

## **Final Plat Narrative, 2-12-20**

### **Brief Description of Development**

Fraser Riverview LLC plans on setting 20 contemporary styled modular units on a one-acre level site located adjacent to US 40, northwest of the Cozens Open Space and fishing Pond Number One, in Fraser, Colorado. The units, to be located just southeast of the Grand Valley Flooring store, will be set into a two story, 20-unit building - all of the units will have views of the open space. The 500 square foot units with added storage space will be built by SmartPads, a Steamboat Springs company assembling the units in Vernal, Utah.

### **Environmental Protection, Site Restoration and Landscaping, BMP's**

Geoff Elliott of Grand Environmental Services is working with the team to ensure the site, flanked on two sides by wetlands, does not negatively impact the Fraser River riparian corridor, including wetlands in the town of Fraser's Cozens Ranch Open Space. JVA Engineering and GES are providing designs to ensure water leaving the site will not adversely impact the adjoining wetlands.

A new landscaped Bioretention Basin will be constructed the east side of the site. This basin will be planted with appropriate vegetation and engineered for capacity by project engineer JVA and to passively treat stormwater run-off from the site by GES.

The majority of runoff, including most of the runoff from impermeable paved driveway and parking areas, will be directed to the proposed structure. The west end of the site (which is currently paved) will drain toward the existing retention structure which was been designed for this portion of the runoff.

The existing transition between the edge of fill and the wetland will be restored carefully after the rock and engineered wall above is completed. Only species present in the adjoining riparian corridor will be used in this sensitive area. Best management practices will be used to meet requirements of the East Grand Water Quality Board to protect the wetlands during and after construction.

Landscaping for the remainder of the site will meet or exceed Fraser Town requirements in chapter 14 of the code. An emphasis will be placed on planting appropriate species which will need minimal or no supplemental watering after the plants have become established. The landscape plan is attached.

The following e mail, reporting on status of environmental studies of the site, was received on May 24, 2019:

Hello Andy, just update you for your Riverview submittal next week:

- I talked with Corps Tyler Adams 17April19 and discussed minimum submittal for projects like this where we are avoiding wetlands, will be an "Informal Notification" and he can give us an e-mail "nod" for ToF files indicating he has received maps + forms and we'll document avoidance with photos

etc. during project development. We do this for some of our boathouse projects, works well, keeps him in the know and allows us to discuss with him as needed especially if we run into unexpected snags.

- Willows have not yet leafed out as of last Wednesday, but should be good for delineation next couple weeks, Jodi Flory and I have a good system going now so expect quick turnaround on our GIS graphics for Corps and .DWG back to JVA mid-June-ish.
- As requested, I'll be making some recommendations/sketches for landscaping features including rain-garden style detention pond and transition zone between back retaining wall and wetlands.

Thanks for this opportunity to work with you again in Fraser,  
...geoff

Geoffrey S. Elliott, MSc.  
Principal Earth Scientist  
Certified Professional in Erosion and Sediment Control #5082  
Grand Environmental Services  
312 Park Avenue, PO Box 857  
Grand Lake, CO 80447-0857  
970-509-0199

### **Geotechnical Report, Rock Landscape Notes**

A geotechnical report, prepared by CTL Thompson and dated May 17, 2019 is included as a part of this application. Site conditions are similar to those found next door where the Grand Valley Flooring store was recently constructed. At this time, we foresee over-excavating foundations to bearing material, then using compacted structural backfill to support a spread footer, foundation wall system with 6-foot crawl spaces under the modular units. These crawl spaces can be used for storage, accessed with a large trap door from the downstairs units. A full, "daylighted" foundation drain system will be installed. Test holes have shown ground water should not be an issue in these crawl spaces. The crawler will also be fully insulated, walls and on the ground, with closed cell, water impermeable, spay foam.

The entire site will be lowered 2-4 feet to allow for drainage to the new retention structure. Lowering the site will also help lessen the depth of structural backfill and will help enhance the appearance of the overall development.

We hope the town may be able to utilize some or all of the removed material (both from lowering the site and from the over-excavated foundation platforms) for planned features in the Cozens Open Space Park. All indications are the material will be suitable for this purpose. It also appears the material will contain large amounts of rocks from small to boulder size, some of which could (if requested) be given to the town for park landscaping and/or enhancement of instream habitat.

These "doanies" (round river rock) will also help define the Riverview project, from enhancing the appearance of the transition areas from the platform down to the riparian corridor and to rock gardens

and features decorating the grounds. Preliminary Cozen's Open Space park discussions have centered on a "doanie" themed landscape plan on Fraser's land adjacent to this site.

In short, the site presents building challenges which can be dealt with through effective engineering and design.

### **Riverview as a part of Fraser**

The community has identified a critical need for housing. Town leaders have recently passed changes to town codes, centering on the understanding one way to lower the price of housing is to allow the building of smaller residences on smaller lots to increase housing density. Parking requirements were also lowered because of the enhanced community bus system and with the vision future car ownership will continue follow current national trends downwards. Under current regulations one space per unit is required for this project. Instead of 20 spaces, 33 are provided with two being disabled accessible.

Twenty 500-square-foot modular homes on one-acre fits this affordability model. In addition, studies have shown approximately 40% in construction costs are saved by building modular homes indoors. These savings may be greater when considering the challenging climate of the Fraser Valley.

Storage areas for the units are contained within four by eight-foot storage closets located outside each unit's front door. Downstairs units will also have large trap door access to the foam insulated, sealed six-foot-tall crawl spaces. All except units except accessible unit 1 will have a ladder accessed, 186 square foot, 3 foot 9-inch-tall loft area providing more storage area. HOA regulations will forbid the parking of recreational vehicles including boats and snowmobiles. These can be stored at one of many local mini-storage yards.

These units also fit well within the site "theme" established by the Grand Valley Flooring store. A mix of steel and wood siding with a very low-pitched roofs on two story buildings will help enhance the appearance of the units.

Fraser's main street, US 40, provides access to the site. The access from US 40 to the existing shopping center was designed previously to serve this site, avoiding creating another intersection with the highway. Bus service can be offered along this main connector to Winter Park and downtown Fraser. "Marianne's Trail", presently groomed in the winter and planned to be a year-round trail, passes north and east of this site. Presently the trail is connected with the Pond number one parking area approximately 400 feet east of the Riverview site. Marianne's Trail presently connects winter non-motorized users to the Safeway shopping center to the north, and to Rendezvous and Winter Park to the south.

The route of the year-round trail has not been established. Once this route is identified, the project owner will create a public link to the trail from an area closer to his shopping center, allowing residents

of Riverview and store shoppers to use the same connection. Terrain north of the store, along the boundary between the open space and the store, is suitable for this connection.

Riverview residents likely will become regular customers for both shopping areas next door, including the Rocky Mountain Moonshine Liquor Store.

In sum, the Riverview project should provide an excellent addition to the community by helping to meet critical housing needs on an easily accessible site with positive impacts to its adjacent neighbors.

### **Design Attachments**

Outlier, Krista Klancke, has prepared images to help Fraser representatives envision the appearance of the project.

### **Property owners within 200 feet**

Michael Scott and Jennifer Lynn (Moonshine Liquors) 76827 US Hwy 40 Box 791, Winter Park CO 80482  
Grand County Water and Sanitation Dist. #1 Box 3077 Winter Park, CO 80482  
Town of Fraser Box 120 Fraser, CO 80442  
US 40 ROW  
Grand Park Development LLC Box 30 Winter Park, CO 80482  
Rendezvous Colorado LLC 5291 E Yale Ave. Denver, CO 80222  
Fraser Valley Investments Box 1132 Fraser, CO 80442