wall and railing that permits the Library to have an at-grade outdoor plaza protected with a wall and fence.

Central Public Plaza

In the Season's/Sheraton Plaza, careful consideration of the grades allows the main plaza space to appear flat and open, without obvious grading or central drains. In our experience, plaza spaces require minimal grade changes in their central gathering areas to be successful, and we have ensured all plaza spaces are carefully graded to appear smooth and flat.

Foundation Walls

No additional foundation walls are exposed in the West Main Street project area.

C.6 Pedestrian Corridors, Paths, Steps and Ramps

The Main Street streetscape design functions as a large pedestrian-only plaza, with cars having secondary importance to people, as specified in Section C.6 of the Investment Plan. As such, the entire streetscape is designed to have the look and feel of a plaza space, including the roadway surface, which utilizes colored and textured concrete in varying bands of color that mimic the appearance of a large sidewalk space.

Curb and Gutter

Although the Investment Plan calls for Main Street to be without curb and gutter, the final design allows for curb and gutter in some sections of the street. This change was instituted to allow for adequate drainage and snow removal within the project area and has been approved the Avon Urban Renewal Authority.

Steps and Ramps

In order to increase the accessibility of Main Street, ramps were used to make changes in grades wherever possible, and between all significant public spaces. Where steps are needed, they are designed to have a wide, shallow appearance that is visually elegant and more accessible than a traditional-height riser and tread. The roadway ramps to meet the plaza grades as an additional traffic calming measure while keeping the plaza spaces at a uniform grade for the pedestrians.

C.7 Walls, Fences and Screening

Stone seating walls are used throughout the streetscape to provide seating and grade retention. In some areas, these walls are carved from slabs of natural stone, and in others, they are faced with a natural stone product with rich texture per Section C.7 of the Investment Plan.

The fences that will be required in the Library/Recreation Center Plaza and potentially along Lot B will match the Avon Station fence, and complies with Section C.7 of the Investment Plan.

Additional care has been taken to have the design screen existing back door facilities for some of the buildings. For instance Lettuce Shed Lane has been designed so that the historical panels and landscaping screen the utilities and loading dock of the Seasons.

C.8 Street Furnishings

The Main Street design utilizes a palette of street furnishings that reinforce the overall aesthetic of the redeveloped streetscape and complies with the guidelines outlined in Section C.8 of the Investment Plan. The following specified street furnishings are also constructed of recycled materials, where appropriate:

- Benches (both freestanding and carved stone slab)
- Bear-Proof Trash Receptacles
- Moveable Café Chairs and Tables
- Game Tables
- Stone Bollards
- Combination Ski Racks/Bike Racks/Newspaper Racks
- Planter Pots
- Decorative Tree Grates

C.9 Plant Material

In order to minimize the amount of impervious surfaces along West Main Street, planters, trees, lawns and planting beds were placed throughout the spaces. Within these 'green' areas, native, hardy and drought-tolerant plants that are also beautiful and visually interesting across seasons are specified. All plant material and location of plantings that have been specified complies with Section C.9 of the investment plan.

Irrigation

In those areas that require irrigation, low-water drip systems have been specified. This includes the on-street planter pots, which will be irrigated with an internal drip system that will reduce maintenance costs and water use. The planting beds will be irrigated with an automated low-water drip system. The lawn areas will be planted with a low-water rhizome turf-type tall fescue, which provides a durable, green turf area suitable for activity while demanding far less water than bluegrass. The lawn areas will be irrigated with an automated spray system. Amended native topsoil will be utilized rather than imported material.

Street Tree Caliper

The caliper of the trees will range from 3" to 4", depending on the species and location per Section C.9 of the Investment Plan.

C.10 Lighting

Creative and artistic lighting is proposed through the Main Street design in addition to the standard Avon West Town Center District standard street lighting fixture. All of the lights will have timers and shut-offs to ensure they are only light when required and are compliant with the Avon Night Lighting Ordinance.

True Color Rendering

All lighting will have a CRI of greater than 70 wherever possible, which will provide true color rendering of people, materials and streetscape details.

LED Lighting

Currently all landscape accent lights, and in-grade lighting will be specified as LED sources.

Seasonal Lighting

Street trees will have LED holiday lighting attached. In addition, the additional LED fixtures along the street will have the ability to display seasonally-appropriate colors.

C.11 Activities and Special Events

All of the major plazas and public activity spaces provide access to electricity for special events. Electrical outlets are proposed for each tree and adequate power will be provided at the Harry A. Nottingham Park Plaza and the Sheraton/Seasons Piazza space. Main Street is designed to be closed to accommodate large events such as fairs, markets and festivals.

Also, The following elements are located in each plaza:

Eastern Gateway

Interactive public art feature

Lettuce Shed Plaza

Fire Pit

Integrated Seating

Season's/Sheraton Plaza

Game Tables

Moveable Chairs and Tables

Interactive Art Feature in Paving

Library/Rec Center Plaza

Children's Library Garden

Open Green Play Hill

Public Art Panels

"A" Sculpture

Nottingham Park Plaza

Interactive Water Sculpture

Performance Area

C.12 Carts and Vendors

Areas for vending carts have been created along the pedestrian pathways between each plaza space. Electricity will be available for the vending carts. In addition, we recommend movable vending carts be permitted in the Season's/Sheraton Plaza until the adjacent properties have been developed.

C.14 Snow Removal and Storage

At the August 26, 2008, Avon Urban Renewal Authority hearing, Staff received direction to minimize snowmelt while attempting to implement it in an environmentally responsible manner. Therefore, the snowmelt system for Main Street will connect to the Waste Heat Recovery project from the Avon Wastewater Plant. The current schedule for the Waste Heat Recovery project is for the design to be completed in 2009 and the facility be constructed in 2010. Thus the Public Works Department will need to manually remove snow for at least one winter season until such a facility is established. The Public Works Department will be requesting special equipment to remove the snow to protect the streetscape design. The Streetscape design and snowmelt areas will be designed to have snow storage and snow accumulation areas while still providing for a safe pedestrian experience. Furnishings and other site fixtures will be enhanced by snow accumulation.

Section D. Public Signage

The public signage guidelines in Section D of the Investment Plan provide detailed guidelines for exterior wayfinding and establish a controlled program for the Town Center district. Avon Station and Lake Street projects follow the public signage guidelines and have set the color palate and sign design. The signs proposed for the Main Street project are of identical design, including the color and masonry, to the signs at Avon Station and Lake Street.

Recommendations:

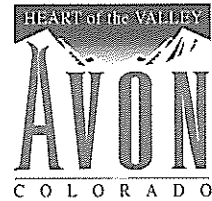
Approve the Main Street final design because it complies with the Avon West Town Center District Investment Plan.

Attachments:

Exhibit A - Main Street Streetscape Improvements Final Design

Staff Report

FINAL DESIGN PLAN



September 2, 2008 Planning & Zoning Commission meeting

Report date	August 29, 2008
Project type	Single Family Residence
Legal description	Lot 12, Block 4, Wildridge Subdivision
Zoning	2 Units – PUD
Address	5712 Wildridge Road East

Introduction

The applicant, Ryan Sutter, has submitted a Final Design application for a single family residence with an attached accessory unit over the garage on Lot 12, Block 4 of the Wildridge Subdivision. The lot will be accessed off of Wildridge Road East and the proposed residence will measure approximately 6,370 sq. ft., inclusive of the garage area. The building is designed with gabled roofs with asphalt shingles and corten metal roofing and utilizes stone, wood shingles, vertical wood siding and horizontal log siding on the exterior walls.

As proposed, the structure appears to contain two dwelling units, which is technically allowed per the zoning on the lot. The second residence is located above the garage and is called out on the plans as the Guest House. The Guest House is considered a second dwelling unit since it contains cooking facilities and is designed to be independent of the primary dwelling unit. The applicant is representing that this unit's interiors will only be roughed in during the construction of the residence and that it will be finished at a later date. However, since the applicant is applying for a single-family residence and given the regulations of the building code regarding proper structural separation, Staff will require that the kitchen in the Guest House be removed to ensure that a single family residence is proposed.

Included with this report are a vicinity map (Exhibit A), Color Board and Light fixture specification sheet (Exhibit B), and reduced plan sets with a site plan, floor plans, and elevations (Exhibit C).

Review History

In 2001, the owner of the property applied for and received approval for a PUD Amendment for the subject property. The PUD Amendment changed the zoning on the lot from a maximum density of one (1) dwelling unit to two (2) dwelling units.

In 2006, a Final Design application was approved for an 8,400 square foot duplex residence. The approved plan had a similar site layout with the driveway access from the southern corner of the lot and the residence placed in the northern two-thirds (2/3)

of the lot. The approved plan also used numerous engineered retaining walls throughout the site and had a limited landscaping plan.

At the Commission's March 4, 2008 meeting, the Sketch Design review took place for this property during which several comments were made related to the following design issues: the difficulty of the site, the amount of retaining walls proposed, and the lack of natural landscaping.

Design Review Considerations

According to the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines, Section 7, the Commission shall consider the following items when reviewing the design of this project:

1. The conformance with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code.

- *Allowed use:* The proposed residential use is permitted given the duplex - PUD zoning.
- *Density:* The lot is zoned for a duplex residence and the single family density is appropriate.
- *Lot Coverage:* Maximum site coverage allowed under the Wildridge PUD is fifty percent (50%). The project is in compliance with the PUD, proposing nineteen percent (19%) lot coverage.
- *Setbacks:* The setbacks for the property are typical for Wildridge with a twenty-five foot (25') wide front yard setback and ten foot (10') wide side yard building setbacks. The subject lot does not contain a rear yard setback since the side yard setbacks intersect at a point in the rear of the lot. Even though the building is within all required setbacks, an Improvement Location Certificate (ILC) will be required to document the exact location to ensure no encroachments occur.
- *Easements:* A Utility and Drainage Easement of seven and one-half feet (7.5') in width borders both of the side property lines on the north and south, while a ten foot (10') wide Slope Maintenance, Drainage, and Snow Storage Easement borders the east side of the property. It is not advised to place landscaping within platted easements; however, it is the owners responsibility if this landscaping requires removal and replacement in the future.
- *Building Height:* The proposed residence measures approximately thirty four feet and nine inches (34'-9") at its tallest point which complies with the zoning code's maximum height of thirty five feet (35'). Even though the building is within the maximum height allowed under zoning, an Improvement Location Certificate (ILC) will be required to document the exact location to ensure its compliance.
- *Grading/Drainage:* All existing and proposed grades are indicated on the site plan.
- *Parking:* This project, when viewed as a duplex residence, requires five (5) parking spaces (two (2) per unit under 2,500 sq. ft. / three (3) per unit over 2,500 sq. ft). As stated earlier in this report, the applicant will be required to remove the

kitchen from the Guest House to comply with a single family residence design, which in turn will reduce the parking requirements by two (2) spaces. The result is a need for three (3) parking spaces and the applicant has proposed a total of four (4) parking spaces, two (2) interior and two (2) exterior spaces, which do meet the parking requirements.

2. The general conformance with Goals and Policies of the Town of Avon Comprehensive Plan, and any sub-area plan which pertains.

The project complies with the Town of Avon Comprehensive Plan.

3. Whether adequate development rights exist for the proposed improvements.

Adequate development rights exist on the property for a single family residence.

4. The Final Design plan is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.

A. Site Development:

- *Site Design:* The Design Guidelines put emphasis on site layout design and state that structures should blend in with natural settings and limit the need for extensive site grading and slope retention. The site is steep and uphill that contains a platted non-developable area in the northern portion of the property and significant topographical change along the lower portion of the lot. This lot will require special consideration to the site design, grading and drainage, use of retaining walls, and treatment of exposed slopes.

The applicant has provided a site plan that builds the proposed residence into the hill side. Due to the steepness of the lot, the applicant has proposed a large number of retaining walls that will all need to be engineered. Although the proposed residence doesn't step up the lot as the guidelines would suggest the applicant has proposed to pull the residence as far east as possible.

The Guidelines state that all disturbed areas should be revegetated with native seed. The applicant intends to restore disturbed areas with vegetation as shown on the landscape plan and discussed later in this report. Staff recommends that the applicant use revegetation matting on all steep slopes to ensure vegetation growth.

- *Site Access:* Access to the site is provided with a twelve foot (12') wide driveway from Wildridge Road East. The applicant is representing that the driveway meets the maximum grade requirements by stating a ten percent (10%) grade is used for a majority of the driveway. The balance of the driveway meets the four percent (4%) maximum for the first twenty feet (20') adjacent to the roadway and parking areas.

Staff does have concerns about the driveway's ability to meet the four percent (4%) maximum grade adjacent to the roadway. Staff recommends that the site plan provide spot elevations to prove that the design meets the requirements. Staff also has concerns about the

driveway adjacent to the garage and the apparent drainage into the garage. Staff would recommend that the applicant revise the drawings to ensure that there is positive grading away from the garage.

- *Parking and Loading:* The intent of the parking guidelines is to provide residents and guests with suitable parking locations that are also durable and functional. The parking requirements of this section are discussed above in the parking zoning requirements. The material used for the driveway is asphalt which is acceptable and it appears the applicant meets the parking requirements.
- *Site Grading:* Due to the location of the proposed residence and the use of retaining walls, the amount of site grading is minimal. The guidelines do state the following:

Where finished grades require retaining wall placement, a series of lower retaining walls with landscaped terraces is preferable to a high wall with an unbroken vertical face.

The applicant is proposing to use all engineered retaining walls that contain little space for planting beds. Staff would recommend that the retaining walls on the west side of the driveway be stepped more to create a greater amount of planting areas inbetween the retaining walls. As stated earlier in this report, due to the steepness of the lot engineered retaining walls will be required for a majority of the necessary slope retention. Staff understands this hardship but feels that an alternative design to the site, through modifications to the retaining walls and landscaping plan, could result in a better aesthetic design.

The applicant is proposing retaining walls that extend beyond the property line and into the public ROW. The guidelines state that all grading work must be contained within the property boundaries. Staff recommends that the applicant revises their site plan to ensure that all retaining walls are fully within their property boundaries.

- *Drainage:* The Guidelines have been generally met with regard to drainage as the drainage is mostly set away from the buildings and into the drainage easements. Staff does have concerns that the drainage from the western portion of the lot and its lack of adequate positive drainage away from the western portion of the structure. Staff recommends that the applicant revise the grading plan to ensure that there is proper drainage away from the western side of the structure.

The Guidelines require that all drainage easements remain unobstructed. The applicant is not proposing any landscaping within the platted Drainage easements.

Snow Removal and Storage: The project has a note designating the area to the north and east of the driveway as snow storage areas. Although the site plan does not contain shaded areas of snow storage, it appears that there is plenty of space for snow to be stored. The driveway contains an area to the east that is at least ten feet (10') in width and over one

hundred and fifty feet (150') of length. Staff feels that this is adequate to meet the Snow Storage requirements of the Design Guidelines.

B. Building Design:

- *Building Materials and Colors:* A variety of quality building materials are proposed with this application including: Stone, wood shingles, vertical wood siding, and horizontal log siding. The applicant has proposed general colors for the wood siding, wood shingles, trim, and roofing materials (Exhibit B), but the applicant has also stated his desire to use reclaimed materials. The reclaimed materials could alter the final colors of the building materials, therefore Staff recommends that the applicant provide a physical color board to staff for final approval prior to issuance of a building permit. These proposed colors do meet the Design Guideline requirements and staff is of the opinion that they are acceptable with the condition listed above.
- *Exterior Walls, Roofs, and Architectural Interest:* The building's massing is broken up with varying building materials, wall planes, roof elevations, and use of fenestration. The applicant has used a high quality of architecture to create an interesting composition. The building utilizes a large amount of stone as a base material with a mixture of vertical wood siding and wood shingles on the east and south building elevations. The north and west building elevations have minimal interest, but are acceptable due to the lack of viability of the home.

The Design Guidelines don't specifically state that wood shingles are an allowed or disallowed exterior building material, but they do state that asphalt shingles and cement shingles are not allowed.

The proposed residence does utilize asphalt shingles and cor-ten as roofing materials which are encouraged by the Design Guidelines. The proposal also includes the use of solar panel on a portion of the roof area. The Guidelines do not contemplate the use of solar panels, but staff feels that they are acceptable due to depictions on the elevations of flush mounted panels.

- *Outdoor Lighting:* The applicant has proposed to use exterior lighting on the proposed residence (Exhibit B). Although the light fixture locations are not called out on the plans, the light fixture proposed does comply with our outdoor lighting ordinance.

C. Landscaping:

- *Design Character:* The design appears to generally comply with the intent of the Residential Landscaping Guidelines, but could be improved to help provide better screening for retaining walls. In terms of plantings, there are a total seven (7) Colorado Blue Spruce trees at a height of six feet (6'), twenty four (24) Aspen trees varying from two inch (2") to three inch (3") calipers, fifteen (15) Buckbrush shrubs, ten (10) Snowberry shrubs, eight (8) Alpine Current shrubs, six (6) Siberian Peashrubs, and eighteen (18) Big Sage shrubs. The applicant has provided a majority of the trees to the

south of the proposed residence and staff feels that some of those planting could be moved to the east of the retaining walls to help provide a greater level of screening. The applicant has provided shrub planting in the beds created between the retaining walls. Staff would recommend that a more mature planting be used in those locations to help provide a more immediate screening for the retaining walls.

According to the applicant, all trees would meet the minimum size requirements as prescribed by the Design Guidelines: 6' minimum height for evergreens, 2" minimum caliper for deciduous trees, and 5 gallon minimum for shrubs. The proposal appears to meet the Guidelines' requirements for landscaped area and irrigated area.

- *Irrigation/Watering:* The applicant is not proposing any permanent irrigation and will only temporarily irrigate the planting beds to help ensure initial growth. It appears that the applicant has met the requirements of this section of the Design Guidelines.
- *Retaining Walls:* There are numerous retaining walls proposed with this site design. All of the retaining walls do not comply with the non-structurally designed retaining walls that are encouraged by the Design Guidelines. It appears that the applicant has provided a structurally designed retaining wall and staff will require that the designs be stamped by a Structural Engineer and that the Engineer provide calculations to the Engineering Department prior to issuance of a building permit.

The applicant is proposing to use a mixture of stone veneer retaining walls and boulder retaining wall which are both acceptable. The applicant has not committed to using a specific type of stone veneer and staff would recommend that the stone veneer on the retaining walls match the stone used on the proposed residence.

As stated earlier in this report, Staff would recommend that the retaining walls, specifically those to the west of the driveway provide more stepping to create a greater amount of area for mature plantings.

5. The compatibility of proposed improvements with site topography, to minimize site disturbance, orient with slope, step building with slope, and minimize benching or other significant alteration of existing topography.

The lot has a steep uphill slope that requires a good amount of slope retention. With that in mind, Staff is of the opinion that the proposed improvements do limit the amount of site disturbance. Staff does have one concern, the plans do not show limits of site disturbance fencing on the north, south, or east sides of the development. Staff recommends that the applicant revise the construction management plan to ensure that there is limits of site disturbance completely surrounding the proposed development.

6. The appearance of proposed improvements as viewed from adjacent and neighboring properties and public ways, with respect to architectural style, massing, height, orientation to street, quality of materials, and colors.

The applicant has proposed high quality materials and earth tone colors that should make this project visually compatible with the surrounding environment. The property is adjacent to open space to the north and a developed lot to the south. Staff feels that the proposed improvements are compatible with the surrounding area.

7. The objective that no improvement be so similar or dissimilar to others in the vicinity that monetary or aesthetic values will be impaired.

No monetary or aesthetic values will be impaired with the proposed improvements.

8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.

The project is in general conformance with the Town's adopted goals and policies and is a use by right per the Wildridge Subdivision.

Staff Recommendation

Staff is recommending **Tabling** of this Final Design application for a single family residence on Lot 12, Block 4, Wildridge Subdivision due to inconsistencies with sections A-D of the Residential Design Review Guidelines.

If the Commission chooses a recommendation of Approval, Staff would recommend the following conditions be included:

1. The title block of all sheets be revised to use the proper Legal description of Lot 12, Block 4, Wildridge Subdivision;
2. Sheets A-010 and A-012 be revised to remove the Stepped Boulder Retaining Wall note that points to the proposed residence;
3. The Construction Management Plan (Sheet A-012) be revised to ensure limits of disturbance fencing completely surrounding the proposed improvements;
4. The Floor Plans (Sheet A-102) be revised to remove the kitchen facilities from the Guest House;
5. Revise the Site Plan (Sheet A-011) to provide spot elevations for the driveway to ensure positive grading and drainage away from the garage and to ensure the maximum slope requirements are met;
6. Revise the Site Plan (Sheet A-011) to ensure all retaining walls are fully within the property boundaries;
7. The Landscaping Plan be revised to provide better screening for the retaining walls and more mature plantings;
8. The Landscaping Plan be revised to provide revegetation matting on all steep slopes to ensure growth of the revegetated areas;
9. All Retaining Walls over four feet (4') in height be revised to reflect a non-structural wall or a detail be added so that the design receives a stamped approval from a Colorado Licensed Professional Structural Engineer and that all required calculations be received and approved by the Town Engineer;
10. The applicant provide staff with physical samples of all colors for all materials, especially reclaimed materials prior to approval of any colors or materials;
11. The retaining walls to the west of the driveway be revised to provide more stepping and landscaping to better screen the walls; and

12. Except as otherwise modified by this approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval.

Recommended Motion

1. "I move to table the Final Design application for a single family residence on Lot 12, Block 4, Wildridge Subdivision to a following meeting, due to the inconsistencies between the application and section A-D of the Residential Design Review Guidelines."

If you have any questions regarding this project or any planning matter, please call me at 748-4023, or stop by the Community Development Department.

Respectfully submitted,



Jared Barnes
Planner I

Exhibits:

- A. Vicinity Map
- B. Color Board and Light Fixture Specification Sheet
- C. Reduced Plan Sets