

NORTH MINTURN PUD

LIASFJAWSKFN



Minturn Railroad PUD

site acreage 18.95Acres
number of "units" 114

We believe that the plan we are proposing fits the vision of the community for the type of growth Minturn needs. This development provides a wide variety of land types, but maintains the existing bulk standards found throughout town. Small starter (or finisher) cottage lots provide a unique opportunity for many first buyers and empty nesters. Larger lots provide adequate space for a reasonably sized home and could also accomodate ADU's. The standard sized lots could further accomodate duplex homes when the towns infrastructure project is complete.

- This type of a project will allow for a gradual growth model.
- The scale of this project is appropriate for the town and does not burden the residents of Taylor
- The speed of the project will be gradual as lots are built-out and likely wouldn't be fully built out for at least five years.
- Creating design guidelines with the town will ensure that this growth fits with the character of town
- With minimal negative impact to town, the financial benefit to town is quite large.

Our intent with this project is to provide a natural growth scenario for the town. By creating a number of different types of lots we are offering the opportunity for holistic growth. Individuals will be able to purchase a lot that will accomodate a wide variety of housing options. In addition to this we are proposing a small amount of medium density multi-family adjacent to the current townhome project. These options would allow for someone to buy an affordable piece of land and build a small cottage, or a more expensive view lot and build their large home. Buyers will be regulated by a set of design guidelines that will be developed specifically for Minturn as a whole.... focussed on uniqueness and character.

- Per the PUD provisions:
- (1) provides for new technology and promotes innovative and efficient land use patterns.
through the development of the guidelines we will implement the need for energy efficient fixtures and appliances along with restrictive landscape to further reduce the impact on our resources. Site layout is a continuance of the town.
 - (2) permits the integration of land uses and contributes to trails and pedestrian circulation.
Along with much needed diversity in housing types, this project creates useable green space and enhances the existing informal game creek trailhead.
 - (3) preserves valued environments and natural resources and achieves a more desirable environment.
While this space is currently undeveloped, its designation as a PUD overlay has always created the possibility of development. This proposal creates something identical in scale to what exists adjacent. This proposal will preserve this part of town as low density residential and preclude the impact that higher density residential and mixed use would create.
 - (4) Maintains or improves air and water quality
This development will provide roughly \$3,300,000 toward water system improvements from water related fees alone.
 - (5) Provides for a wide range of housing opportunities
We have included apartments, small lots, medium sized lots, large lots and the opportunity for ADU's
 - (6) Improves the overall design character and quality of new development
Another benefit of this type of development is that every home can be unique and thereby avoid the modern day suburban, mc mansion aesthetic that we need to avoid.
 - (7) Permits the integration rather than separation of uses
While we are proposing an "all residential" development, we feel strongly that this can help provide the critical mass that the downtown needs and does not take away from our existing retail core.
 - (8) establishes land use patterns that promote and expand opportunities for public transportation and trails for safe, efficient, compact street and utility networks that lower development and maintenance costs and conserve energy.
This site plan proposes sidewalks, trails, efficient street and parking layouts. It will also provide more potential ridership opportunities for the ECO bus that may allow for more regular service in and out of town.
 - (9) Preserves valued environmental, historic or mineral resource lands and avoids development in natural hazard areas
We are allowing for a stream buffer with less impact adjacent to it along with keeping development away from the upper hillside areas to the north.
 - (10) Maintains and enhances surface groundwater quality and quantity.
While this site is currently undeveloped, we will be doing a decent amount of clean-up on the site removing potentially hazardous materials that do currently leach into the ground. With landscape restrictions we will be limiting outdoor water use while focusing on landscaping that also does not consume large amounts of water.
 - (11) provides applicants the opportunity to contribute to the towns multi-use trail system; to provide and maintain access to public lands and rivers
We seek to formalize an area for the trailhead of Game Creek and the Minturn Mile.
 - (12) Establishes incentives for applicants to encourage the provision of long-term affordable housing
In addition to the creation of 16 cottage lots, 24 multi-family units and numerous potential ADU's, we are also proposing 20% deed restricted locals only" housing, with half of those as further deed restricted affordable units.
 - (13) is consistent with the purposes and goals of the community plan and land use regulations.
This development is being proposed as an extension of the town. the only difference, and the need of a PUD, is to provide much wider and diverse housing opportunities.

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301 Boulder St, #333
Minturn CO 81645

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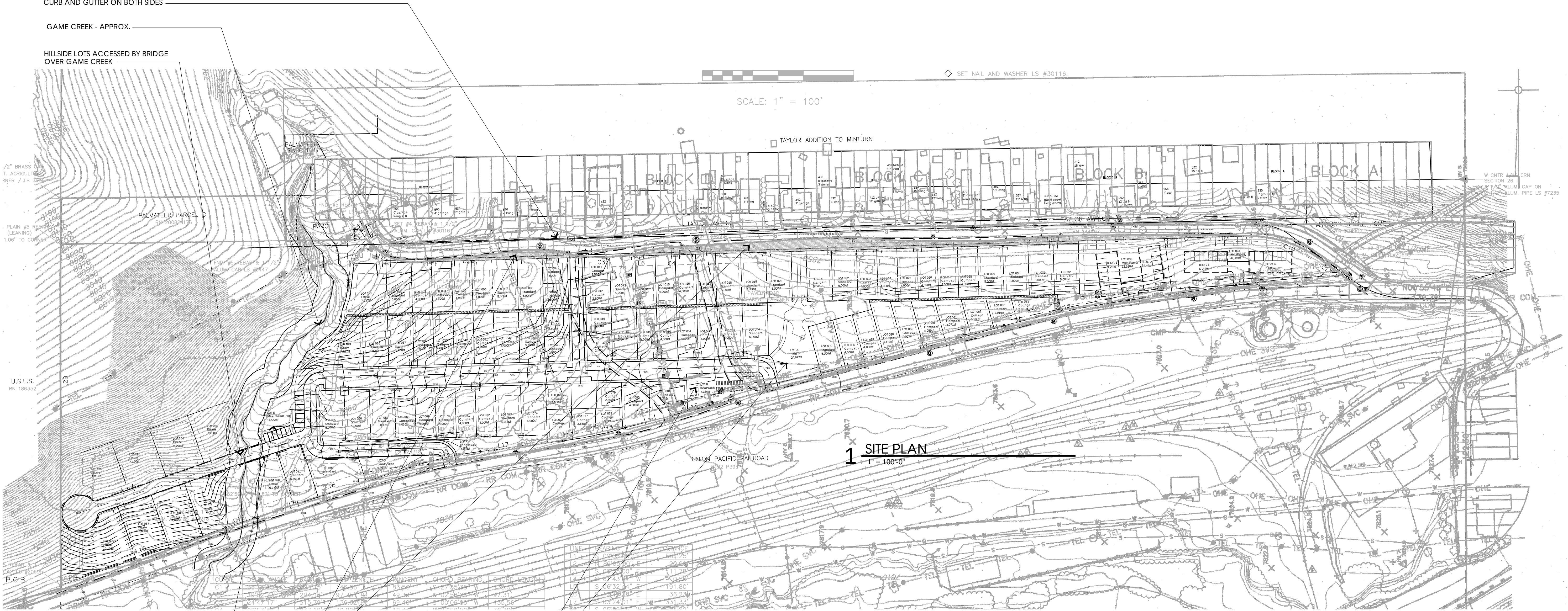
COVER

A01

TAYLOR FUTURE EAST BORDER, PLANNED R.O.W.
PROVIDES FOR STREET PARKING ON WEST SIDE,
CURB AND GUTTER ON BOTH SIDES

GAME CREEK - APPROX.

HILLSIDE LOTS ACCESSED BY BRIDGE
OVER GAME CREEK



MINTURN MILE/GAME CREEK
PARKING TO RELIEVE TAYLOR

AREA TO BE DEDICATED TO TOWN, PROVIDE
CURB/GUTTER AND SIDEWALK AT NEW LOTS

PUBLIC PARK AREAS IN ADDITION TO
TRAIL HEAD AMENITY

UNIT TYPE SUMMARY

Standard	5,000sf	29
Compact	4,000sf	34
Cottage	2,500sf	16
Estate	>6,000sf	11
Multi-Family		24
		114 Total Units

proposing 20% deed restricted to include:

- 10% locals housing
- 10% both locals housing and affordable

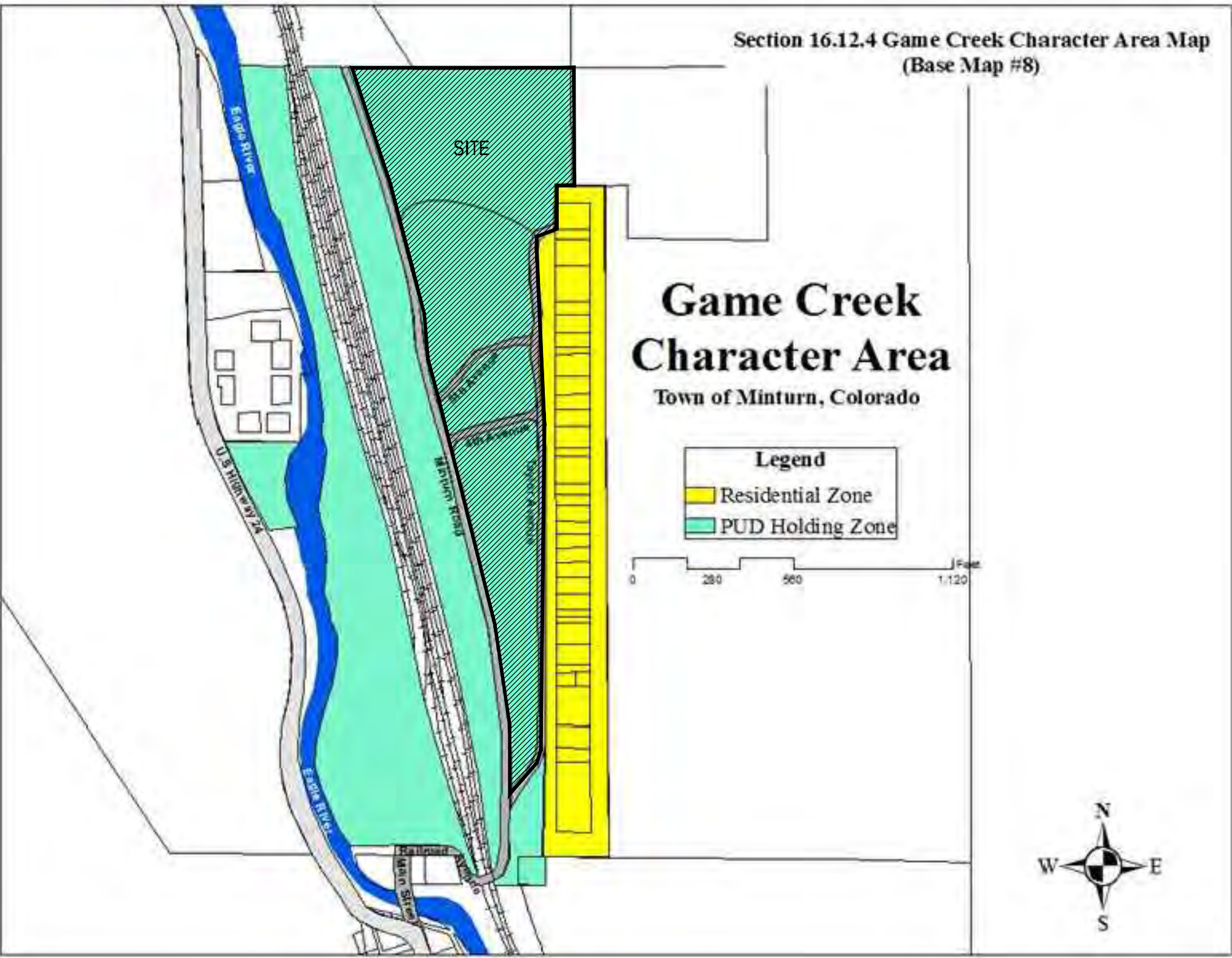
CODE ANALYSIS (deviations are in Bold)

		MINIMUM LOT SIZE	MAX LOT COVERAGE	MAX IMPERVIOUS	SIDE SETBACKS	FRONT SETBACK	REAR SETBACK	MAXIMUM HEIGHT
EXISTING GAME CREEK ZONE		5,000sf	40%	50%	5'	20'	10'	28'
PROPOSED PUD	Estate ¹	6,000sf	40%	50%	5'	20'	10'	28'
	Standard ²	5,000sf	40%	50%	5'	20'	10'	28'
	Compact ¹	4,000sf	40%	50%	5'	20'	10'	28'
	Cottage	2,500sf	40%	50%	5'	10'	5'	28'
	Multi-Family	10,000sf	40%	50%	10'	10'	10'	28'

-JUSTIFICATION FOR THE SMALLER LOT SIZES IS TO ENCOURAGE SMALLER, MORE AFFORDABLE HOMES.

1 - ESTATE LOTS AND COMPACT LOTS ALLOW FOR ADU'S IF AVAILABILITY ALLOWS AT BUILDING PERMIT

2 - STANDARD LOTS ALLOW FOR DUPLEX CONSTRUCTION IF AVAILABILITY ALLOWS AT BUILDING PERMIT



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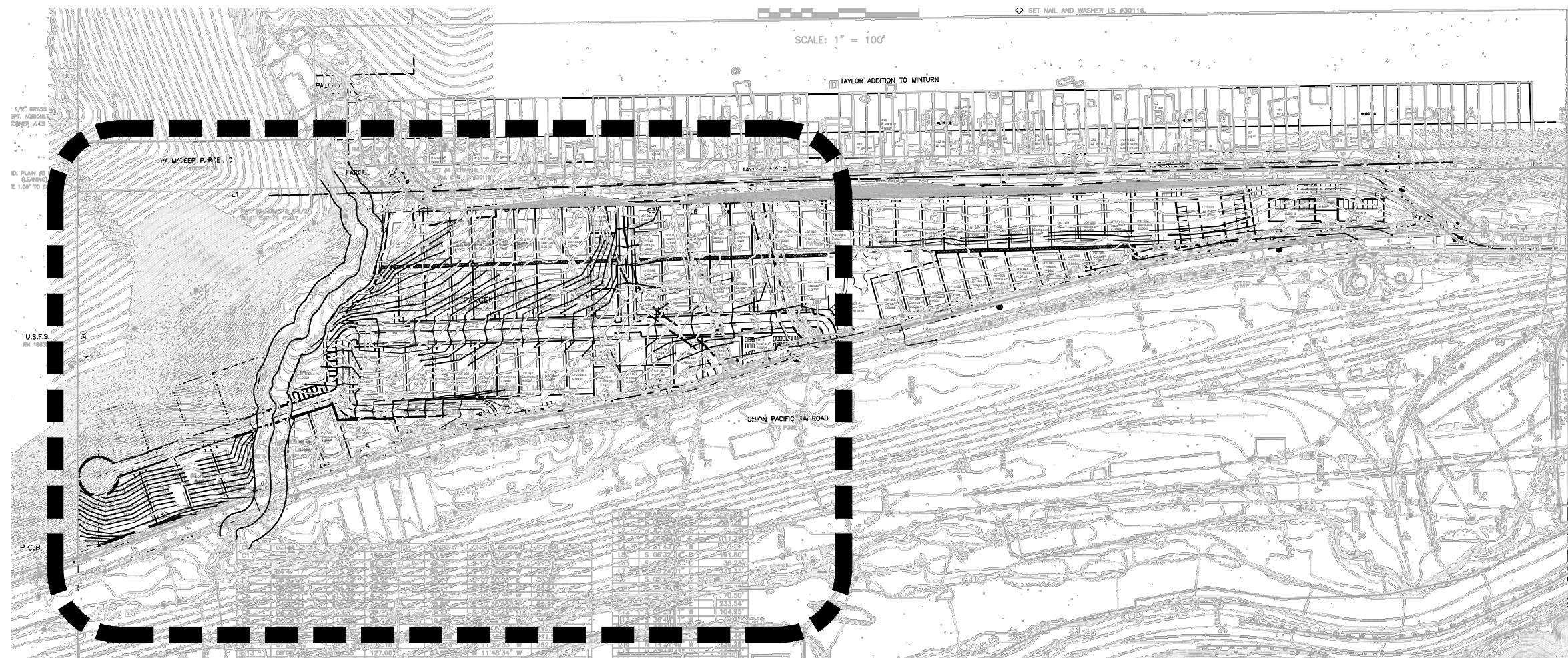
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ZONING
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A02



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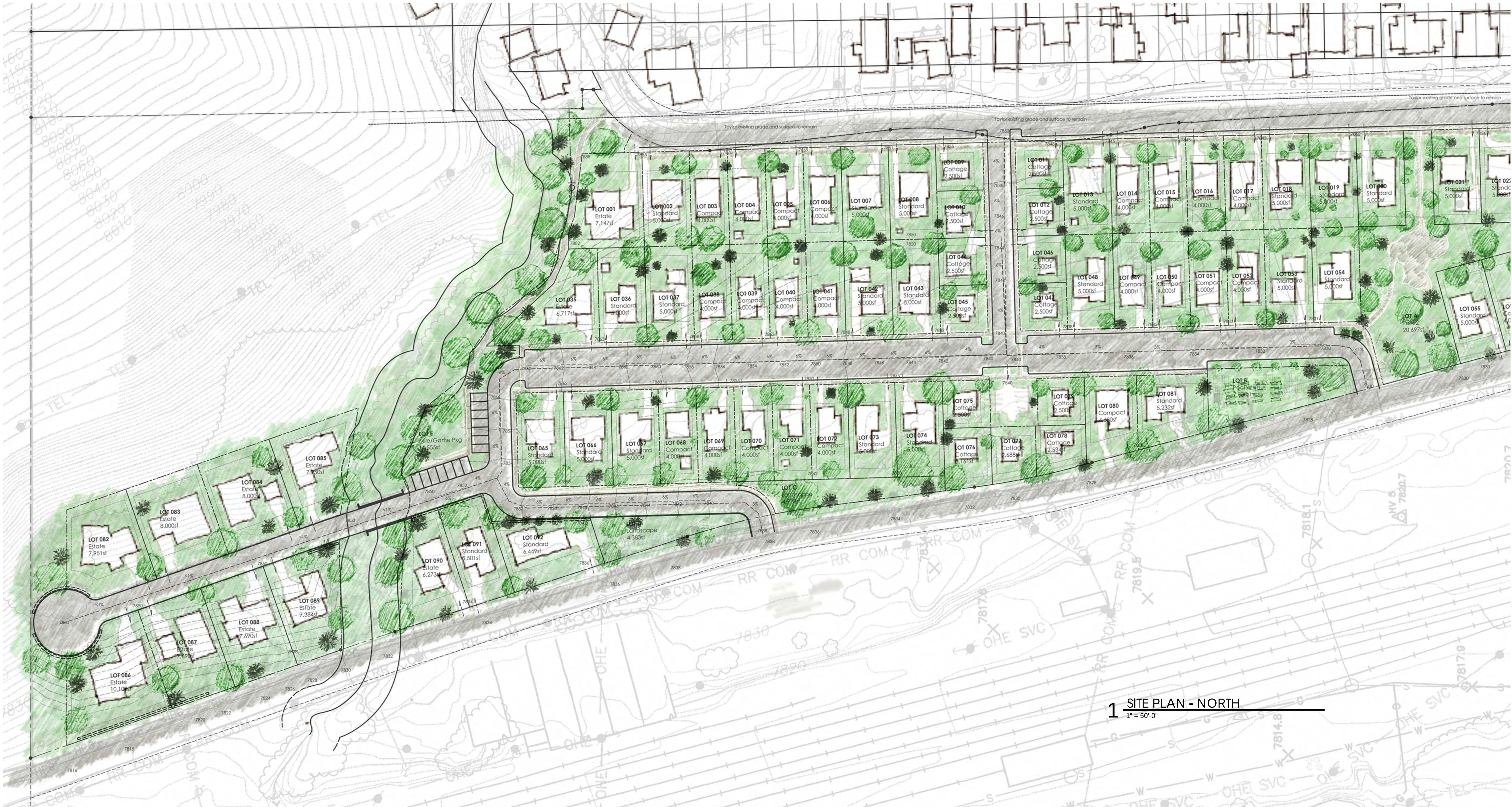
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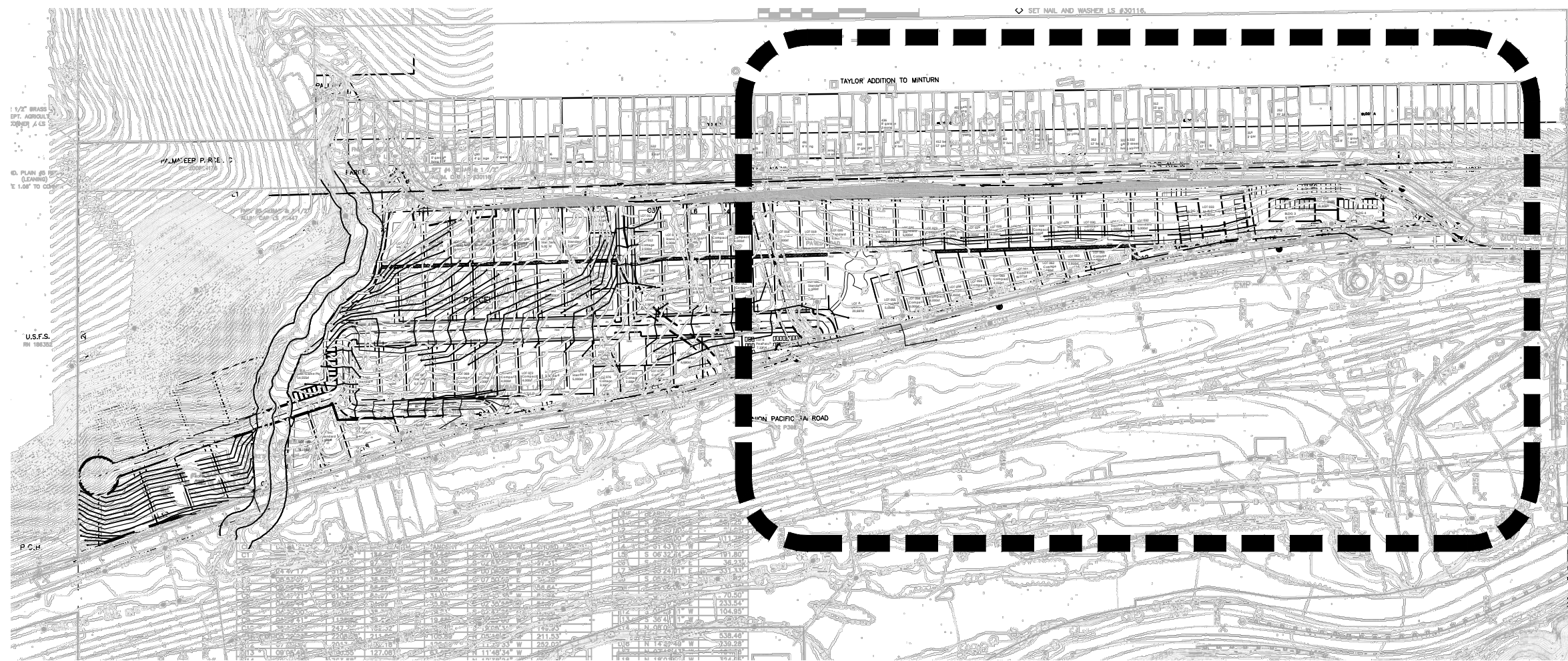
SITE
OVERVIEW

A03

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1 SITE PLAN - NORTH
1" = 50'-0"



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1 SITE PLAN - SOUTH
1" = 50'-0"

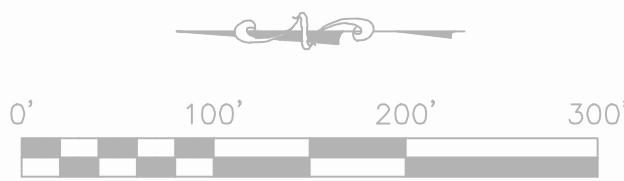
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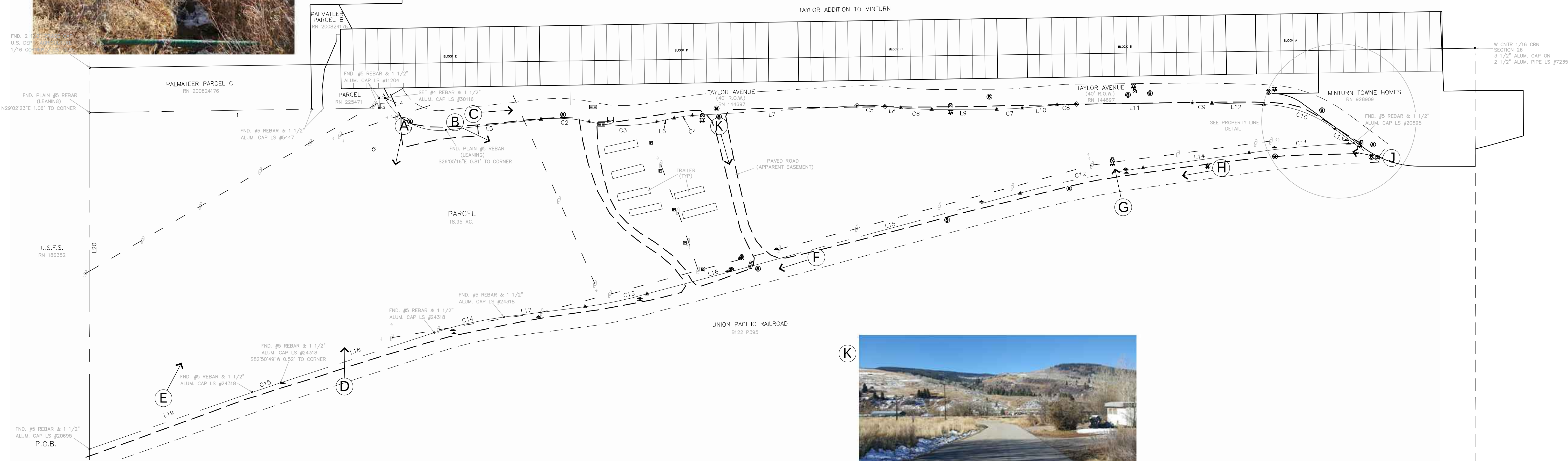
A04



SCALE: 1" = 100'

- GAS LINE MARKER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER INLET
- CULVERT

- NOTES:
- 1) DATE OF SURVEY: 7/2018
 - 2) LAND TITLE GUARANTEE CO. POLICY NO. RND50050645-2 DATED 5/25/2018 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMATION.
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 4) BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING NW PARCEL 1 AND THE WEST CENTER 1/16 CORNER SECTION 26.
 - 5) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
 - 6) Δ SET #4 REBAR & 1 1/2" ALUMINUM CAP LS #30116.
 $\diamond$ SET NAIL AND WASHER LS #30116.



ARCHITECTURE

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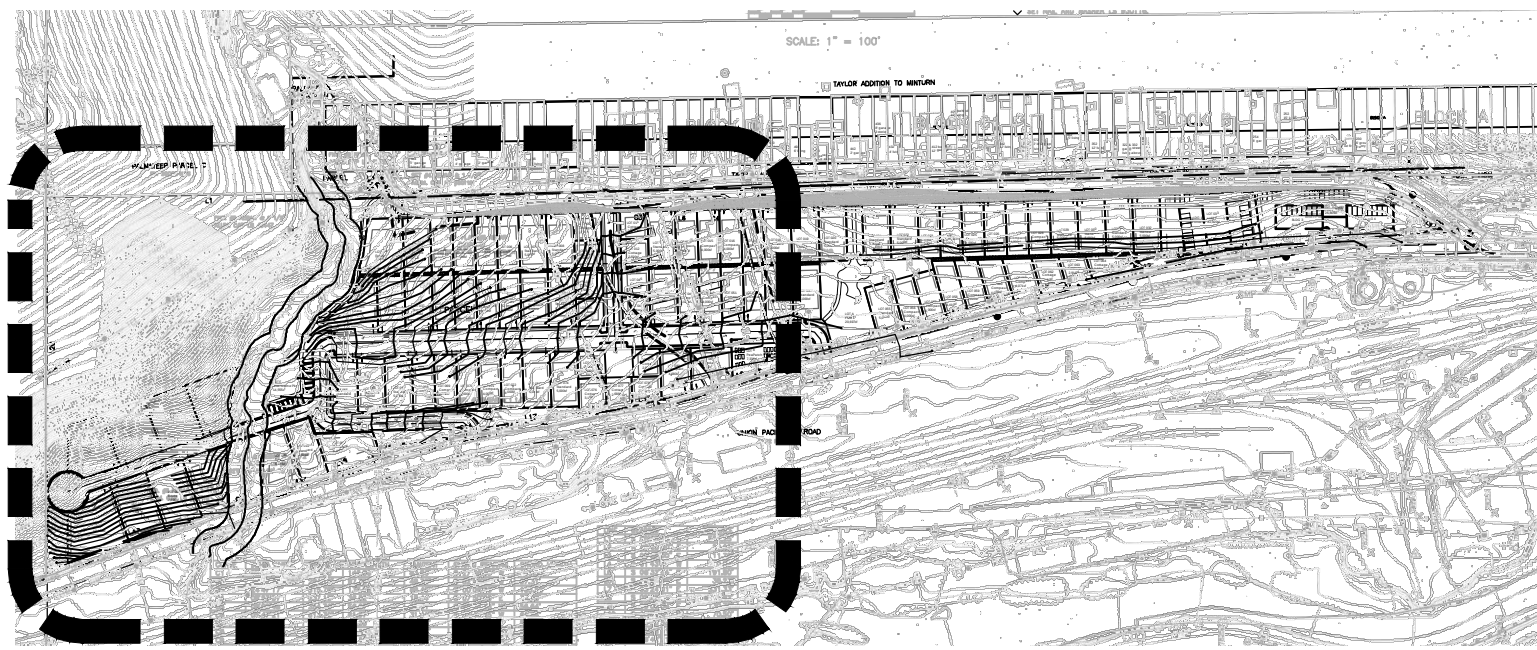
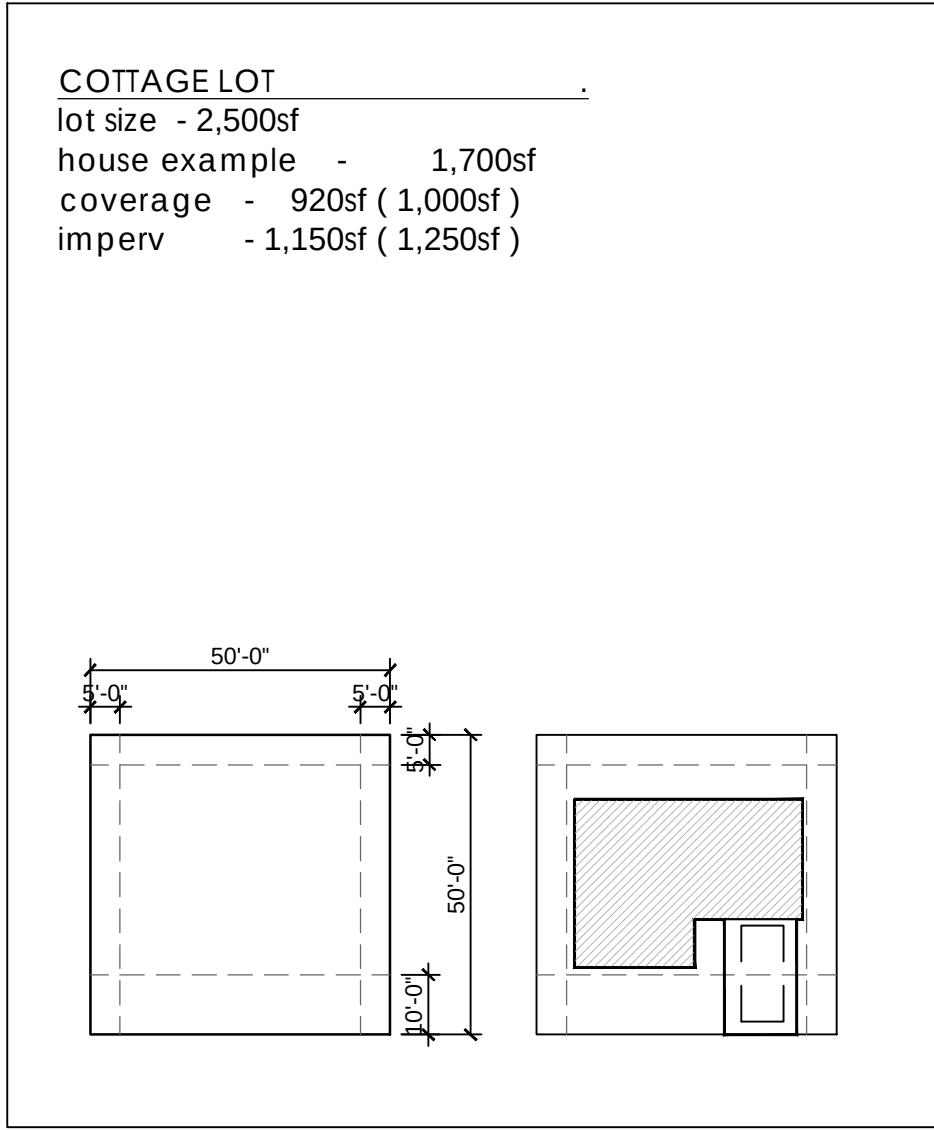
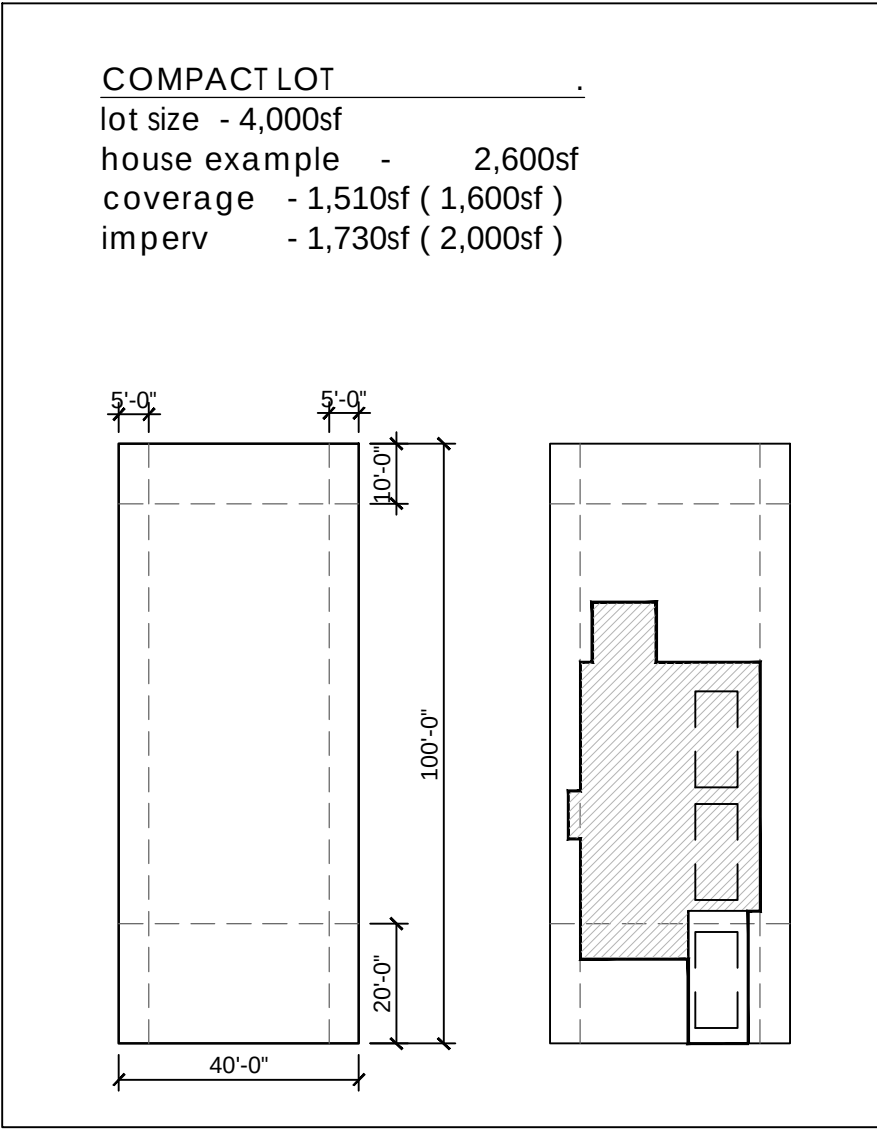
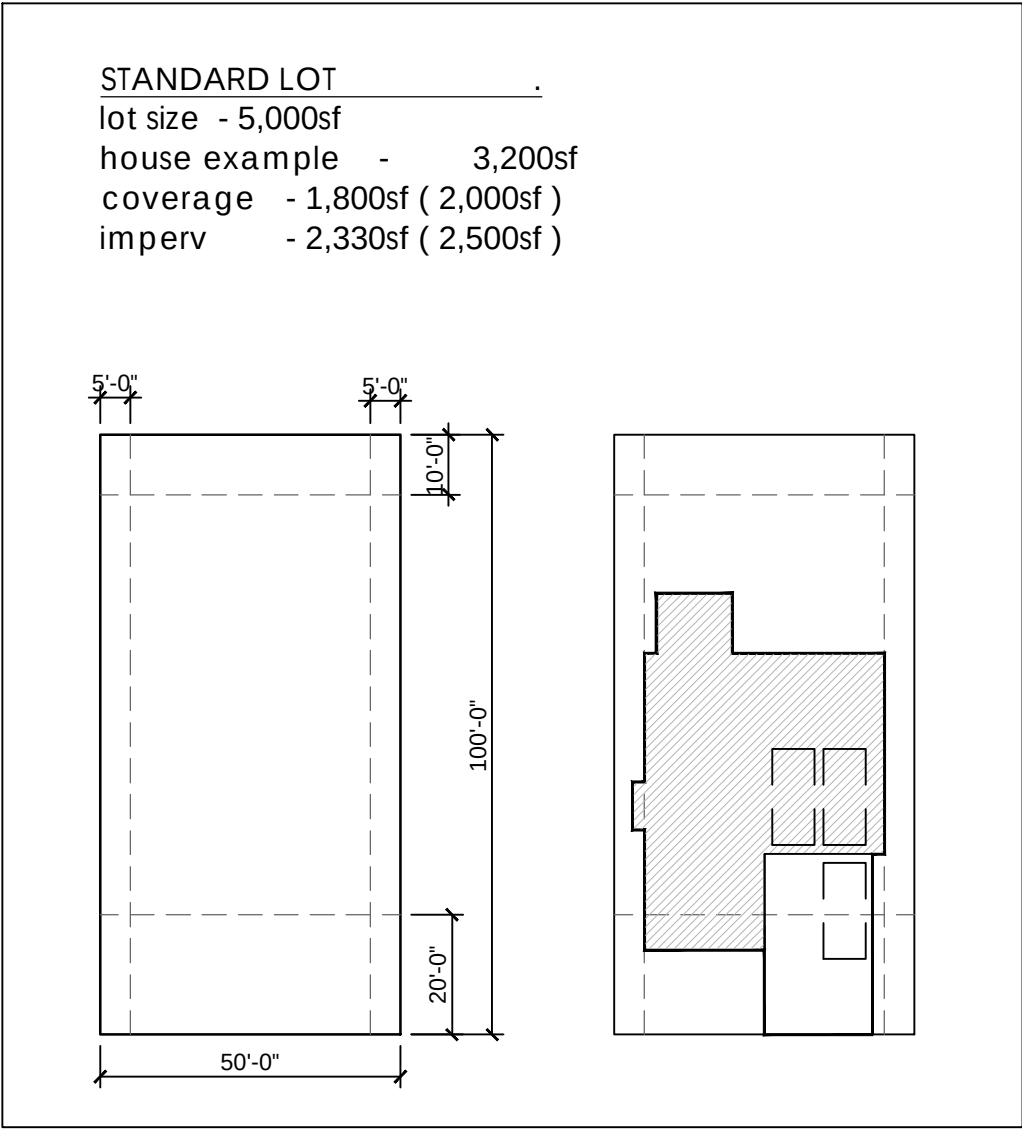
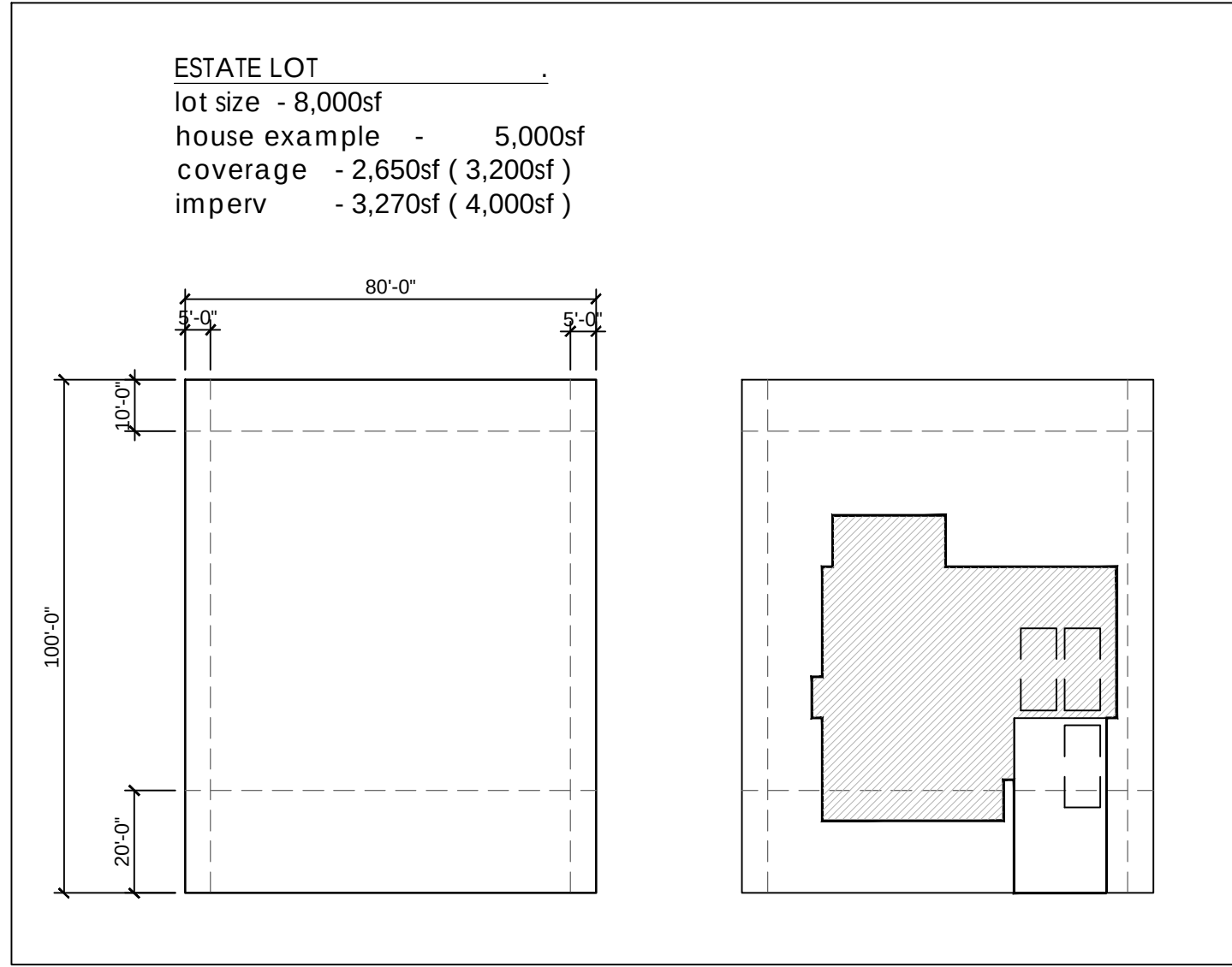
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EXISTING
CONDITIONS

A05



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1 PARCEL PLAN - NORTH
1" = 50'-0"

PARCELS

A06



TRADITIONAL HOMES AND COTTAGES



LIKELY TOO MODERN, BUT ALL STYLES WILL BE CONSIDERED IN DEVELOPMENT OF THE DESIGN GUIDELINES



OPTION FOR SLOPED LOT WITH LOW LEVEL GARAGE, BUT STILL PROVIDING A ONE AND HALF STORY MASSING



VARIETY OF HOME STYLES THAT COULD ADD TO ECCLECTIC NATURE OF TOWNS AESTHETIC



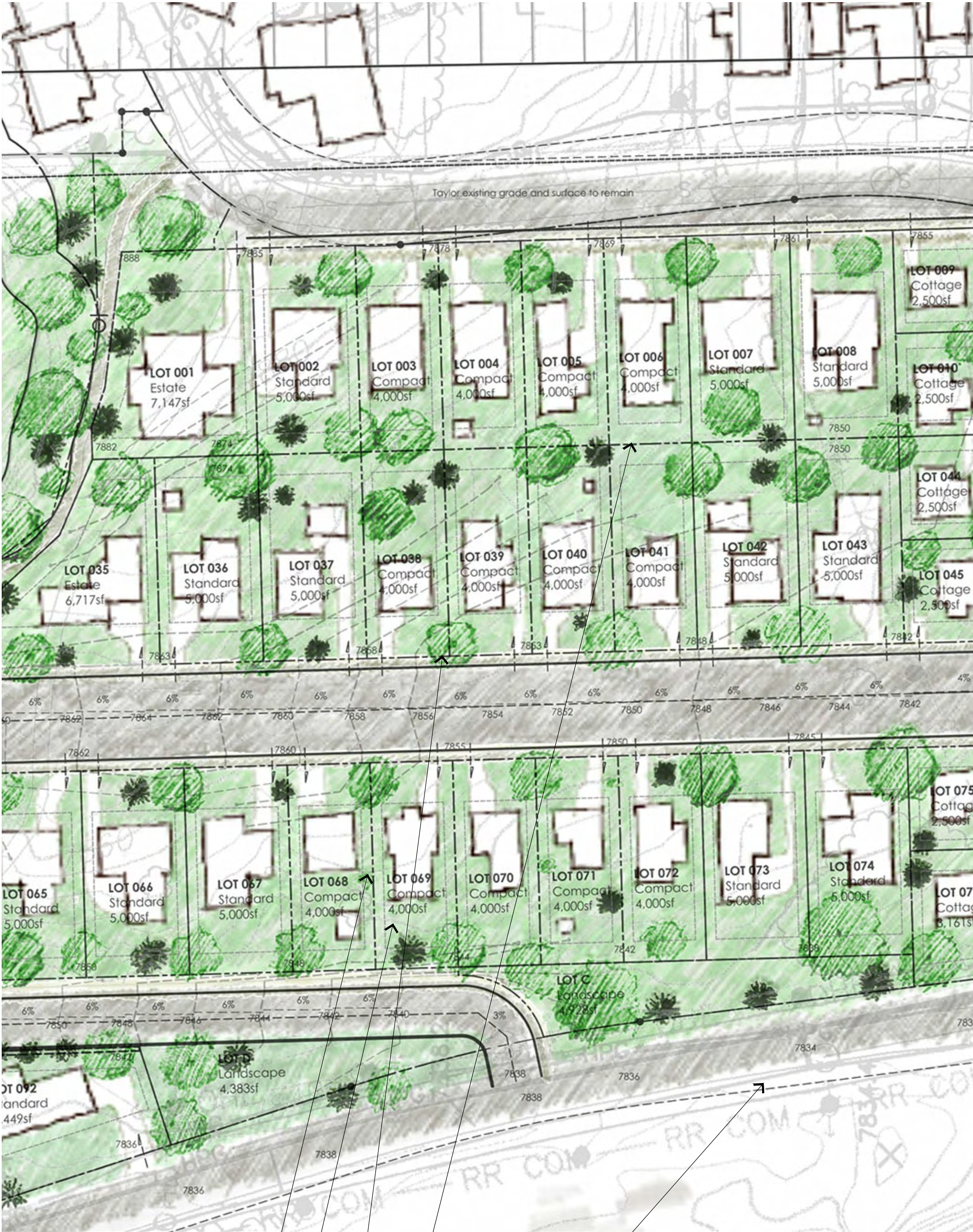
MINTURN HOMES THAT WILL INFORM GUIDELINES



HABITAT DUPLEXES . SIMILAR OPTION TO WHAT COULD BE PROVIDED



1. At the north end of the development we are providing formal parking for the Game Creek trail and Minturn Mile. this will be connected up to Taylor adjacent to the stream buffer in a crushed stone or mulch path. This area has also been designed to provide open space that can be used for snow storage in the winter months.



SMALL PARK SPACE TO ACCOMMODATE SNOW STORAGE IN THE WINTER

14 PARKING SPACES FOR USE BY GAME CREEK AND MINTURN MILE

5' WALKING PATH TO CONNECT TO TAYLOR FOR ACCESS TO TRAILS ALONG BUFFER

TURN-OFF FOR 5' PATH THAT EXTENDS MAJORITY OF LENGTH OF PROJECT AS CONNECTOR TO TOWN. PATH BORDERED BY SPLIT-RAIL FENCE AT REAR YARDS OF HOMES

LANDSCAPE AREA FOR USE AS SNOW STORAGE

5' PATH THAT EXTENDS MAJORITY OF LENGTH OF PROJECT AS CONNECTOR TO TOWN. PATH BORDERED BY SPLIT-RAIL FENCE AT REAR YARDS OF HOMES

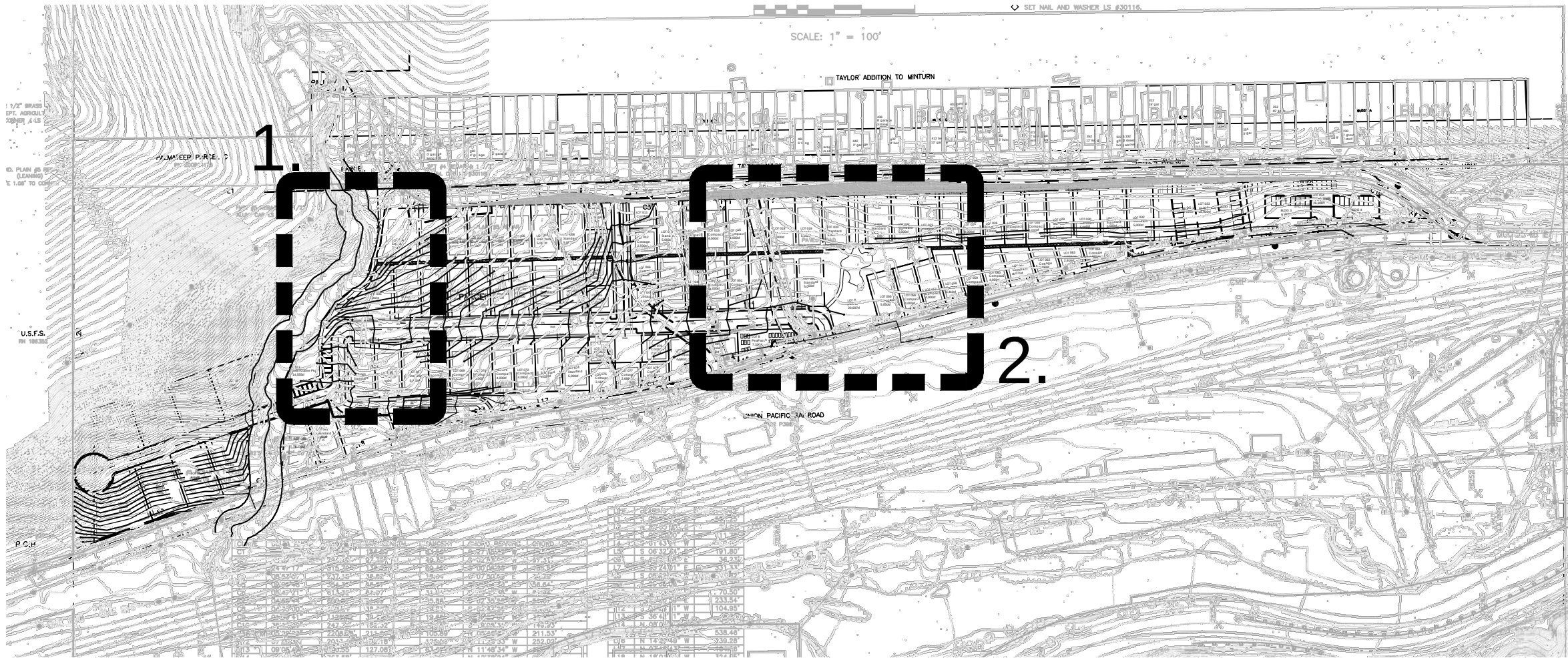
PEA PATCH COMMUNITY GARDEN AREA, WINTER SNOW STORAGE

COMMUNITY PARK AREA CONNECTING MINTURN ROAD AND TAYLOR AVE. POTENTIAL USES WILL BE DISCUSSED WITH COMMUNITY

5' PATH THAT EXTENDS MAJORITY OF LENGTH OF PROJECT AS CONNECTOR TO TOWN. PATH BORDERED BY SPLIT-RAIL FENCE AT REAR YARDS OF HOMES

2. Central to the project we have created a ½ Acre park that is accessible both from Taylor as well as Minturn Rd. During our public outreach we will be speaking with residents of Taylor to gather their input on what type of amenity might be desired there. Preliminary thoughts include a rock climbing park, skate park picnic facilities or a playground.

Additionally along Minturn Rd. we are proposing a large green space to be utilized as a Pea Patch in the summer months with potential for additional snow storage in the winter if needed.



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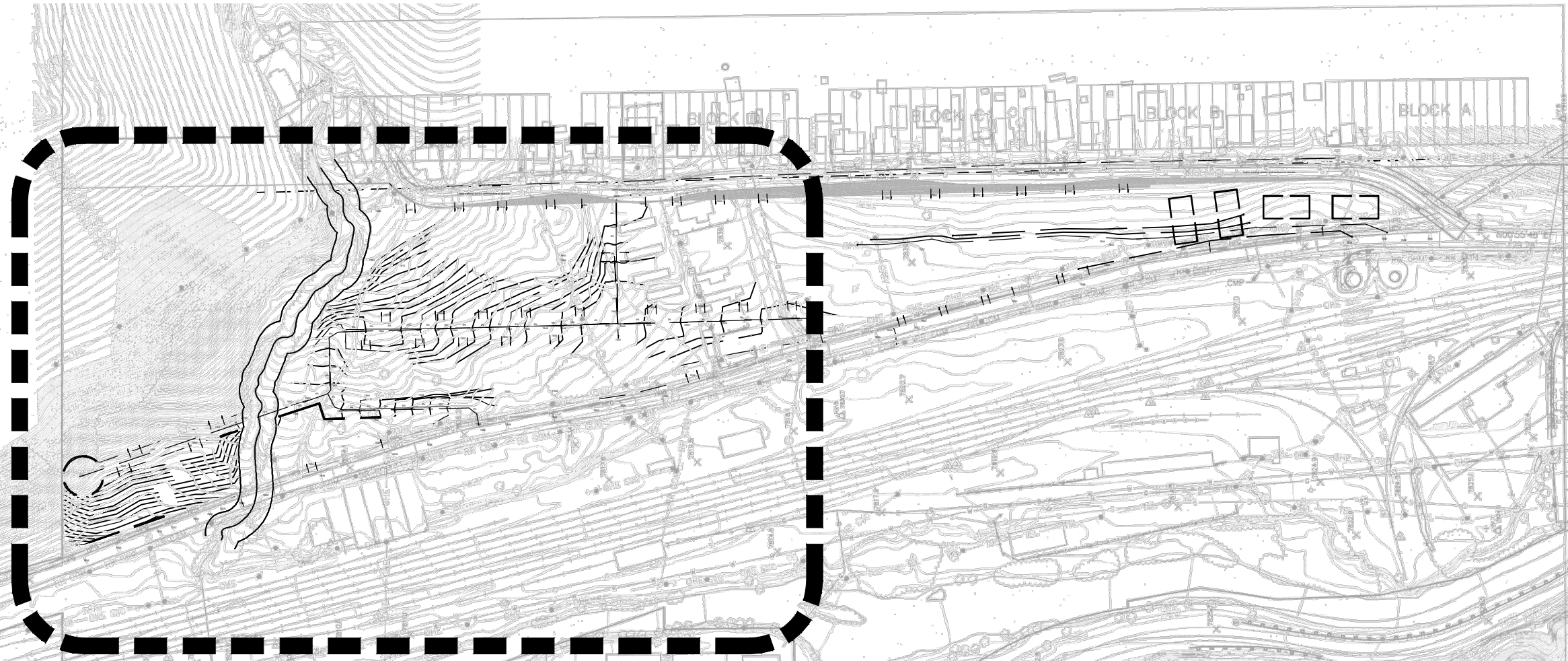
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AMENITY
OVERVIEW

A09

NO REGRADING TO BE DONE AT CREEK BUFFER, ALONG
MINTURN ROAD AND ALONG TAYLOR AVENUE



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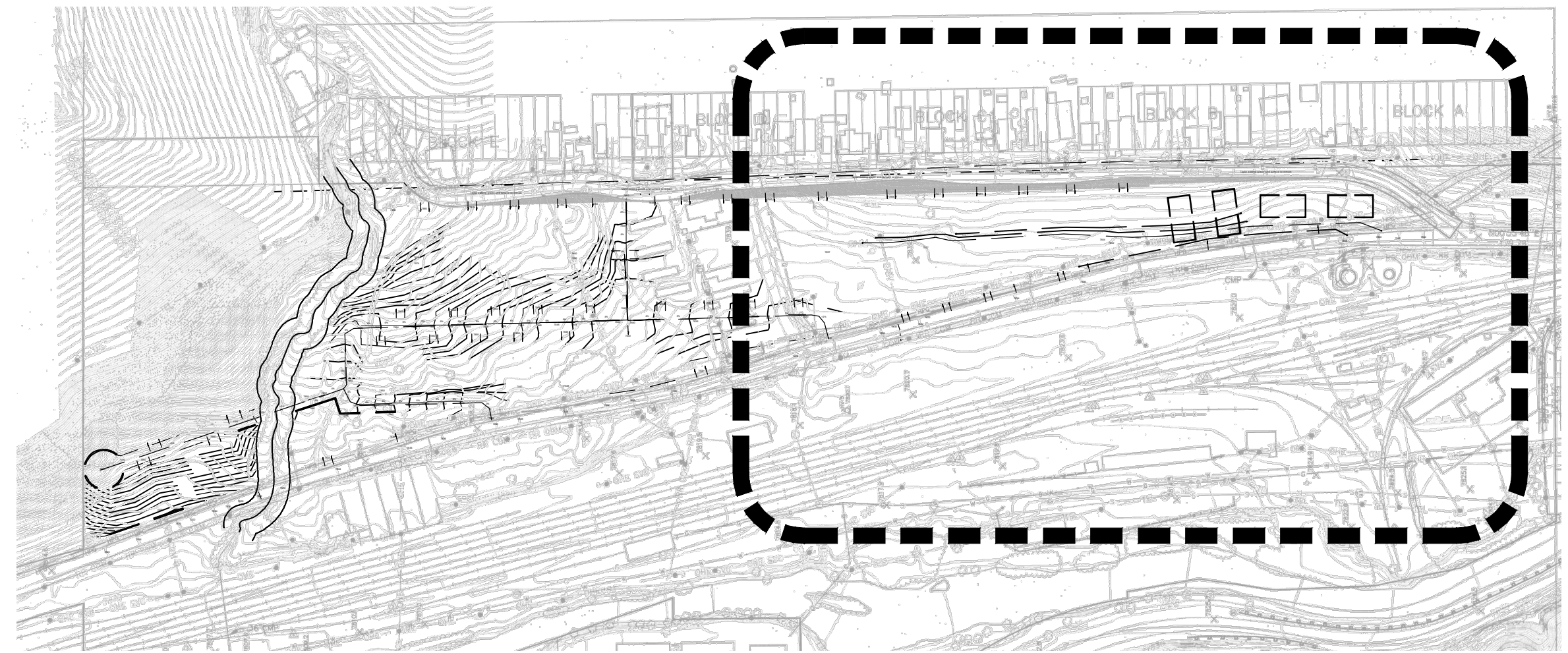
CONCEPT
GRADING

A10

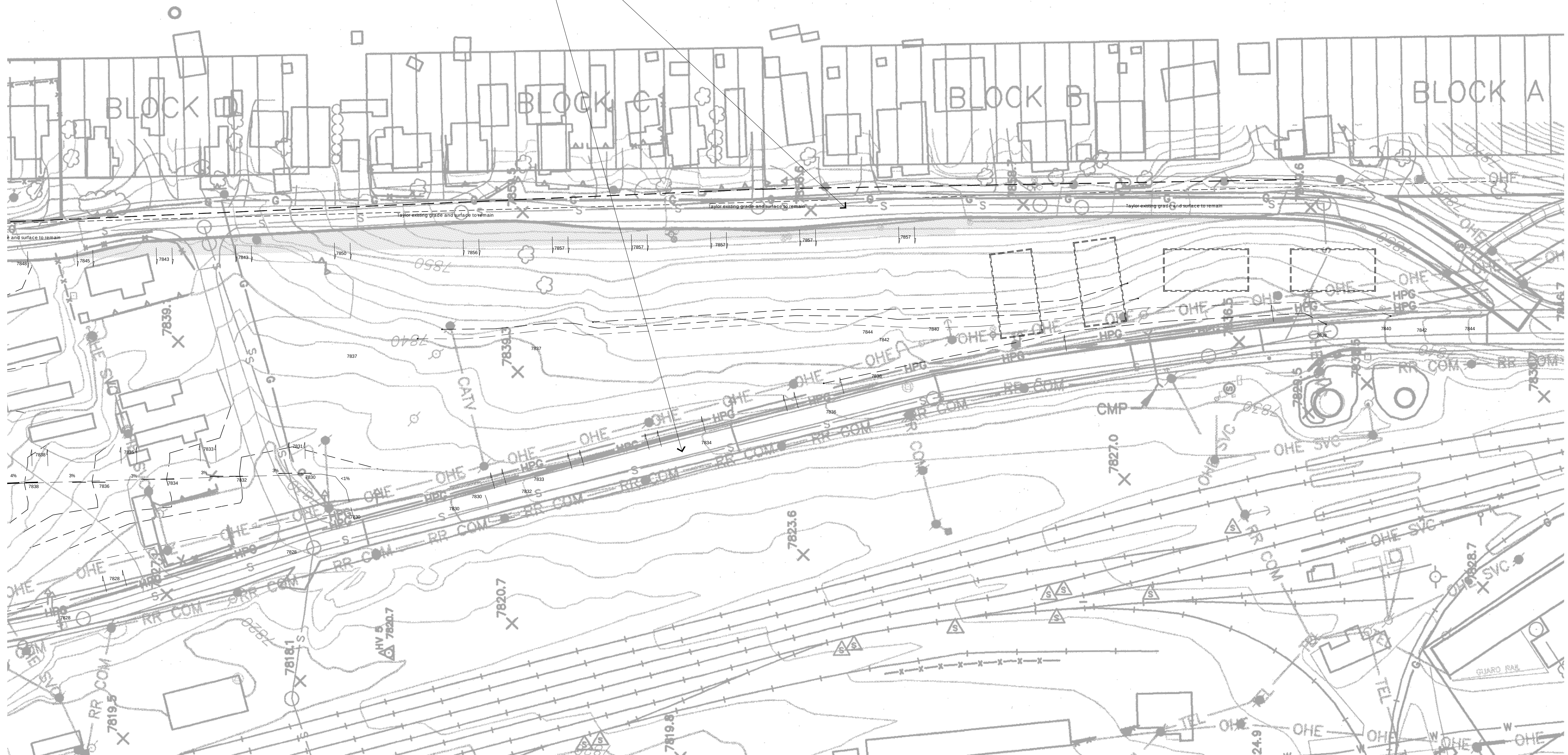
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1 CONCEPTUAL GRADING PLAN - NORTH
1" = 50'-0"

NO REGRADING TO BE DONE ALONG MINTURN
ROAD AND ALONG TAYLOR AVENUE



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1 CONCEPTUAL GRADING PLAN - SOUTH
1" = 50'-0"

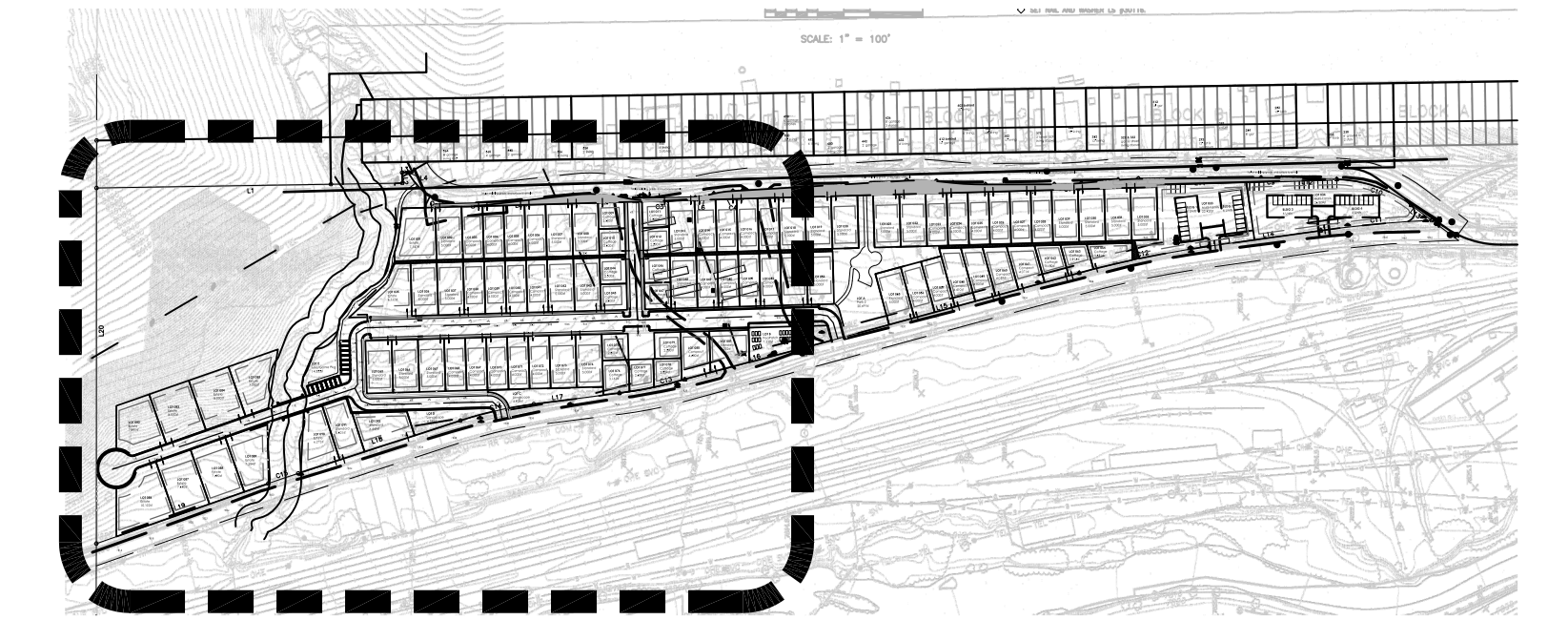
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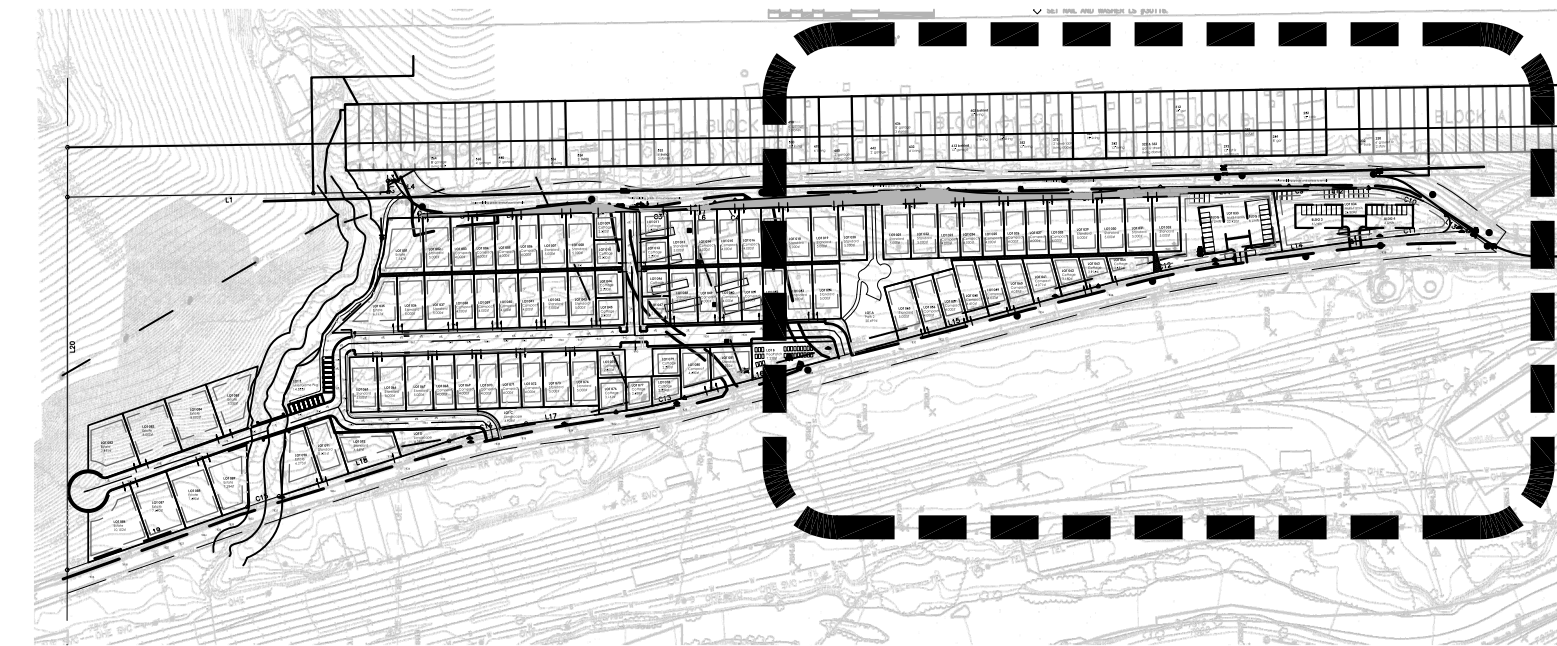
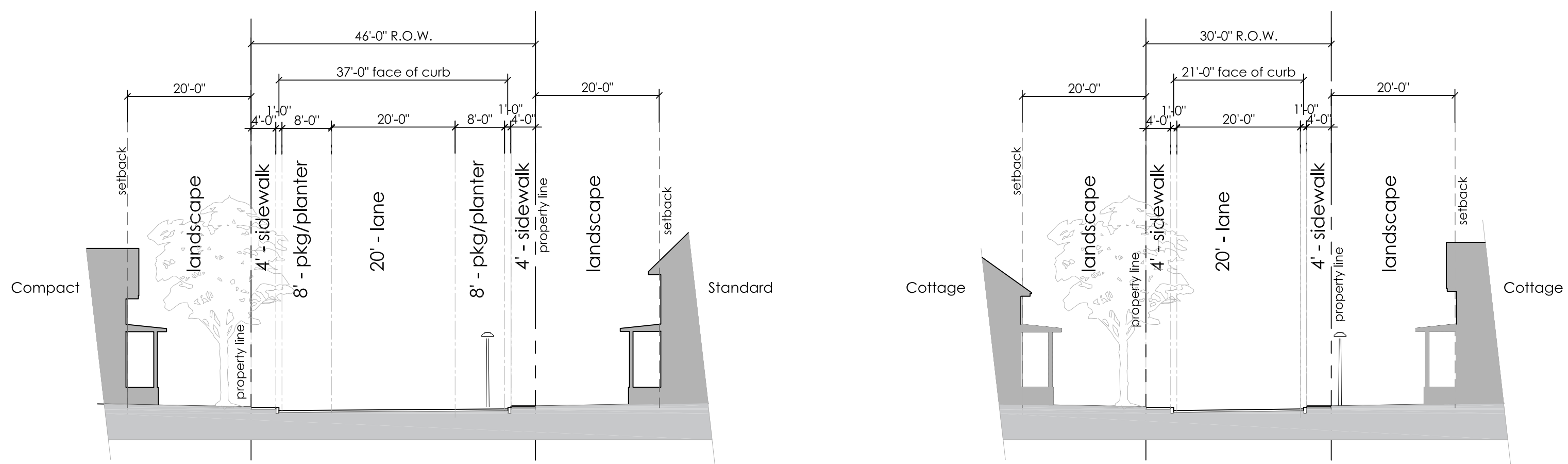
CONCEPT
GRADING

A11



5' PATH CONNECTING NEW PARKING
AREA TO TALYOR TO SERVES EXISTING
GAME CREEK & MILE USERS





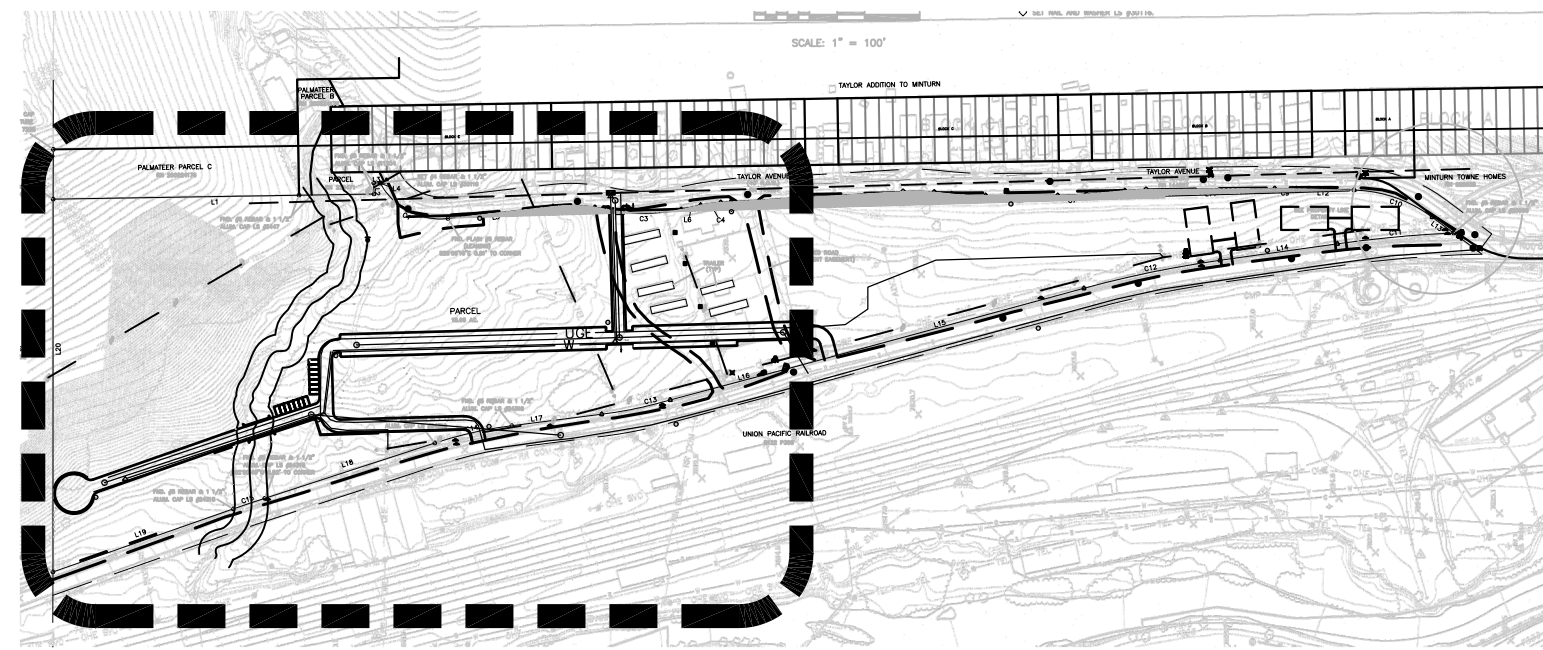
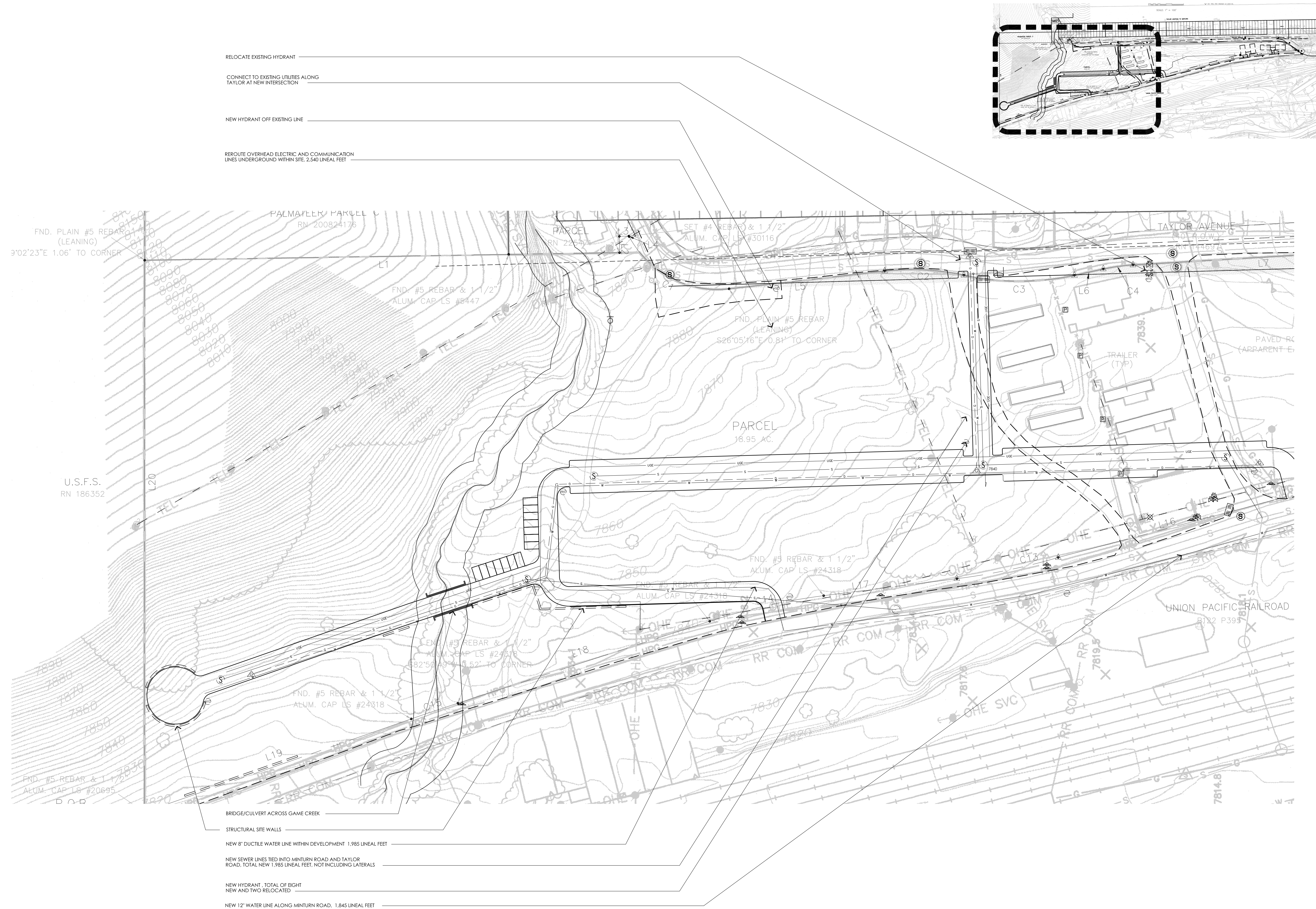
5' TRAIL BETWEEN REAR YARDS OF PARCELS RUNNING LENGTH OF PROJECT TO CREATE SKIER/HIKER CONNECTION CLOSER TO TOWN

PARK WITH SIDEWALK CONNECTING TAYLOR AND MINTURN ROAD FOR PEDESTRIANS

4' SIDEWALKS ALONG MAIN ROADS



1 PARCEL PLAN - SOUTH
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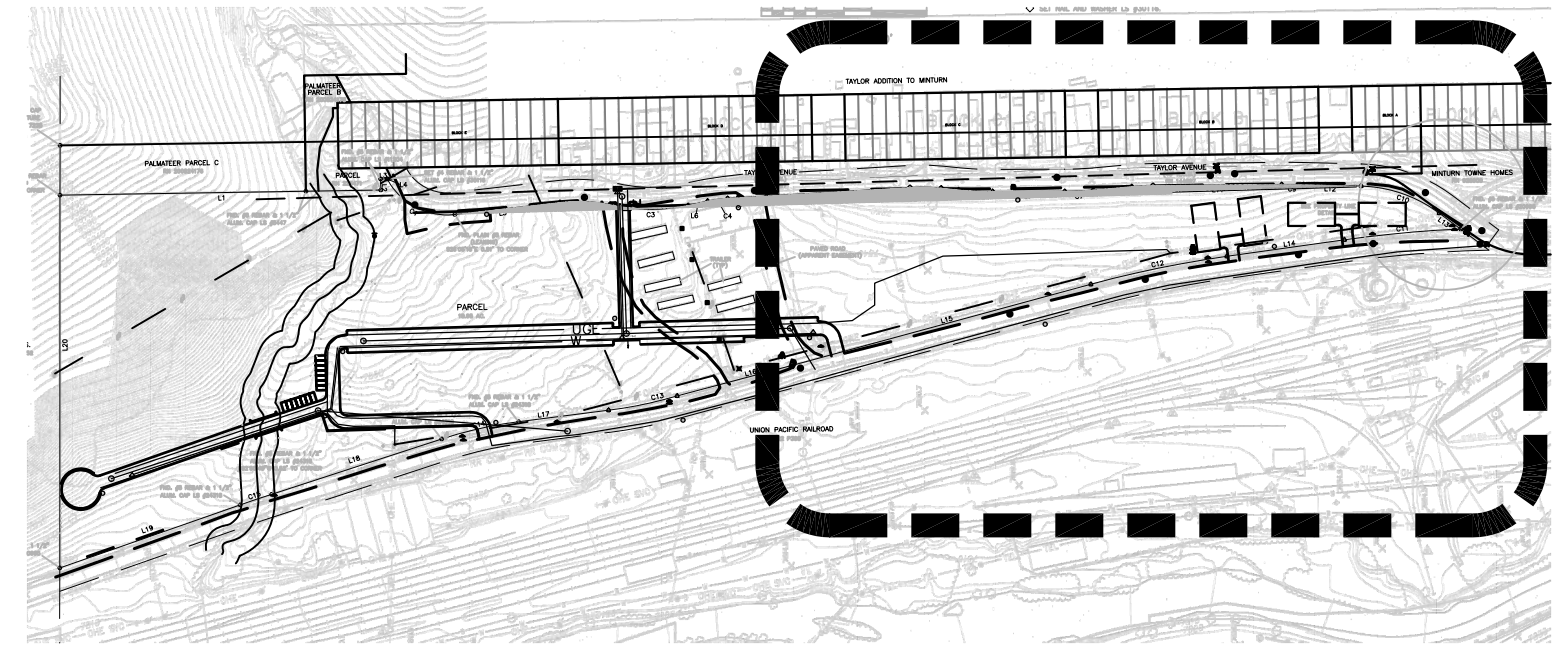
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CONCEPT
UTILITIES

A14



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CONCEPT
UTILITIES

A15

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