

a. Plan Intent and Goals

The submitted Preliminary Plat & FPDP of the Willows Apartments Filing #1 and Filing #2 (2w.2) at Grand Park is for the development of a 204 unit for-rent HUD multi-family residential community planned to be constructed in two phases. The primary purpose of which is to address the badly needed long-term rental housing shortage for the area in a superior central location close to amenities. Phase one includes 132 units for-rent multi-family residential community and a clubhouse. Phase 2 includes 72 units for-rent multi-family units within the existing Willows (2w) neighborhood. The plan is designed to complement and integrate with the existing 55 residences located in the Willows at Grand Park.

Phase one of the project is located at the corner of Old Victory Road and American Willow Dr. separated into two lots by American Willow Dr. Phase 2 is lot 3 adjacent to Lot 2 and located between Mountain Willow Dr. and Old Victory Rd. Phase 2 will immediately follow construction of phase 1 so the project will be generally completed in a consistent time frame from the start of phase 1 through completion of phase 2 with a goal to complete the entire 204 units by 2023.

The planning area 2W.2 Phase 1 (Lots 1 and 2) is 8.25 acres, consisting of seven 3-story garden-style apartment buildings that are no more than 47' feet in height with 132 total apartment units, (5) garage buildings, (4) trash enclosures, (1) ski storage building, and (1) clubhouse. The plan offers surface and garage parking, with some tandem parking spaces. The project gross density is 16 du/ac providing 2.10 acres of open space - 25.5%.

The planning area 2W.2 Phase 2 (Lot 3) is 3.56 acres, consists of (5) 3-story garden-style apartment buildings that are less than 47 feet in height with 72 total apartment units, (4) garage buildings, and (2) trash enclosures. This phase also offers surface and garage parking. Phase two's project gross density is 20 du/ac providing 0.90 acres of open space - 25.2%.

The site amenities include the clubhouse, with an outdoor pool and spa, firepit, and outdoor kitchen area. The ski storage building which allows residents to store ski equipment in individual lockers. It will also house an automated package delivery system, pet spa, and bike and ski tuning rooms as well as gathering places for the residents. An on-site bus stop will give residents access to the surrounding areas. The apartment buildings and clubhouse are both oriented to take advantage of the views of James Peak and the Divide and not loom over the existing 55 residents.

b. Integration

The parcel is surrounded by Planning Area 23W with connections to Old Victory Road, Mountain Willow Dr. and American Willow Dr. and a future development parcel to the south, southeast. The existing neighborhood of The Willows at Grand Park duplexes are across Mountain Willow Drive to the northeast. The existing Willows duplexes are a simple and clean mountain cottage architectural style with an approximate height of 34' with a wooded area to the east largely screening the duplexes from US Hwy 40. The Willows Apartments are architecturally designed to integrate seamlessly with the existing architecture of the area. The apartments will be no more than 47' in height creating a slight step up between the

duplexes and the mountain hillside to the west, but far less in height than the allowed 75' in this location. The open layout of the site plan is complimentary to the duplex site plans across the street.

c. Impacts to Neighboring Properties

The neighborhood is surrounded by planning area 23W undeveloped land on all sides. Planning Area 2W, the neighborhood, using the 30% density transfer allowance is entitled for 325 residences, 361 lodging units, and 39,000 sf of commercial space. The neighborhood currently has 55 residences constructed. The no more than 47' high apartment buildings that are spread out on the site with architecture similar to that of the existing residences integrates seamlessly in the neighborhood. The apartment buildings have been oriented so that the building sides face the existing duplexes with a great amount of open space spread throughout the site as opposed to a wall of apartments rising high above the existing duplex buildings with little or no space between buildings.

At the closest location, the proposed apartment buildings are 36' from the Mountain Willow Dr. ROW, allowing for a significant landscape buffer. The apartment community primary access points are on American Willow Dr. and Old Victory Road Not Mountain Willow Dr. Construction staging is planned to take place from the future Old Victory Road right of way area adjacent to the future development parcel and construction traffic will be asked to utilize just the access points off American Willow Drive and Old Victory Road. Upon completion of phase two Old Victory Road will be finished and paved.

d. Natural Systems

The design of the neighborhood is responsive to site features including natural topography to minimize disturbance to the land while maximizing views. A wetlands buffer exists adjacent to the site. The wetlands will not be disturbed. The existing Cozen ditch currently runs through the site. It will be realigned as depicted in the site plan design and incorporated as a landscape feature. This relocation of the Cozens Ditch has been approved by the Army Corps of Engineers.

As part of the HUD submittal an additional environmental study was performed on the site and included in this submittal set. This study is not standard for Grand Park submittals and has been included as supplemental information in addition to the already existing master studies associated with the Grand Park PDDP on file with the Town of Fraser.

e. Code Conformance

The proposed FPDP Amendment 2 for Planning Areas 2w and Preliminary Plat for Willows Apartments conforms to the approved PDDP and meets the requirements for FPDP and Preliminary Plat submittal. The following identifies conformance to the Town of Fraser PDDP, annexation agreement, and subdivision ordinance.

1. **Land Use.** Planning Area 2w currently provides for 250 residential units, 278 lodging units, and 30,000 sf of commercial all of which can be increased by 30% using the density transfer allowed for a maximum of 325 residential units, 361 lodging units, and 39,000 sf of commercial space with a 75' height limit. Currently, there are 9 single family homes and 46 existing duplexes in The Willows neighborhood leaving 270 residential units, 361 lodging units, and 39,000 sf of commercial space to be developed in Planning Area 2W with a maximum height of 75'.

In order to achieve completion of both phases 9 residential units will be transferred to Planning Area 2w to address the density increase. This is less than the 75 units that may be transferred to Planning Area 2w. The 2w.2 Plan proposes 204 multi-family for-rent apartment units including 9 density transfers in to Planning Area 2w. The maximum height of the apartment buildings will be 45' far less than the allowed 75' height. The maximum remaining 66 residential units 361 lodging units, and 39,000 sf of commercial is reserved for and may be used for future development on 2w.3, 2w.4, and 2w.5.

2. **Open Space.** The PDDP requires 10% open space for the 2w parcel. The required open space total is 3.38 acres for all of planning area 2W. The existing Planning Area 2W.1 includes 3.4 acres of open spaces which satisfies all of the open space requirements for planning area 2W; however, Parcel 2w.2 includes 3.0 acres of open space far exceeding the planning area 2W open space requirement. **Town of Fraser Code Section 19-4-165** establishing the following criteria for open space: ***“Avoidance of concentrating open space into large areas with the subsequent ‘packing’ of residential areas” and “Open space and/or landscaping accompanies all types of developments.”*** is met by the design of this plan.
3. **Roadway Standard.** The plan complies with the Town's roadway standards: 36' right of way with 10' snow storage and utility easements and a collector road right of way for American Willow Drive 60' in width all with two 10' travel lanes with 2' shoulders/mountable curbs.
4. **Building Setback.** The setbacks comply with the Grand Park PDDP.
5. **Building Height.** The multi-family apartment buildings will have a maximum height that is no more than 45' in height far less than the allowed 75' for this location, The clubhouse, garages, and dumpster enclosures will be less than the allowed 75' max building height requirement.

f. Utilities

1. Utility locations for this site have been included in the Final Planned Development Plan for this subdivision and final civil engineering drawings will be coordinated with the Town of Fraser engineers and completed prior to the Final Plat recordation.

