



Memo

To: Planning and Zoning Commission
From: Eric Heidemann, Assistant Town Manager – Community Development
Date: July 9th, 2009 Commission Meeting
Re: Joint Work Session with Town Council
Folson Property, Highway 6/24

ETH

Summary:

The Community Development Department received a request from Brownfield Partners LLC, for a conceptual review of a vacant piece of property referred to as the Folsom Annexation Property. Prior to submitting a formal application for a zoning application, applicants have the option to submit a Pre-Application/Conceptual Review application for non-binding feedback. Attached to this memo is the proposal from the applicant, which includes a short narrative generally describing the land use type and intensity, as well as a conceptual site plan.

Background:

The Folsom Property was annexed into the Town of Avon in 1985 by Ordinance 85-7. Shortly after annexation, the Town Zoning Map was amended by Ordinance 85-8, thereby establishing a zoning designation for the property: Specially Planned Area (SPA), however, there are no vested development rights associated with the property.

There have been several development proposals and conceptual reviews for this property over the last 10-years. In 1997, a project called "La Piazza" contemplated two separate 5 story buildings and a total of 92 Condominium units. The development had mostly underground parking and the site was split into two lots. Due to significant topographical constraints on the southern portion of the property, development is limited to approximately 4.4 acres along Highway 6 & 24, with the balance of the site (approx. 17 acres) non developable.

The most recent development application was presented by Premier Property Holdings, LLC, which consisted of 114 condominium units, including a restaurant. Up to 106 of the condominium units, in addition to the restaurant, would be located in a large standalone building on the west end of the property. This structure contained mostly underground structured parking, with some elevated surface parking immediately adjacent on the east side of the building. The remaining 8 condominium units (4 to be affordable) would be separate from the main building further to the east on the property.

Comprehensive Plan:

Future Land Use Plan (Comprehensive Plan Page 27)

The Future Land Use Plan does provide specific direction for the Folson property. This map shows the Folson Property with a "Neighborhood Commercial" designation on the entire Highway 6 & 24 frontage, and an "Open Space" land-use designation for all portions further to the south. The Neighborhood Commercial District envisions a maximum density of 7.5 units per acre.

District 6 (Comprehensive Plan Page 81)

The Folson Property is located within District 6: Highway 6 Gateway Corridor in the Comprehensive Plan. According to the Town of Avon Comprehensive Plan, "*the Folson property is intended to provide residential/lodging uses with supporting commercial and service uses at a scale appropriate to the buildable area.*" The plan explains that the property is somewhat isolated with respect to other development and improvements in Town.

The planning principles for the Highway 6 Gateway District focus on providing a sense of entry in this area of Town, and strengthening the association between the Town and Beaver Creek Resort. The Comprehensive Plan envisions buildings of various sizes (smaller than those in Town Center West) to break up building bulk and "*preventing a canyon effect on Highway 6.*"

Attachments:

- Brownfield Partners cover letter and conceptual site plan
- 2006 Comprehensive Plan (District 6)

Staff Report

MINOR MODIFICATION



July 7, 2009 Planning & Zoning Commission meeting

Report date: June 29, 2009
Project type: Modification to Final Design Approval - Garages
Legal description: Lot 9, Block 5, Wildridge Subdivision
Zoning: PUD
Address: 1015 Wildwood Road

Introduction

The applicant, Jeff Manley of Martin Manley Architects, is proposing modifications to the recently approved site plan for this Wildwood property. At the Commission's June 19, 2009 meeting this application was reviewed and tabled after Commissioner review. The proposal has since been modified to respond to the comments received by both Staff and the Commission.

The proposal is to construct two connected, partially buried two-car garage bays in one structure, immediately adjacent to the driveway that extends to the upper fourplex building. It would be located near the required fire truck turnaround. The structure would be a steel framed standalone building with a naturally vegetated roof.

The exposed building materials are to match the approved structures' with metal doors to match those on the main buildings. Attached to this report are copies of the proposed site plan and design details for your review.

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:* This property is zoned for residential land-use. The garage use must be tied specifically to the residential units.
- *Density:* Not applicable.
- *Lot Coverage:* The lot coverage is slightly modified with this proposal. The increase in impermeable surface has been accounted for with additional snow storage.
- *Setbacks:* The proposed structure complies with the platted building setbacks.

- **Easements:** The improvements border but do not interfere with the platted easements.
- **Building Height:** The garage structure measures 13' in height above the finished driveway grade immediately adjacent thereto. This has been reduced from the original proposal.
- **Grading/Drainage:** The grading and drainage appear to be functional.
- **Parking:** While not required by zoning, four additional interior parking spaces are provided with this application. This project is in compliance with the parking standards.

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 for the property.

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

A. Site Development:

- The guidelines require buildings to “*Blend in with natural settings...and be stepped in appearance.*” Additionally, “*Buildings should be compatible with the site, and not appear to intrude or project from a lot with no relation to the surrounding landforms.*”

This revised proposal further buries the structure into the hillside, and the structure should not project from the lot to a degree inconsistent with other improvements in the area.

B. Building Design:

- The materials and colors of the building are compatible with others used on the site, and are appropriate for the nature of this application.

C. Landscaping:

- The landscaping revisions were approved at the June 19, 2009 meeting.

D. Miscellaneous

- Not applicable.

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 applicant has made an attempt to effectively bury the garages into the finished topography grades to the extent possible. This revised submittal appears to be in further compliance with this review criteria.

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 improvements will be visible from neighboring properties and public ways.

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 should be impaired with these modifications.

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

Staff finds general conformance with the Town of Avon's adopted Goals, Policies and Programs.

Staff Recommendation

Staff is recommending **APPROVAL** of the application, as depicted in the revised drawings dated June 19, 2009.

Recommended Motion

"I move to **APPROVE** the proposed four-car parking structure with the finding that the design meets the mandatory review criteria highlighted in staff's report, dated June 29, 2009."

If you have any questions regarding this project or any planning matter, please call me at 748-4413, or stop by the Community Development Department.

Respectfully submitted,



Matt Pielsticker
Planner II

Attachment
Reduced Plans

Staff Report

FINAL DESIGN PLAN



July 7, 2009 Planning & Zoning Commission meeting

Report date	July 2, 2009
Project type	New Structures at Public Works Facility
Legal description	Lots 1A & 1B, Swift Gulch Addition
Zoning	Government, Park, Employee Housing (GPEH)
Address	500 Swift Gulch Road

Introduction

Jennifer Strehler, Director of Public Works and Transportation, representing the Town of Avon, has submitted a Final Design application proposing to redevelop the Public Works facilities on the subject property. The proposed buildings consist of, but are not limited to, the following: a new bus storage building with an interior fueling and bus wash bay; a new administration building, a new car wash, a new "shops" building, a new large equipment storage building and a covered cinder storage building.

On June 17, 2008, a site Tour with Planning and Zoning Commissioners and Town Council was held to better understand the site, current uses, long-term needs, and provide a perspective from which to overview and comment on the project. The resulting campus provides the operational facilities that the town needs for the following municipal services divisions: transit, road, bridge, fleet, trails, facilities, parks, and storage for other town functions.

The Town Council reviewed the initial sketch plan on May 12th. Minor changes were made and the Planning and Zoning Commission reviewed a revised Sketch Design plan at the May 19, 2009 meeting. Both review bodies requested changes to the roof of the proposed bus facility and the façades of the administration building, to create a "more mountain" and "less contemporary style". These changes were made by the Town's architectural consultant. The revised renderings were presented to Town Council on June 9, 2009 and informally shown to the Planning and Zoning Commission during a work session. These renderings were met with positive remarks and these comments have been incorporated into the Final Design Application. As of June 30, 2009, 100% of the design budget for this project phase (Design Development) has been expended. If the Planning and Zoning Commission approves this Final Design Application, the consultant will then revise the engineered drawings at their cost to be consistent with the architectural renderings included herein.

Regarding zoning, the Planning and Zoning Commission approved a rezoning request to change the zoning (and associated development standards) for the property. The property is now zoned Government, Park, and Employee Housing (GPEH), and consequently must conform to all zoning standards prescribed in Title 17: Zoning.

It is important to understand the unique status and concomitant circumstances of this public project. As a publically-funded project it will be implemented using an alternative project



delivery method (e.g., design/build or construction management at-risk). One reason for this plan is that the project is currently subject to eight (8) separate possible federal funding awards (to lessen the cost burden to Avon residents). Bid packages will be coordinated with grant amounts and timing. Note that once federal funds are awarded, the Town should be ready to obligate the funding within 180 days of notice of award. Thus, this application and the requested approval of these drawings from Planning and Zoning is primarily in nature for bidding purposes; and these drawings are not intended to be construction-ready documents.

The selected constructor is responsible to prepare construction documents and submit for a Building Permit. The Town expects there will be modifications requested to the design by the selected constructor. Minor modifications in comparison to this set will be handled in the usual manner, with a Minor Modification procedure. Major changes would come back to P&Z for additional review and approval. It is the intention of the Town of Avon Public Works and Transportation Department to form a selection committee to interview short-listed proposers select the preferred constructor with whom town management would negotiate a maximum not to exceed price for this project. A request for one of the committee members from the Planning and Zoning Commission (and one from Town Council) will go out once the bidding documents are finalized.

Included with this report are a Vicinity Map (Exhibit A), and reduced plan sets containing a site plan, floor plans, elevations, perspectives, civils, and color and material representations (Exhibit B).

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.

This design appears to conform to all applicable provisions of the Zoning Code. As indicated by Staff at Sketch Design review, a roof plan for the bus barn will be required prior to building permit confirming conformance with the 60' height requirement. The submitted drawings show conformance with this height requirement and indicate that the roof mass will be broken up using clerestory elements. Note that the tall height of this building is necessary to minimize structural columns inside the building and is essential to the functionality of the space for storing transit buses.

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

The project is in general conformance with the Goals and Policies of the Town. The Planning and Zoning Commission must review this design proposal in light of the planning principles outlined for *District 26: Swift Gulch District*. The Comprehensive Plan acknowledges the existing Swift Gulch facilities' already have a high visibility from I-70.

The Planning Principles for *District 26: Swift Gulch District* include the following:

- *Encourage building at a scale that minimizes visibility from I-70.*
- *Screen accessory uses with landforms and landscaping.*
- *Encourage sidewalks and pedestrian connections*



Note that for public safety reasons and for security of Town property, public access into this site is restricted to the Administration Building.

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

Adequate development rights exist on the property for the proposed improvements.

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

Staff finds this application in general conformance with Sub-Sections A through D of the Design Guidelines. According to the Design Guidelines the site and its relationship to other structures, scenic values, views, and climatic orientation should be the dominant factors in the design and siting of buildings.

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 already disturbed, flattened areas of the site lend themselves to further development and redevelopment. In order to gain access to the upper portions of the site and to circulate around the existing fleet maintenance building, some alteration to the existing steep topography will be necessary, including the requirement to build series of retaining walls. It appears that these disturbances have been minimized to the extent possible.

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 architectural style is complimentary to the site and surroundings, with earth-tone colors and high quality materials. Some of the improvements will be highly visible from public ways, including Interstate 70. The appearance of the bus barn is Staff's primary focus given its massing and prominent location on the site. In response to comments received, the ridgeline of the barn building has been further broken up and the general architectural style has benefited from more articulation.

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 should 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 for the Town. Note that the project is targeting a LEED-certified level for the Bus Storage Building, and a LEED-Gold level for the Administration Building. If these ratings are achieved, the project will exceed the standards set forth in adopted Town documents, Design Guidelines, etc. and could act as a role model to private development.

Staff Recommendation

Staff is recommending **CONDITIONAL APPROVAL** of this Final Design application for Lots 1A and 1B, Swift Gulch Addition.



Recommended Motion

"I move to approve this Final Design application for construction on Lots 1A and 1B, Swift Gulch Addition, with the **FINDING** that the design is in conformance with the Town of Avon Zoning Code and Town of Avon Design Review Guidelines; and is subject to the following **CONDITIONS**:

1. Any significant changes to the design plans will require approval by the Planning and Zoning Commission of a Minor Project application;
2. An on-site mockup will be required for final approval of all materials and colors prior to TCO inspection;
3. A Staging Plan, Landscaping Plan, and Lighting Plan must be approved prior to building permit application; and,
4. 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."

If you have any questions regarding this project or any planning matter, please call me at 748-4413, or stop by the Community Development Department.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt Pielsticker".

Matt Pielsticker
Planner II

Exhibits

- A: Vicinity Map
- B: Design Details & Reduced Plans