



November 22, 2024

Town of Fraser
Attn: Michael Brack
153 Fraser Avenue
Fraser, CO 80442

RE: Building Height Administrative Variance Request

On behalf of Cornerstone Winter Park Holdings, LLC and Ski and Board Broker, LLC , we are requesting an administrative variance from Section 19-2-250 (Table 2.8) of the Land Development Code to increase the maximum building height by 10% from forty-five (45) feet to forty-nine feet, six inches (49.5'). The variance request applies to Lot 1B of the Final Plat.

The building height is measured from the lowest pre-construction grade to the mid-point of the highest pitched roof as required by Code. The attached exhibits show the grades and height measurements.

Background:

The Ascent Condominiums are located adjacent to US Hwy 40 and Murdoch's commercial center, on the south end of the commercial core of the Town of Fraser. The request for a variance for this parcel is due to the high groundwater table not allowing the site to be developed to its full potential. This site is ideally located for high density development along Hwy 40 and close to services and transit. The increased building height would allow more units to be built while allowing for creative architectural design and roof forms.

The benefits to the increased height is that it allows for varied roof forms that complement the existing building and creates a more attractive architectural edge along Hwy 40. The increased height also reduces the size of the building footprint while maintaining the allowed residential density, therefore permitting the site to be developed to its fullest potential.

Criteria for a Variance

1. There are unique physical circumstances or other conditions peculiar to the affected property, such as exceptional topography or irregularity, narrowness or shallowness of a lot.

RESPONSE: The request for a variance is due to the high groundwater table of 6 feet below the surface on the site . The high groundwater makes garden level units infeasible therefore going up is the only solution to achieve the necessary number of units to make the project financially viable. In addition, the extremely flat site has caused the finish floor elevation to rise in order to maintain positive drainage throughout the site. This higher finished floor increases the height of the building as defined in the Land Use Code.

2. The unique physical circumstances or other conditions do not exist throughout the neighborhood or district in which the property is located.

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RESPONSE: The high water table is not unique to the area however, in the instance of this site, building heights are limited to 45 feet whereas the other properties along Hwy 40 in Grand Park have 55 and 75 foot building heights.

3. The unique physical circumstances, other conditions or any other hardship complained of have not been created by the applicant.

RESPONSE: High groundwater has not been created by the applicant.

4. Because of the unique physical circumstances or other conditions, the property cannot be reasonably developed in conformity with the provisions of this Chapter.

RESPONSE: As mentioned above, due to the high groundwater table, it is not possible to achieve the allowed density for the site.

5. The variance, if granted, will not alter the essential character or the neighborhood in which the property is located or substantially or permanently impair the appropriate use of adjacent conforming property.

RESPONSE: The increased building height is compatible with adjacent uses and will serve as a bookend for Fraser's commercial core. In addition, the request for an increase in building height is consistent with the permitted building heights in Grand Park and Rendezvous along the Hwy 40 frontage. In the Village at Grand Park, PA 1Wa, building heights vary from 55 to 75 feet with 75 feet being permitted in 2W along Old Victory Road. In Rendezvous, the permitted heights along Hwy 40 are 45 feet, with the recently approved Springhill Suites exceeding that height.

6. The variance, if granted, is the minimum variance that will afford relief and it not detrimental to the public good or to the purpose, intent and spirit of this Chapter or the Town Comprehensive Code.

RESPONSE: This height variance is in the public good. Fraser needs more housing at a lower price point and this building height variance will help towards that goal by allowing for greater flexibility in design, reducing the building cost per square foot, and providing additional area for parking, snow storage and landscape, all of which contribute to the overall success of the development. In addition, new residents provide additional customers for the nearby local businesses.

7. The variance is needed to provide reasonable accommodation to a person or persons with a disability.

Response: Not applicable.

Increasing the height limitation from 45 ft. to 49.5 ft. would improve the developer's ability to facilitate development of the residential zoning desired and allowed on the property. Based on the location of the site, a height increase for development would have little to no effect on neighboring properties as the increased height will not impact surrounding views any more than the permitted 45-foot height.

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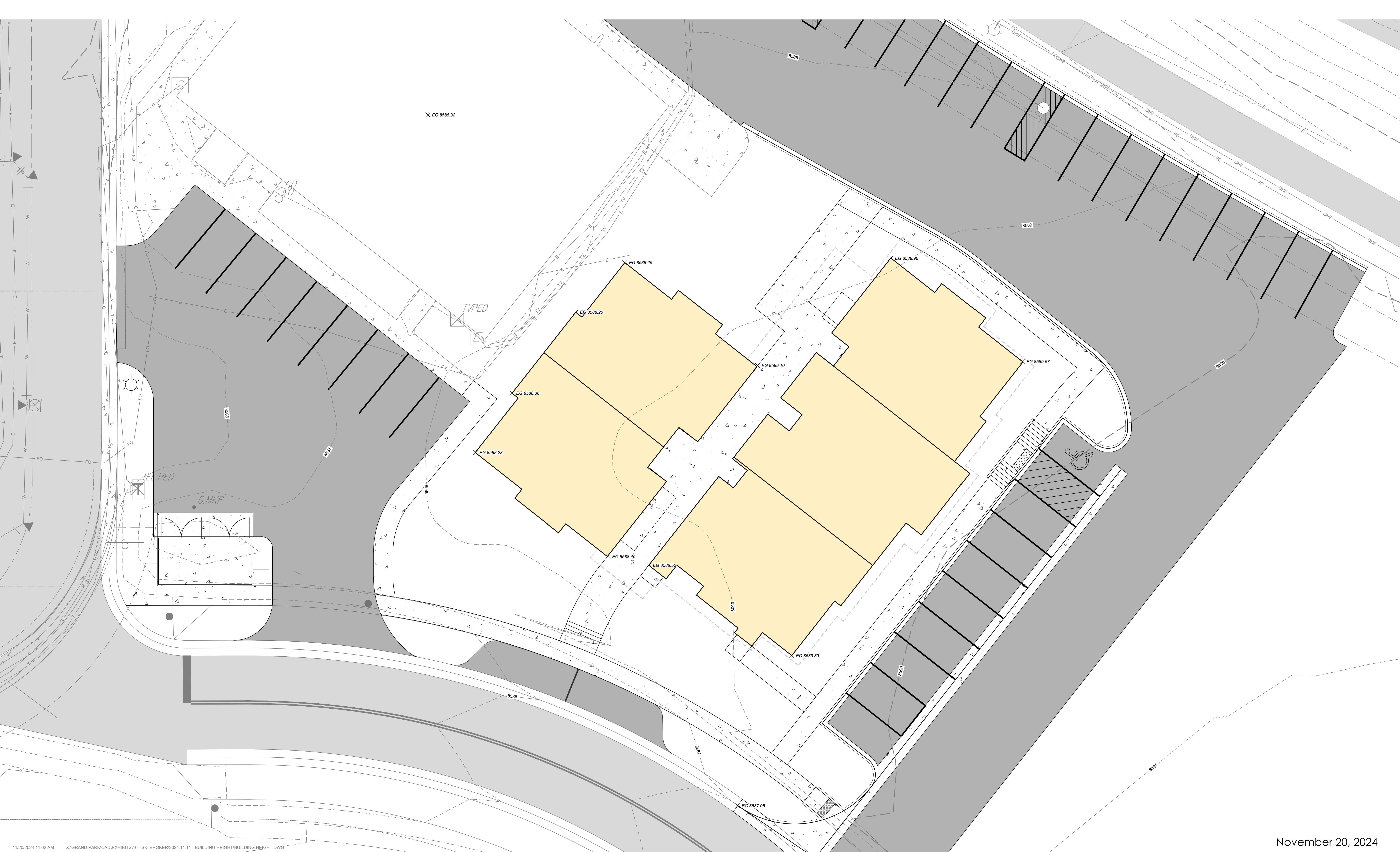
Respectfully,
Terracina Design, LLC

A handwritten signature in black ink, reading "Layla Rosales". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Layla Rosales, PLA
Principal

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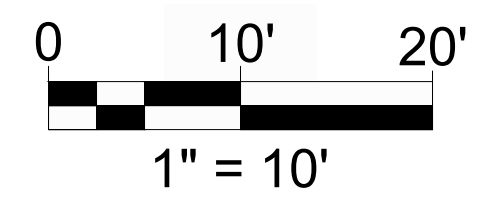
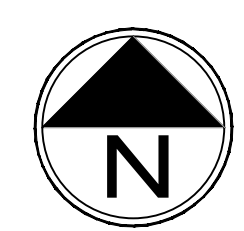
November 20, 2024

11/20/2024 11:02 AM X:\GRAND PARK\CAD\EXHIBITS\10 - SKI BROKER\2024\11.11 - BUILDING HEIGHT\BUILDING HEIGHT.DWG

SKIBROKER

EXISTING ELEVATIONS

td terracina
design
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Denver, CO 80231
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MAJOR SITE PLAN
SKI BROKER PLACE

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



1 GRAY STONE VENEER



2 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED WHITE



3 WOOD B&B SIDING - 12" VERTICAL REVEAL - STAINED



4 CEMENTITIOUS LAP SIDING - 8" 4" 4" 8" 4" HORIZONTAL PATTERN - PAINTED RED



5 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED GRAY



6 CEMENTITIOUS BUILT-UP FASCIA - PAINTED DARK GRAY



7 WOOD BUILT-UP FASCIA - STAINED



Elevation Color Legend
12" = 1'-0"



1 NE ELEVATION Color
3/16" = 1'-0"









