



March 10, 2021

Ms. Catherine Trotter
Town of Fraser
P.O. Box 370
Fraser, CO 80442

RE: Grand Park – Willows Apartments

Dear Ms. Trotter,

On behalf of Grand Park Development, Terracina Design, TKE, Blackbox Design Studios, and Massimino Development we have reviewed the comments from the Sketch Plan. The following is a response to comments:

TOWN: Please be advised that the Fraser Recreation - Fieldhouse Expansion was included in this application. This schematic layout is outside of the subdivision boundary and as such will not be included in the Town of Fraser review and comments. **RESPONSE: Understood. The sketch for the fieldhouse was provided to show the overall concept for the potential future extension of American Willow Dr.**

TOWN: We briefly discussed this development application with Brian Killian, COOT Region 3 Access Program Manager, and he has provided the attached traffic and safety comments on West Mountain and Willows Apartments. **RESPONSE: Lyle DeVries at FHU has been in contact with Brian Killian at CDOT. Included with the FPDP submittal is an updated traffic letter.**

TOWN: Staff has concerns about water and sewer for this development (water model, sewer capacity, detention ponds). See attached initial engineering and utility review comments from Russell Pennington. **RESPONSE: See comment response letter from TKE.**

TOWN: There shall be a minimum of two (2) vehicular ingress/egress access points to any development over two (2) acres in size. The Town of Fraser will require the dedication and paving of Old Victory Road from Lot 1 on the minor plat for Willows Apartments at Grand Park Minor Subdivision down to the intersection at Kings Crossing Road. **RESPONSE: Old Victory Road is being dedicated via a separate document associated with the railroad underpass project. Further discussions with the town will be had to determine which portions of Old Victory Road will be paved with this project to provide adequate access, future construction access, and minimize disturbance to surrounding neighbors.**

TOWN: Add a turnaround at the end of American Willow Drive per Code Section 14-3-40 Horizontal alignment (All dead-end streets require turnarounds or cul-de-sacs per Attachment A-12 - Cul-De-Sac and Turnarounds for Streets. All turnarounds shall provide ten (10) feet of level, treeless ground around the perimeter. Special attention should be given to provide adequate functional snow storage and sight distance. All turnarounds shall be signed "Emergency Turn Around, No Parking Anytime."). **RESPONSE: American Willow has been extended past the entry**

to the clubhouse to create a temporary hammerhead turn-around condition at the end of the road.

TOWN: Sidewalks in residential areas shall be required on at least one (1) side of the street if ~~ts~~ are not provided and shall be a minimum of five (5) feet wide. **RESPONSE:** American Willow Drive and Mountain Willow drive are both the standard 36' public road sections used in Grand Park with a walk on one side. All internal parking drives have walks necessary for circulation and ADA accessibility.

TOWN: Clarify HUD process for requiring building permit approval and how this will be accomplished. **RESPONSE:** Grand Park Development, LLC will obtain final plat approval by the Town of Fraser but will not record the final plat until after the HUD closing. The to be created apartment lots will be contracted with the apartment developer GP Willows Apartments LLC. Once a plat is recorded, the lot(s) will be conveyed to GP Willows Apartments LLC, who will then pay all building permit fees and pull the building permits. The HUD process will require confirmation the building plans and permit submittals have been reviewed and approved and may be issued upon recordation of the final plat and payment of the building permit fees. Everything must be approved by Fraser in advance of the final HUD approval and closing. Very similar to the process performed with Grand County for the Mill Apartments

TOWN: Clarify process for eliminating The Willows Filing 4, and amending Recorded Final Plan. **RESPONSE:** Willows filing 4 was never recorded. A Final Plan Development Plan Amendment 2 to the Willows Subdivision Planning Area 2w is a part of this FPDP and Preliminary Plat submittal. This Amendment 2 to the Willows Final Plan will be handled in the same fashion as Amendment 1 to the Willows Final Plan and reflect the current plans for the proposed development areas. Given that Filing #4 was never recorded the Phase one final plat for this project that is being processed concurrently will plat and dedicate the R.O.W that was originally included as part of Filing #4 from the point Filling #3 stops to Old Victory Road.

TOWN: We will require a letter from USACE approving the realignment of Cozens Ditch prior to plat recordation. **RESPONSE:** Grand Park is working with USACE on the realignment of Cozens Ditch. We understand the Town is requiring a letter from USACE regarding Cozens Ditch prior to recordation of the Final Plat for the Willows Apartments.

TOWN: Confirm density/acre. Add to site data chart. **RESPONSE:** Charts have been updated based off updated boundaries.

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,



Jeff Marck