AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MARCH 25, 2025
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

A. This meeting is held in person as well as via Zoom.
Join at: https://us02web.zoom.us/j/86380550264
Or Dial:+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: https://us02web.zoom.us/u/kbEVpOzwHL

2 Roll Call

3 Conflicts of Interest

4 Receipt of the Minutes

A. Draft Minutes February 25, 2025 Planning and Zoning Commission

5 Comments from citizens appearing for items not on the agenda

6 New Items

A. Planning File 07-25 Variance 401 N River Hotel 1888 Signage

B. Planning Files 01-25 and 05-25; Canyon Vista Major Site/Architectural Plan and 1041 Review, 51993 Highway 6

C. Comprehensive Plan Overview

7 Commissioner Comments

8 Director Comments

9 Adjournment

# MINUTES
# CITY OF GLENWOOD SPRINGS
# Planning and Zoning Commission

Regular Meeting
February 25, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

**1. Roll Call**

Present: Commissioners: Joy White, Amy Connerton, Pete Waller, John Houghton, Gregory Cowan, Carolyn Cipperly
Also Present: Community Development Director Hannah Klausman, City Attorney Karl Hanlon.

**2. Conflicts of Interest**

None

**3. Receipt of Minutes**

Connerton moved to approve January 28, 2025. Cowan seconded. Cipperly abstained for absence. Motion passes with 5-1 vote.

**4. Comments from citizens for items not appearing on the agenda**

No public comment was offered.

**5. New Items**

**a. Code Amendment to consider Zoning and specific uses for Natural Medicine Businesses and Shopping Center uses.**

Director Klausman presented the text amendment proposals for Title 070 Development Code including adding new uses and zoning standards for Natural Medicine Businesses and expanding shopping centers as an allowed use in more zone districts.

Action Item 1, Natural Medicine Business:

Director Klausman explained that in 2022 Colorado voters approved Proposition 122 to decriminalize the sale and use of psychedelic mushrooms. State law prohibits local governments from disallowing natural medicine businesses, but enables local governments to regulate the time, place, and manner of operation of the licensed facilities. Staff has proposed zoning the treatment centers similar to office or medical office uses, and the cultivation/testing centers as an industrial use.

Commissioner Questions to Staff:

Why are marijuana facilities a special use permit and these uses not a special use permit?

Staff response: Marijuana facilities have substantial odor mitigation that can create impacts to surrounding areas which makes it more appropriate for a Special Use Review. The natural medicine businesses do not have the same impacts to surrounding properties.

Is anyone in the process of applying?

Staff response: Not that we are aware of.

Do we expect smells from the agricultural uses of this business type?

Staff response: Not that will extend beyond the structure itself.

Why is it not analogous to other agricultural uses in the table of uses?

Staff response: Staff found that this proposed use was significantly different than other agricultural uses in code such as commercial outdoor farming.

Clarification on micro treatment centers versus standard. Do we need to separate these uses.

Staff response: Staff proposed these as the same type of use and did not distinguish. Both uses are offering the same services and did not warrant a different use type.

Does this include personal cultivation or commercial cultivation?

Staff response: There is a commercial cultivation business included in the proposal.

If they are a micro center, would they be subject to the distance barrier if they are just adding the service to an existing Therapy office?

What are the zoning regulations for medical office and general office uses by comparison?

Staff response: Medical Office and general professional office are zoned the same, and is the same as staff has proposed for Natural Medicine offices.

Is there a tax revenue associated with these uses?

Legal response: it would be subject to sales tax if it is separately listed from the service.

Do cultivation centers require a public hearing before Planning and Zoning Commission for an application due to agricultural associated impacts.

Staff response: No, staff has proposed it as a use by right which does not require a public hearing. It will have specific standards associated with the use to receive approval.

Will the City be processing the licensing?

Staff response: No, that will be handled by the State.

Chair Waller opened the item up for public comment.

No public comment received.

White motions to approve Action Item 1, Code Amendment to consider zone and codify use standards for Natural Medicine Businesses, with the staff recommendations and findings included in the staff report. Commissioner Connerton seconds the motion.

Discussion:

- Consideration of additional buffer zones between uses of 1000 feet to limit the number of occurrences.
- Should be treated as medical offices as a use.
- No cap on the number of permits, but periodic assessment of how many are coming in.
- Dictate similar operating hours to retail marijuana establishments.
- Concern over the buffer and impact to currently operating therapy offices. This could severely limit buildings that have multiple therapy offices in one building. Willing to consider the buffer for standalone centers and not micro-centers for existing offices.
- Want a periodic review of how the roll out of these businesses is going and adjust as necessary.
- These businesses are different than marijuana retail businesses and should not be given the same regulations as marijuana buffer zones or hours. These are office settings like visiting a therapist or doctor, not a retail or recreational use.
- Consideration of buffer zones from residential districts.
- The marketplace will dictate the number of establishments.
- Buffer zone only applied to cultivation facilities, medicine product manufacturers and testing facilities.
- Consideration of making the treatment centers a special use permit in residential and mixed use zone districts.

Commissioner White amends the motion to include regulation to include 1000 foot buffer zones to all Natural Medicine Businesses except for treatment centers, apply operating hours of 8am – 10pm for treatment centers, and make treatment centers Special Use Permits in Mixed Use and Residential Zone Districts.

Commissioner Connerton seconds the amended motion.

**Commissioner Waller called the item to question. Motion passed unanimously with a vote of 6-0.**

**Action Item 2 Code Amendment to zone shopping center uses**

Director Klausman explained the Code Amendment action item to zone shopping centers as an allowed use in the M1 Mixed Use Corridor zone district and a Special use in M2 Mixed Use Core and RE Resort District.

Commissioner Questions:

No questions from the Commission.

**Commissioner Connerton motions to approve Action item 2. Commissioner Cipperly seconds the motion**. **Motion passed unanimously with a vote of 6-0.**

## 6. Commissioner Comments

Commissioners Houghton reminded people on the Community Safety Action plan and to participate.

Chair Waller asked for an update on the new permitting software for building and planning applications.

## 7. Director Comments

Community Development Director Hannah Klausman pointed out that there would be a special meeting scheduled for Monday March 10, 2025.

Director Klausman gave a brief website overview of the new Permitting software that went live on February 24, 2025.

## 8. Adjournment

Meeting adjourned at 9:30 PM.

# Planning and Zoning Commission Report

**Date: March** 25, 2025
**To:** Planning & Zoning Commission
**From:** Emery Ellingson, Senior Planner
**Subject:** Planning File 07-25 Hotel 1888 Signage Variance

| | |
|---|---|
| REQUEST | Consideration of variances for relief from Section 070.040.110 for installation of attached signage. |
| APPLICANT | ArtHouse Design |
| OWNER | Glenwood Hot Springs Lodge and Pool Inc. |
| LOCATION | 401 N. River Avenue (PIN# 2185-091-00-018) (Downtown Core) |
| ZONE | CO Commercial Zoning District |
| SIGN DISTRICT | Downtown North |
| SURROUNDING LAND USES | North: Commercial lodging uses<br>South: Interstate and Colorado River<br>East: City Arts Center, Yampah Spa and Vapor Caves<br>West: Surface parking, mixed use residential and commercial |
| LOT SIZE | 8.718 acres |

**ACTION ITEM**

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the deciding body for Variance Requests. The requested variances and staff recommendations are as follows:

**Action 1 – Variance Request** – to consider approval of a variance for relief from: Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of two total wall, projecting, or roof signs; one per building frontage.

**Staff recommendation**: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 13-14.*

**Action 2 – Variance Request** – to consider approval of a variance for relief from Section 070.040.110(h)(2)(a)(2) to allow a wall sign on a side of a building which does not abut a street, parking area, or other area open to the public and that has a public entrance to the building.

**Staff recommendation**: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 13-14.*

**Action 3 – Variance Request** – to consider approval of a variance for relief from Section 070.040.110(j)(3)(c)(1) to allow an internally illuminated signage within the Downtown Core.

**Staff recommendation**: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 13-14.*

## LOCATION

The property is located at 401 N River Avenue in the CO Commercial Zoning District and within the Downtown Core. The Downtown Core is an area of land which includes most of the Original Town Site lots as well as the South Addition which was platted in 1936 and is used as a geographic boundary for design standards, such as the prohibition of internally illuminated signs. For a map of the Downtown Core, please see Appendix A.

## BACKGROUND

### Project Summary

ArtHouse Design has applied on behalf of the property owner Glenwood Hot Springs Lodge and Pool Inc for signage for a new hotel called Hotel 1888. The hotel, which is currently under construction, is a conversion of space previously used by the Glenwood Springs Health and Fitness Center. The signage package includes five new internally illuminated wall signs as well as minor identification signage which do not require variances or sign permits. All the new signage would be installed in existing locations with smaller dimensions.

There have been other variances approved for this location, including variances for internally illuminated signs in the Downtown Core and exceeding the maximum number of wall, projecting, or roof signs per building frontage. A summary of these previous approvals is as follows

- ***Planning File 38-08, Directional Signage (2008)***
  A variance was approved for directional signage to exceed 4 square feet in size and 42" in height.

- ***Planning File 36-16, Pole Sign (2016)***
  A variance was approved for a pole sign to exceed maximum height limit and to use two poles for support. This pole sign was recently replaced following approval of variances in 2024.

- ***Planning File 02-24, Updated Signage Package (2024)***
  Variances were approved for a new signage package in February 2024 by the Planning and Zoning Commission which included the following variances as seen in table below.

| SIGN TYPE | QUANTITY | VARIANCES |
|---|---|---|
| Pole Sign | 4 | 1) Internal illumination in Downtown Core<br>2) Exceed limit of one freestanding sign per street frontage per property<br>3) Utilize two poles for support |
| Projecting Sign | 2 | 1) Internal illumination in Downtown Core<br>2) Exceed limit of two wall, projecting, or roof signs total and one per building frontage |
| Directional Sign | 10 | 1) Exceed four direction signs per property<br>2) Internal illumination in Downtown Core<br>3) Sight Distance Triangle with Condition |
| Informational Signs | 6 | 1) Exceed maximum size of 3 square feet |

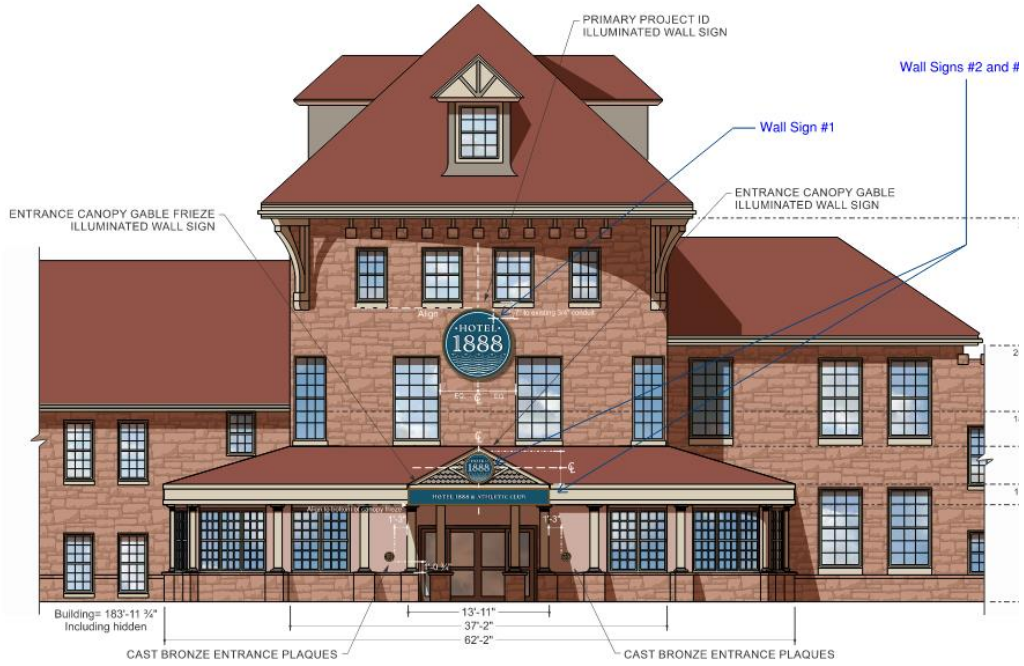
The two projecting signs and three of the pole signs have already been installed, an example of one of the internally illuminated projecting signs below:

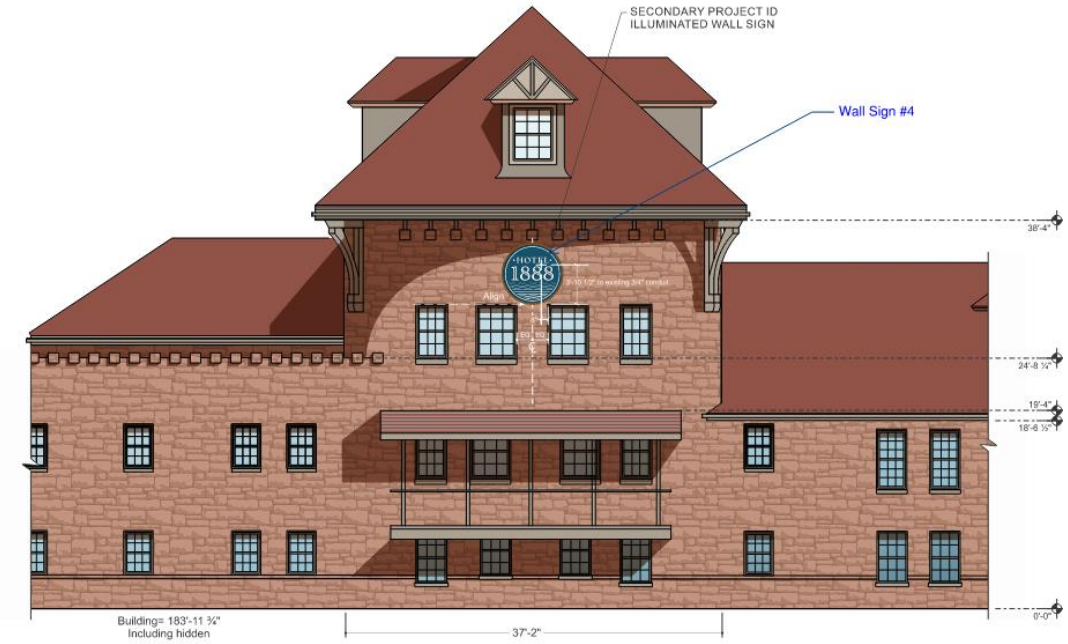

## PROJECT ANALYSIS

***Sign Quantity***

Sign Code regulates signage based on many factors which include use, building type, sign type, and location. The types of signs included in this application are considered wall signs. This building is limited to two wall signs per buildign frontage. The existing building already has more than two wall signs so any new signage needs a variance to exceed that number, even if replacment of an existing sign.

***Sign Quantity, continued***



***Sign Quantity, continued***

*Wall Sign #5, north side of building*



***Sign Size***

For walls signs, the maximum size area is allowed at the rate of one square foot per linear distance of building frontage. This means the larger the building, the larger sign the more sign area allowed. In this case, the existing signage and the proposed signage with even smaller dimensions are far less than what could be installed for a building of this size. The table below summarizes the allowed size for each sign, the existing sign size, and the proposed size for each sign.

| SIGN LOCATION | MAXIMUM SIZE AREA | EXISTING SIZE (square feet) | PROPOSED SIZE (square feet) |
|---|---|---|---|
| Wall Sign #1 (South Elevation Logo) | 495 sf | 57.23 sf | 38.48 sf |
| Wall Sign #2 (Portico Logo) | 495 sf | 16.83 sf (1 sign) | 7.07 sf |
| Wall Sign #3 (Portico Copy) | 495 sf | 16.83 sf (1 sign) | 22.1 sf |
| Wall Sign #4 (North Elevation Logo) | 495 sf | 57.23 sf | 28.27 sf |
| Wall Sign #5 (Athletic Club entrance) | 437 sf | 50.83 sf | 26.25 sf |

***0***

***Sign Location***

Code requires that any wall sign be located on the side of the building that abuts a street, parking area, or other area open to the public and that has a public entrance to the building. Due to the configuration of the building, the wall signs on the north side of the building cannot meet this definition because the only public entrance to the building is on the south side of the building. For this reason, the north wall signs require a variance for its location. The entrance to the athletic club from the pool area cannot be considered a public entrance because it can only be used from within the complex.

***Sign Illumination***

Code recognizes two types of sign illumination; external and internally illuminated signs. External illumination is when a sign is illuminated by an external lighting source such as a downcast lighting fixture. Another style of external illumination is halo style illumination, where the sign is backlit and the light does not come through the letters, but instead reflects off the wall around the letters, resulting in a halo style effect. The current wall signs being replaced are halo style signs. The proposed signs have halo style lighting aspects but also are lighting the front of the sign.

Internal illumination is when a sign is illuminated by a lighting source that is located within the sign. Within the Downtown Core, internally illuminated signs are prohibited except for non-flashing neon signs. All the proposed wall signs have internal illumination elements which require a variance.

The reason for the limitation on internally illuminated signage within the Downtown Core is to encourage a consistent visual aesthetic and to mitigate negative impacts from excessive illumination. Non-flashing neon signage is exempt from this prohibition to encourage the continued maintenance of historic neon signage within the Downtown Core.


*Example of internally illuminated sign (Norfolk, VA)*


*Existing wall sign, external illumination, halo style*

**PURPOSE AND INTENT OF SIGN CODE**
In addition to the variance criteria, any review of a variance should consider the purpose and intent of the Code Section from which relief is requested. Staff has identified several ways in which this variance application meets the purpose and intent of Sign Code Section 070.040.100.

**Minimize incompatibility between signs and their surroundings.**
The intent of this variance application is to install new signage as part of a rebranding of a large commercial campus. Previous variances for internal illumination were approved for a similar signage style and maintaining a consistent style and aesthetic helps minimize incompatibility between signs and their surroundings. The older signage being replaced subject to this variance application and the newer signage recently approved with variances, are incongruous.

**Recognize distinct geographic districts within the City that possess unique characteristics of physical location, building design, land use patterns, and pedestrian and vehicle circulation**
The Glenwood Hot Springs could be considered a distinct geographic district given its size, building design, land use patterns, physical layout, and unique characteristics. However, instead of being regulated as its own specific district it falls under design requirements for the much larger Downtown Core.

**Provide for signs within reasonable limitations, consistent with the goals and objectives of the community, to retain the special character and economic advantages that rest largely on the quality of the community's appearance.**
As stated, the intent of this application is part of a rebranding of a large commercial site. Having a consistent aesthetic to this site helps retain character and economic advantages of the community. In terms of reasonable limitations, any sign regulation is tasked with creating limitations for a wide variety of uses. For this reason, regulations are often written in a way to prevent the least desirable outcome, which can result in unreasonable limitations for other types of design which may meet intent of Code but not the letter. The intention for prohibiting internally illuminated signs in the Downtown Core is to discourage full face illuminated signs such as the examples below.

Examples of internally illuminated signage, left photo New Jersey, right photo Minnesota

**VARIANCE CRITERIA**
There are seven criteria for variance approval, all of which must be met. Analysis of the criteria for each item below:

| **VARIANCE CRITERIA ACTION ITEM 1**<br>To consider approval of a variance for relief from: Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of two total wall, projecting, or roof signs; one per building frontage. | |
|---|---|
| ✓ | The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district |
| ✓ | The strict application of the Code standards for which a variance is sought would produce undue hardship |
| ✓ | The applicant did not create the hardship by his/her own actions |
| ✓ | The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought |
| ✓ | The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden |
| ✓ | The variance request will not violate building or fire code requirements |
| ✓ | The variance is the minimum variance that will afford relief of the subject standards of the Code. |

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**
   The 8.7-acre property is one of the largest parcels in the CO Commercial Zone District and the 58,900 square feet building is one of the largest within the CO Commercial Zone District.

2. **The strict application of the Code standards for which a variance is sought would produce undue hardship.**
   This building is much larger than the typical commercial building and the site can be approached from multiple directions. Given the size and configuration of the site, limiting the number of wall, projecting, or roof signs to two per building frontage use produces an undue hardship for the applicant and would make it harder for visitors to navigate the site.

3. **The applicant did not create hardship by his/her own actions**
   The original building was constructed in 1890 and has been expanded over a century by different owners. No one person is responsible for the building's size, which has a building frontage of 495' on the south elevation. The scale of the building is much larger than the typical building for which the Sign Code contemplates with the limit of two wall, roof, or projecting signs per frontage. Therefore, it is the scale of the building

which has created the hardship rather than the applicant's wish to switch out existing signage which was approved under a previous Sign Code.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.**
   Staff finds that these signs meet the purpose and intent of Sign Code *"to provide signs within reasonable limitations*" because limiting a building this size to only two total wall, projecting, or roof signs, in the absence of alternative regulations for this size of a building or site as unnecessarily limiting.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.**
   The most convenient and most cost-effective thing to do would be to leave the existing non-conforming signs on the building. As previously stated, the exceptional hardship is related to the limitations of Sign Code as applied to a building of this size. Furthermore, even though the applicant is not reducing the number of signs to meet the Code, they are voluntarily reducing the size of all the signs. Given the size of the building, the applicant could reduce the number of signs to two but install signs much larger than the existing ones. Since the proposal is to maintain the existing number but reduce the size, Staff finds that this meets the intent of Sign Code to *"minimize incompatibility between signs and their surroundings"* as smaller signs are not as conspicuous as larger ones.

6. **The variance request will not violate building or fire code requirements.**
   The requested variances would not violate building or fire code requirements.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
   The variance is the minimum variance that would afford relief of the subject standards of the Code. Code limits this use to two wall/roof/projecting signs. The applicant has proposed three new walls signs, but they are replacements for existing permitted sign locations. Given the size and scale of this site and building and the fact the applicant is not seeking to establish any new sign areas, staff finds this is minimum variance that will afford relief of the subject standards of the Code

| **VARIANCE CRITERIA ACTION ITEM 2**<br>To consider approval of a variance for relief from Section 070.040.110(h)(2)(a)(2) to allow a wall sign on a side of a building which does not abut a street, parking area, or other area open to the public and that has a public entrance to the building. | |
|---|---|
| ✓ | The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district |
| ✓ | The strict application of the Code standards for which a variance is sought would produce undue hardship |

| | |
|---|---|
| ✓ | The applicant did not create the hardship by his/her own actions |
| ✓ | The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought |
| ✓ | The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden |
| ✓ | The variance request will not violate building or fire code requirements |
| ✓ | The variance is the minimum variance that will afford relief of the subject standards of the Code. |

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**
   This building is unique within its district in that its operation relies on having limited and secured public entrances. Given the Code's requirement for signage to be located on frontage with a public entrance, this would only allow wall, projecting, or roof signs on the south elevation. This would mean that any visitor approaching the site from the 6th Street area would not be able to readily identify the building itself.

2. **The strict application of the Code standards for which a variance is sought would produce undue hardship**
   Limiting wall signage to only areas which have a public entrance creates and undue hardship for this building as it would not allow identification on the north side that could be visible from 6th Street or the pedestrian bridge.

3. **The applicant did not create the hardship by his/her own actions**
   The hardship is created by the limitations of the Code to only allow signage on a building frontage with a public entrance. The intent of this limitation is to encourage signage to be provided only in the areas which are most beneficial to the public rather than adding signage to all areas of a building. However, in the case of this property, it is beneficial that the building can be identified from the north side, especially by pedestrians.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought**
   The variance requested does not harm the public. Staff finds that these signs meet the purpose and intent of Sign Code *to "Provide for signs within reasonable limitations, consistent with the goals and objectives of the community, to retain the special character and economic advantages that rest largely on the quality of the community's appearance"* as the proposed signage is intended to provide signage for visitors approaching the site whether on foot or in vehicles from the 6th Street area.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden**

The hardship is not related to convenience or financial burden as the most convenient cost-effective option would be to keep the existing non-conforming signs. In contrast, the applicant is spending money and resources on replacing the existing sign with a sign that is smaller than the existing.

6. **The variance request will not violate building or fire code requirements.**
   The requested variances would not violate building or fire code requirements.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
   The variance is the minimum variance that would afford relief of the subject standards of the Code as the applicant is proposing this signage for only one of the three frontages without a public entrance and is only seeking to replace existing signage areas rather than create new ones.

| **VARIANCE CRITERIA ACTION ITEM 3**<br>To consider approval of a variance for relief from Section 070.040.110(j)(3)(c)(1) to allow internally illuminated signage within the Downtown Core. | |
|---|---|
| ✓ | The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district |
| ✓ | The strict application of the Code standards for which a variance is sought would produce undue hardship |
| ✓ | The applicant did not create the hardship by his/her own actions |
| ✓ | The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought |
| ✓ | The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden |
| ✓ | The variance request will not violate building or fire code requirements |
| ✓ | The variance is the minimum variance that will afford relief of the subject standards of the Code. |

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**
   The property is one of the largest in the Zoning District and so is the building. In addition, this site is unique in that its associated parking areas are far from the entrance and the path from parking area to entrance is not immediately clear to a visitor.

2. **The strict application of the Code standards for which a variance is sought would produce undue hardship**
   This site has a demonstrated need for having clearly illuminated signage which can be visible by both vehicles and pedestrians. A typical visitor navigating to the site in a

motor vehicle would rely on larger auto-oriented signage to a parking area and then would follow the smaller pedestrian-oriented signage. In both cases, a well illuminated sign allows visibility regardless of time of day or weather. Not having a well illuminated sign would produce an undue hardship both for the business and visitors. The applicant has proposed including internally illuminated signage for a more consistent and uniform light source.

3. **The applicant did not create the hardship by his/her own actions**
   The applicant's hardship is the lack of latitude which staff has in considering sign designs which do not meet the letter of Code. In this case, the applicant has proposed a sign design which is like a halo style sign but because it has some front lit internal illumination elements, it has triggered a variance. The intent of the Code is not to prohibit illumination entirely in the Downtown Core as externally illuminated signs are allowed but rather to prevent less desirable design outcomes such as full face illuminated sign faces. If the applicant had pursued a design which was a fully front lit sign, rather than attempting to meet the intent of Code, staff would have found that the applicant was creating their own hardship.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought**
   The variance requested does not harm the public and staff finds that these signs meet the purpose and intent of the Sign Code because the sign's internal illumined elements are limited to small sections of the signage as opposed to a complete illumination of the entire sign cabinet. In this sense, the proposed signage is like the existing halo style signs which are actually larger than their proposed replacements. If the entire face of the sign were illuminated, staff's finding would not be for approval.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden**
   The cost to manufacture and install a sign is related to the complexity of the design. The designs proposed by the applicant are more intricate and are more costly than a simple design with large blocks of color and uniform illuminated faces and letters, so convenience or financial burdens are not a factor in this variance request.

6. **The variance request will not violate building or fire code requirements.**
   The requested variances would not violate building or fire code requirements. If anything, providing separate signage for the hotel would improve emergency service response to the site as first responders could identify the hotel.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
   The variance is the minimum variance that would afford relief of the subject standards of the Code. The applicant has designed a sign with limited internal illumination elements as opposed to a fully illuminated external sign face or letters.

## REVIEWING AGENCY COMMENTS

The following agencies have provided these comments:

**Fire Department**: Proposed signage would not inhibit emergency response.

## PUBLIC COMMENT

No public comment has been received.

## ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

**Suggested Conditions for all Action Items**

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions herein and approved by the Community development Director.

2. The Applicant shall comply with/address all City staff comments related to specific Code requirements prior to the approval of a sign permit.

3. Any future changes or improvements to signage are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code

4. Except where specific variances have been granted, the construction shall comply with Municipal Code requirements.

5. The owner shall submit a completed sign permit application for the Community Development Department review and approval prior to construction.

6. Sign lighting shall comply with maximum illumination allowed by Municipal Code, including Section 070.040.110.

7. Sign lighting shall comply with illumination controls allowed by Municipal Code, including Section 070.040.110.

8. Prior to issuance of a sign permit, applicant to provide a photometric study which shows illumination in foot candles for all signs approved by this variance and those approved by previous variance with Planning File 02-24.

**Suggested Findings for all Action Items:**

1. The subject property ***does have*** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought ***would*** produce undue hardship.
3. The applicant has ***not*** had a part in the creation of the hardship by their own actions.
4. The variance requested ***does not*** harm the public and ***does not*** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request ***does demonstrate*** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request ***will not*** violate building or fire code requirements; and
7. The variance ***is*** the minimum variance that will afford relief of the subject standards of the Code.

**ALTERNATIVE MOTION TO APPROVE/DENY**

**Action Items 1-3**

Consideration of the variance application, I move to **APPROVE/DENY** finding that -

1. The subject property ***does have/does not have*** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought ***would/would not*** produce undue hardship.
3. The applicant ***has not had/has had*** a part in the creation of the hardship by their own actions.
4. The variance requested ***does not/does*** harm the public and ***does not/does*** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request ***does demonstrate/does not demonstrate*** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request ***will not/will*** violate building or fire code requirements; and
7. The variance ***is/is not*** the minimum variance that will afford relief of the subject standards of the Code.

**APPENDIX A: DOWNTOWN CORE**

*An area located south of Colorado River, north of 13th street, east of School Street, and west of Cleveland Avenue, and including North Glenwood, generally east of Laurel Avenue. The area includes Block 1-67, Glenwood Springs Original Town Site as platted in 1913 excluding Outlots 1 through 33; and includes the South Addition as platted in 1936.*

# LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

| Ordinance Amendments | | | Development Permits | |
|---|---|---|---|---|
| ☐ | Rezoning | | Site/Architectural Plan Review | |
| ☐ | Rezoning to Planned Unit Development (PUD) | | | ☐Administrative |
| ☐ | Annexation | | | ☐Minor |
| ☐ | Condominiumization | | | ☐Major |
| ☐ | Annexation | | ☐ | Master Plan |
| ☐ | Street Vacation | | ☐ | Construction Plans |
| | | | ☐ | Location & Extent |
| **Subdivisions** | | | | Right of Way Encroachment License |
| ☐ | Minor Subdivision | | ☐ | Floodplain Development Permit |
| ☐ | Preliminary Plat | | ☐ | Special Use Permit |
| ☐ | Final Plat | | | **Flexibility and Relief Procedures** |
| ☐ | Vacation of Right-of-Way | | ■ | Variance |
| | | | ☐ | Administrative Adjustment |
| **Other Land Use Applications** | | | ☐ | Appeal |
| ☐ | Outdoor Seating | | ☐ | Landmark Alteration Certificate |
| ☐ | Matters of State Interest (1041) | | | |

**Applicant/Property Owner Information:**

| | | | |
|---|---|---|---|
| Applicant Beth Rosa, ArtHouse Design | | Owner Glenwood Hot Springs Lodge & Pool Inc. | |
| Relationship to Owner Owner's Representative | | Owner Kevin Flohr<br>Kjell Mitchell | |
| Applicant Address 2373 Central Park Blvd. #204<br>Denver, CO 80238 | | Owner Address PO Box 308 Glenwood Springs, CO<br>81602-0308 | |
| Phone 303.892.9816 | Email Address beth@arthousedenver.com | Phone 970-947-2954 | Email Address kflohr@hotspringspool.com |

**Property Information:**

| | |
|---|---|
| Address 401 N River St.<br>Glenwood Springs CO 81601 | Parcel Number 218509100018 |
| Subdivision Original Twnste. Glenwood | Lot and Block Number |
| | Section: 9 Township: 6 Range: 89 |
| Zone District Commerical | Existing Land Use Recreation |

**General Project Description:**

We are requesting a variance from the Glenwood Springs Sign Code 070.040.110. The purpose of this variance request is to create a cohesive, visible, clear and legible signage system for Glenwood Hot Springs. The scale, complexity, and varied physical layout of the property is the basis for its need for flexibility in the height, size, quantity, type, illumination and location of signage. The new signage will bring consistency in design and visual language creating a more impactful wayfinding system that makes the property easier and safer to navigate.

**Signatures:**

The owner or applicant must be present at the hearing. All public hearings must be property noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the

| | |
|---|---|
| Eg | 01.28.25 |
| Applicant | Date |
| Kevin A. Flohr | 01.28.25 |
| Owner | Date |

| | | |
|---|---|---|
| application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge. | | |
| | Owner | Date 01.28.25 |


1 / - South Elevation - Signage Design
Scale: 1/8"= 1'-0"

# DESIGN DEVELOPMENT

## HOTEL 1888 // SIGNAGE

### REFERENCE IMAGES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.


**Package Issue Date**
01.28.25

**Sheet Revision Date**

ARTHOUSE DESIGN
2373 CENTRAL PARK BLVD. SUITE 204
DENVER, CO 80238 | 303.892.9816
ARTHOUSEDENVER.COM


1 / - South Elevation Entrance - Partial View
Scale: 1/2"= 1'-0"

# DESIGN DEVELOPMENT

**HOTEL 1888** // SIGNAGE

## REFERENCE IMAGES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.


**Package Issue Date**
01.28.25

**Sheet Revision Date**

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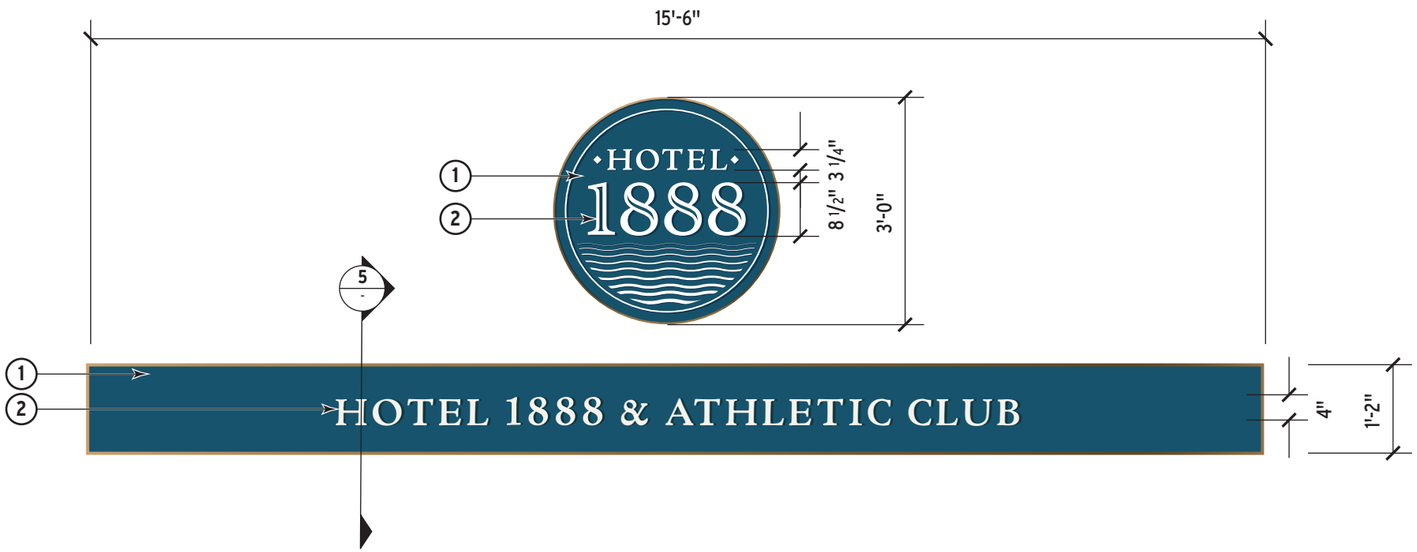
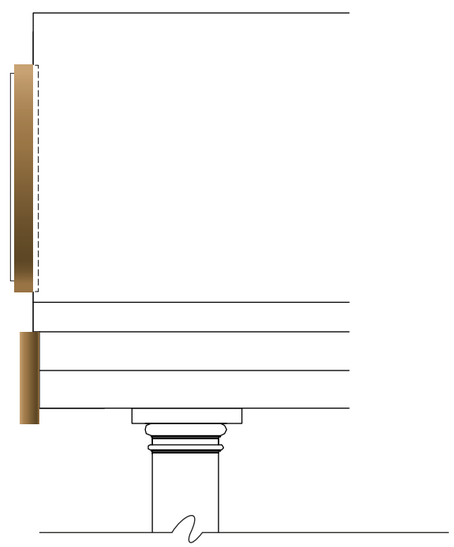
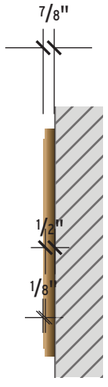



1 - Entrance Canopy Project ID Sign - Front View
Scale: 1/2"= 1'-0"

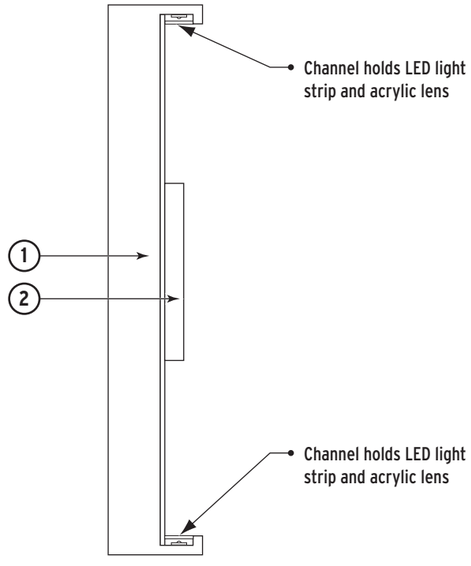


2 - Entrance Project ID Sign - Side View
Scale: 1/2"= 1'-0"


3 - Entrance Plaque - Detail View
Scale: 1 1/2"= 1'-0"




4 - Entrance Plaque - Side View
Scale: 1 1/2"= 1'-0"




5 - Entry Canopy Dim. Letters Panel Section
Scale: 3"= 1'-0"

# DESIGN DEVELOPMENT

**HOTEL 1888** // SIGNAGE

## GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Painted aluminum sign cabinet. LED light strip with acrylic lens housed in sign frame, runs along perimeter of sign.
2. Acrylic dimensional letters and "waves".
3. Cast bronze plaque

**Package Issue Date**
01.28.25

**Sheet Revision Date**

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2373 CENTRAL PARK BLVD. SUITE 204
DENVER, CO 80238 | 303.892.9816
ARTHOUSEDENVER.COM


1 / - Primary Project ID Wall Sign - South Elevation
Scale: 1/8"= 1'-0"

# DESIGN DEVELOPMENT

## HOTEL 1888 // SIGNAGE

### REFERENCE IMAGES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.


**Package Issue Date**
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**Sheet Revision Date**

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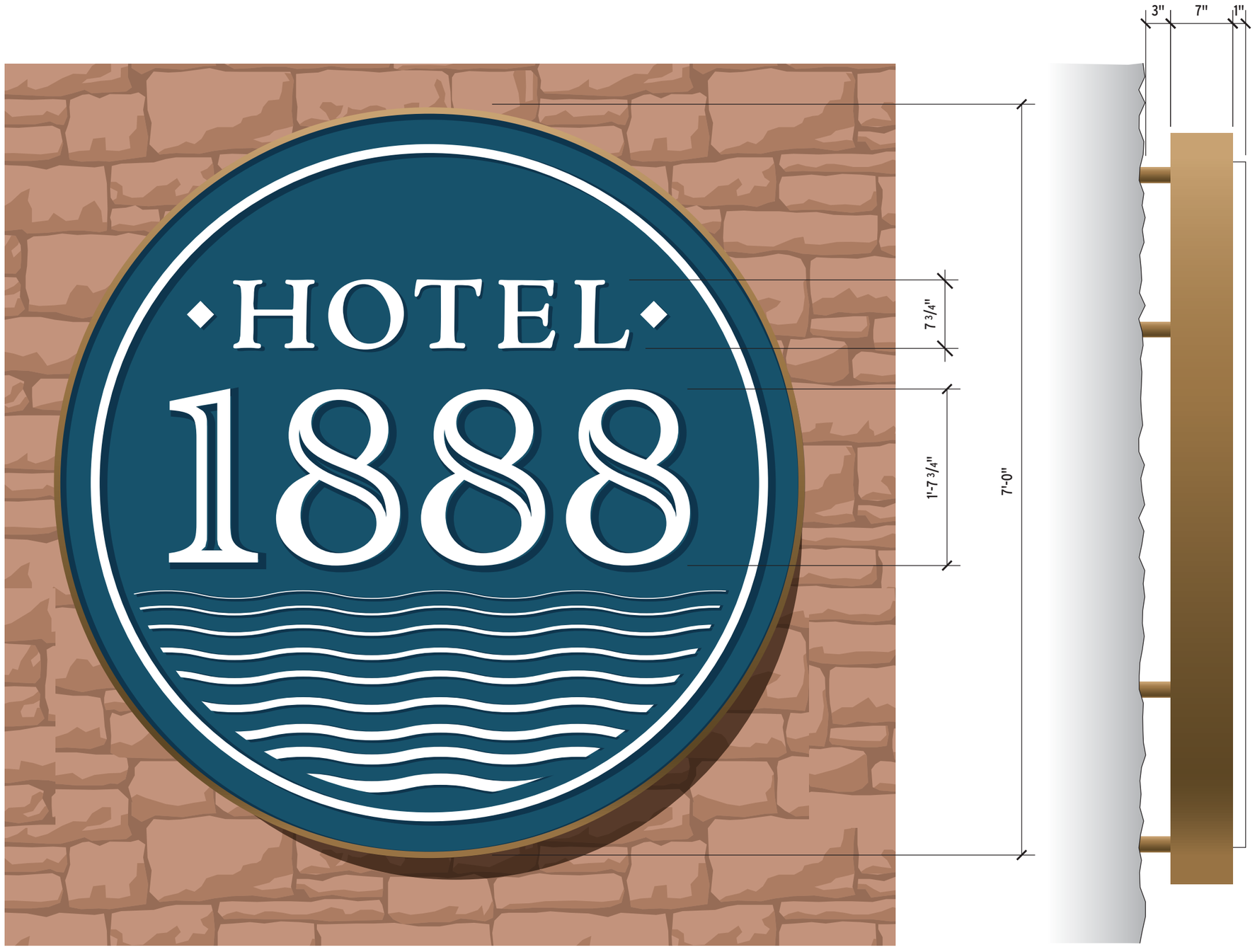


1 - Primary Project ID Wall Sign - Detail
Scale: 1"= 1'-0"




2 - Primary Project ID Wall Sign - Side Detail
Scale: 1"= 1'-0"

# DESIGN DEVELOPMENT

**HOTEL 1888** // SIGNAGE

## GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Internally illuminated painted alumium sign cabinet with halo illumination illuminating wall behind sign.
2. Acrylic push through dimensional letters and "waves" with halo illumination.


Illumination Intent

**Package Issue Date**
01.28.25

**Sheet Revision Date**

ARTHOUSE DESIGN
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2 - Secondary Project ID Wall Sign - North Elevation
Scale: 1/8"= 1'-0"

# DESIGN DEVELOPMENT

**HOTEL 1888** // SIGNAGE

## REFERENCE IMAGES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

**Package Issue Date**
01.28.25

**Sheet Revision Date**

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1 - Secondary Project ID Wall Sign - Detail
Scale: 1"= 1'-0"

2 - Secondary Project ID Wall Sign - Side Detail
Scale: 1"= 1'-0"

# DESIGN DEVELOPMENT

**HOTEL 1888** // SIGNAGE

## GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Internally illuminated painted alumium sign cabinet with halo illumination illuminating wall behind sign.
2. Acrylic push through dimensional letters and "waves" with halo illumination.


Illumination Intent

**Package Issue Date**
01.28.25

**Sheet Revision Date**

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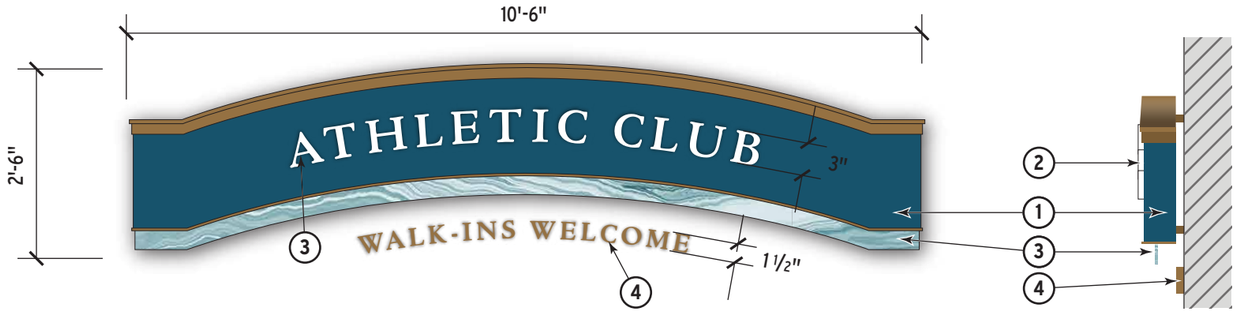


2 - Athletic Club Pool Entrance ID Wall Sign - Detail
Scale: 1/2"= 1'-0"

3 - Athletic Club Pool Entrance ID Wall Sign - Detail
Scale: 1/2"= 1'-0"


1 - Athletic Club Pool Entrance ID Wall Sign
Scale: 1/4"= 1'-0"

4 - Athletic Club Pool Entrance ID Wall Sign - Photo
Scale: NTS

# DESIGN DEVELOPMENT

## HOTEL 1888 // SIGNAGE

### GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Internally illuminated painted alumium sign cabinet with halo illumination.
2. Acrylic push through dimensional letters with halo illumination.
3. 1/2" cast glass with internal edge illumination provided by LED units that are housed in the sign cabinet above.
4. Non-illuminated dimensional letters.

**Package Issue Date**
01.28.25

**Sheet Revision Date**

ARTHOUSE DESIGN
2373 CENTRAL PARK BLVD. SUITE 204
DENVER, CO 80238 | 303.892.9816
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EX.1A

## ENTRANCE CANOPY GABLE ILLUMINATED WALL SIGN
Quantity (1)

EX.1B

HOTEL 1888 & ATHLETIC CLUB

## ENTRANCE CANOPY GABLE FRIEZE ILLUMINATED WALL SIGN
Quantity (1)

EX.2

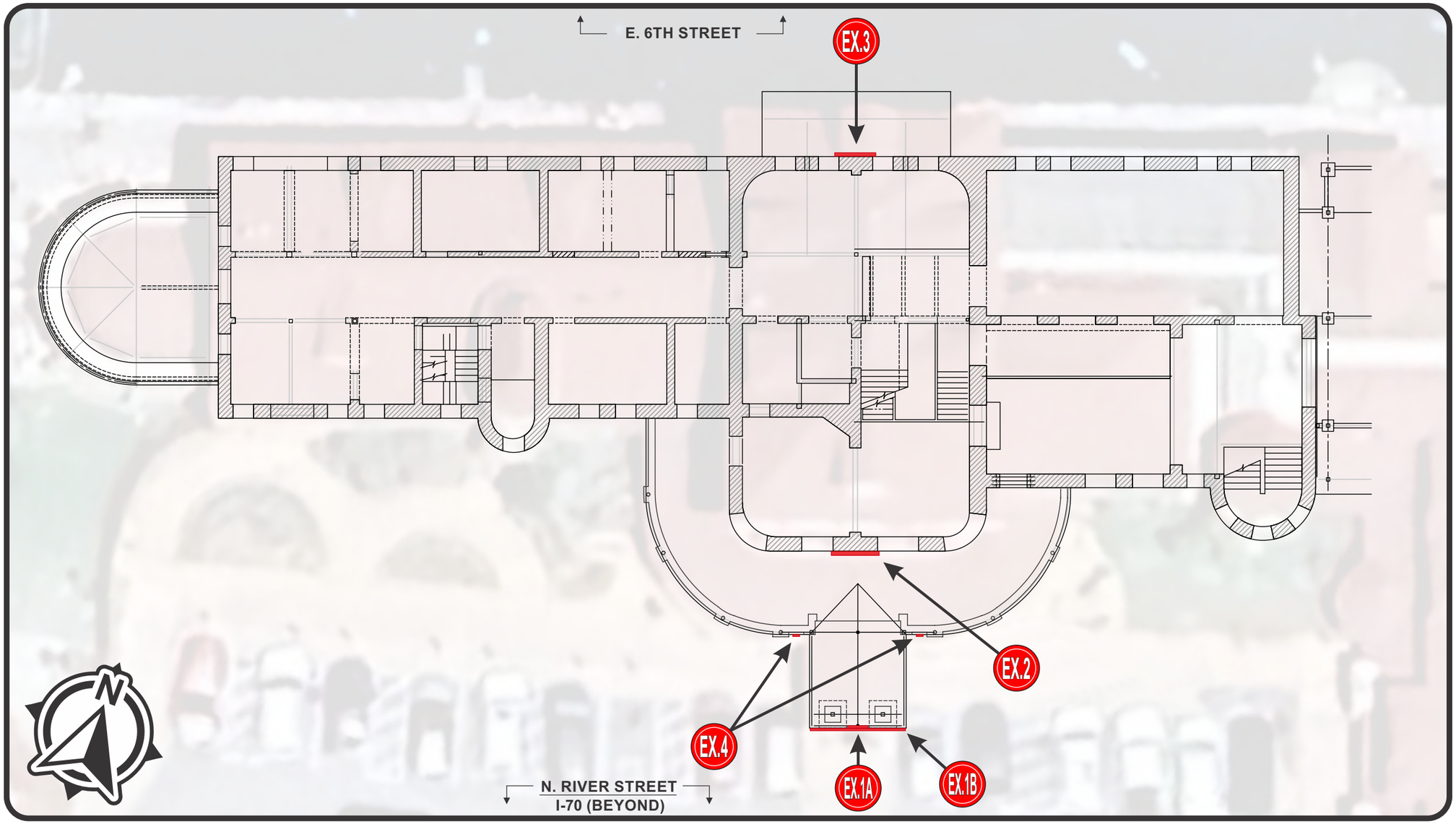
## PRIMARY PROJECT ID ILLUMINATED WALL SIGN
Quantity (1)

EX.3

## SECONDARY PROJECT ID ILLUMINATED WALL SIGN
Quantity (1)

EX.4

## CAST BRONZE ENTRANCE PLAQUES
Quantity (2)




1 / 1.0 SITE PLAN
SCALE: 1/16”= 1’-0”

ADCON
3725 Canal Drive
Fort Collins, CO 80524
970 484 3637
www.adconsigns.com



*Design Proposal for:*
**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**
Sign Type: Sign Type Schedule

Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: Site Plan

**Client Approval**

Signature

Date

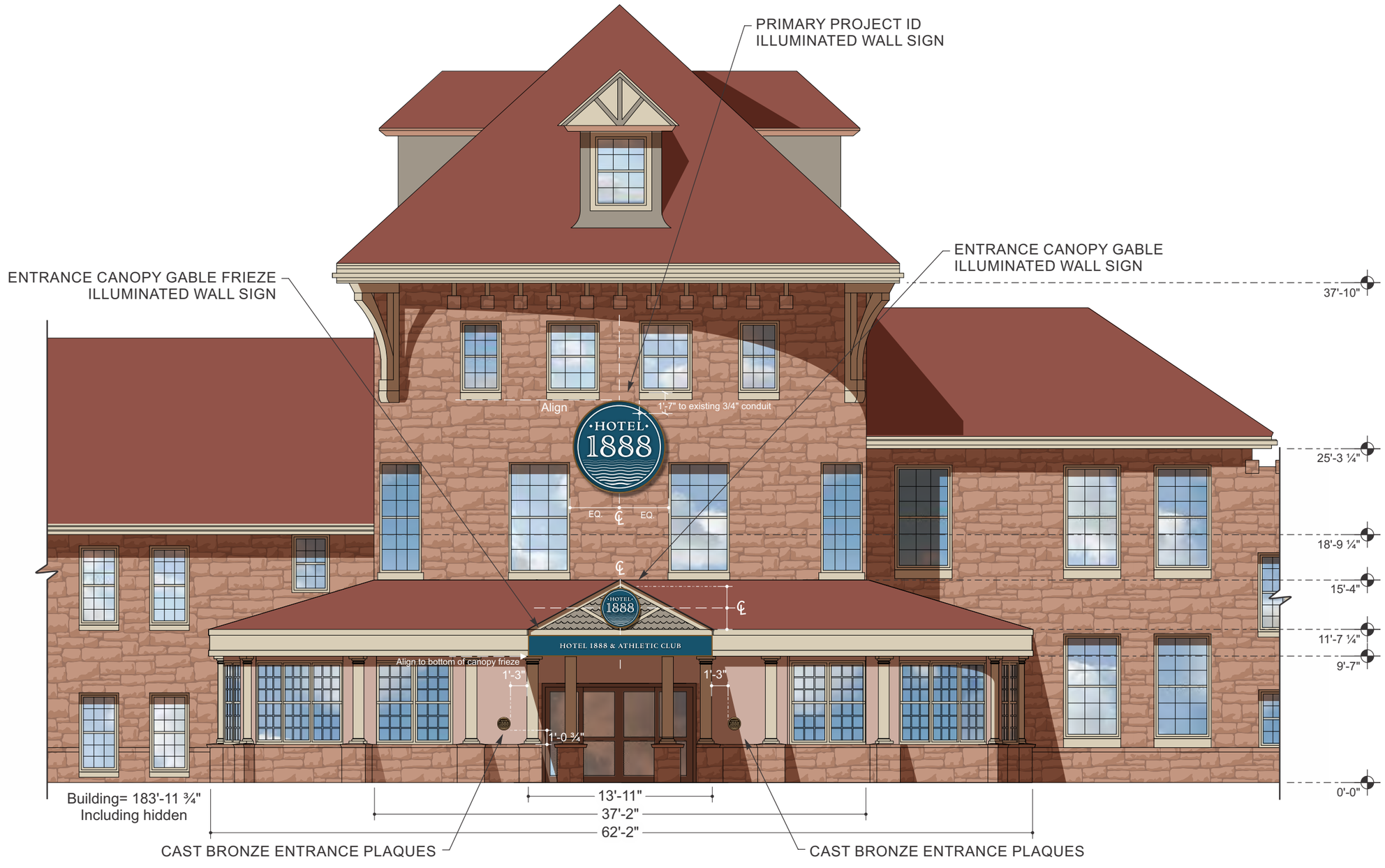
**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise And Resubmit

| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

Quote No.
W.O. No. 120843
Rev. No. A Date: By:
Sheet No. 1.0




**1 / 2.0 SOUTH ELEVATION**
**SCALE: 1/8"= 1'-0"**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Fort Collins, CO 80524
970 484 3637
www.adconsigns.com




***Design Proposal for:***

**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Multiple

Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: South Elevation

**Client Approval**

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

- ☐ **Approved**
- ☐ **Approved As Noted**
- ☐ **Revise And Resubmit**

| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

**Quote No.**
**W.O. No. 120843**
**Rev. No. A** Date: By:
**Sheet No. 2.0**


1 / 3.0 **NORTH ELEVATION**
**SCALE: 1/8”= 1’-0”**

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Fort Collins, CO 80524
970 484 3637
www.adconsigns.com



***Design Proposal for:***
**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Multiple

Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: North Elevation

**Client Approval**

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

- ☐ **Approved**
- ☐ **Approved As Noted**
- ☐ **Revise And Resubmit**

| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

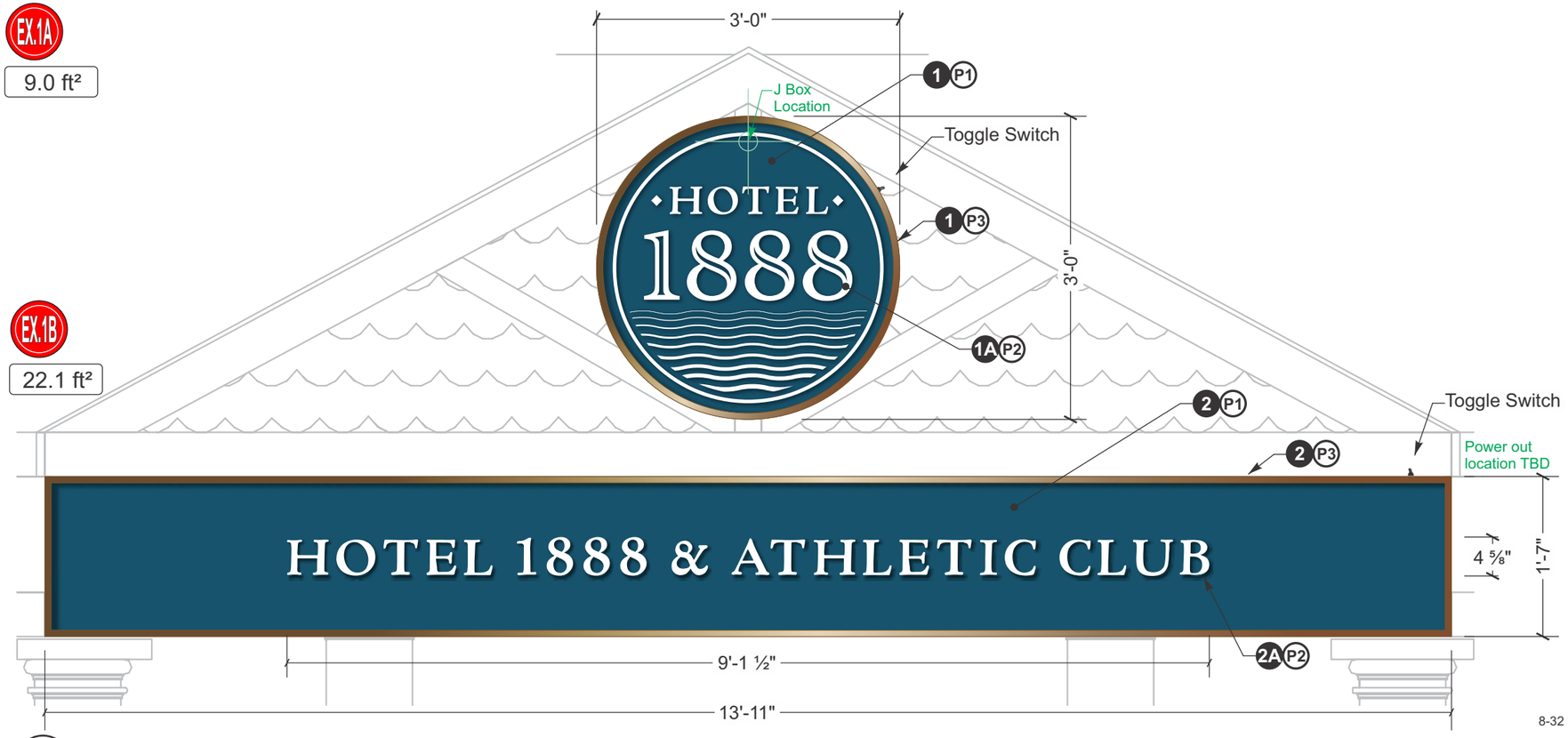
**Quote No.**
**W.O. No. 120843**
**Rev. No. A** Date: By:
**Sheet No. 3.0**

EX.1A

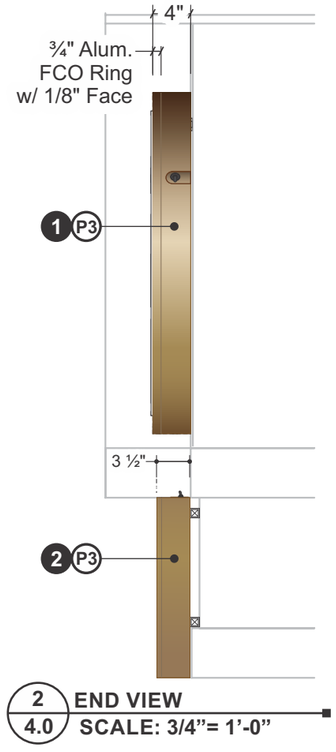
9.0 ft²

EX.1B

22.1 ft²




1 / 4.0 **FACE ELEVATION**
**SCALE: 3/4"= 1'-0"**




2 / 4.0 **END VIEW**
**SCALE: 3/4"= 1'-0"**

## SPECIFICATIONS FOR (1ea. of 2) ENTRANCE CANOPY GABLE & FRIEZE PROJECT ID WALL SIGNS (SOUTH ELEV.)

### 1 CABINET (GABLE MEDALLION) PUSH THRU EDGE ILLUMINATION

**FACE=** 1/8" Aluminum routed for push-thru graphics, pan channel returns spot weld/Versilok to back side of face. Gasketed cut out for toggle.
**FACE PERIMETER RING=** Router cut 3/4" wide x 3/4" thk. alum. FCO glues flush to edge of circular face. Fill and sand seams as needed
**RETURNS=** 3 1/8" x .063" Aluminum Versilok to back side of face.
**BACK=** .040 alum. back. with 2 3/4" x .063 alum walls. Cut off toggle switch in return wall.
**ILLUMINATION=** Principal LED "Qwik Mod 2" 7100K White LED's on interior 1st surface of alum. back. Power out at top to match j-box.

**1A GRAPHICS=** 1" Clear acrylic push-thru w/ 1/4" alum FCO glued to face and second surface diffuser film. 3/16" routed flange.
**MOUNTING=** Through back w/ 3/8" stainless steel fasteners into wood fascia board. Reinforce as needed.
**SERVICE ACCESS=** Removable pan channel face- Front face & returns slide over back shoebox style. Attach with countersink screws.

### 2 CABINET (FRIEZE SIGN BAND) PERIMETER EDGE WASH ILLUMINATION

**FACE=** 1/8" Aluminum (no cut outs), sits below 3/4" x 3" angle return to form recessed lighting baffle .188" thk. x 5/8" wide acrylic lens spot weld / versilock face to return & 1" x 1" alum. angle frame. Back frame & face frame to meet edge to edge.
**FACE PERIMETER RING & Returns=** Router cut 3/4" wide x 1/2" thk. alum. bar glues flush to edge of 3/4" x 3" angle.
**BACK=** .040 alum. back. with 1" x 1" alum. angle frame & vert bracing. Face assembly shoebox fits over back frame.
**ILLUMINATION=** WFLS-NW30 Adhesive backed Flex LED's strips behind baffle & lens

**2A GRAPHICS=** 1/4" alum FCO glued to face
**MOUNTING=** Through back w/ 3/8" stainless steel fasteners into wood fascia board
**SERVICE ACCESS=** Removable face w/ returns - Attachment to angle brackets via counter sink screws through perimeter of returns.

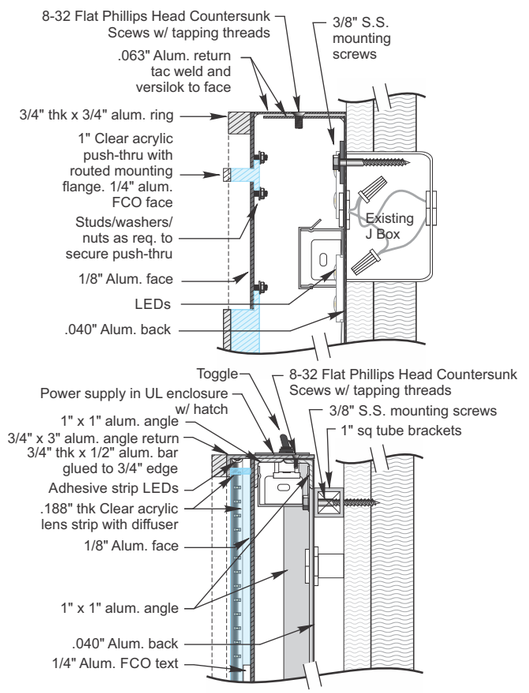
### ELECTRICAL

**PRIMARY=** 120V w/ toggle switch on cabinet return (leave 6'-0" pigtail lead coiled inside cabinet) .
**SECONDARY=** 12V LED controller and wiring housed in cabinet.
**HOOK-UP=** 120V electrical to sign and final hook up is by others. (leave 6'-0" pigtail) Existing Conduit in wall location

### COLORS AND FINISHES

P1 P.T.M. PMS #???C "Blue" Satin Finish TBD
P2 P.T.M. "White" Satin Finish
P3 PTM PPG PCUT33100 "Gold Metallic" Satin Finish TBD
**NOTE:** Paint all exposed fasteners to match adjacent finish


3 / 4.0 **ILLUMINATION RENDERING**
**SCALE: N.T.S**




4 / 4.0 **SECTION DETAIL**
**SCALE: N.T.S.**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Fort Collins, CO 80524
970 484 3637
www.adconsigns.com




***Design Proposal for:***
**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Canopy Wall Signs

Date: February 21, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: Entrance Canopy Project ID Signs

**Client Approval**

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

☐ **Approved**
☐ **Approved As Noted**
☐ **Revise And Resubmit**

| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

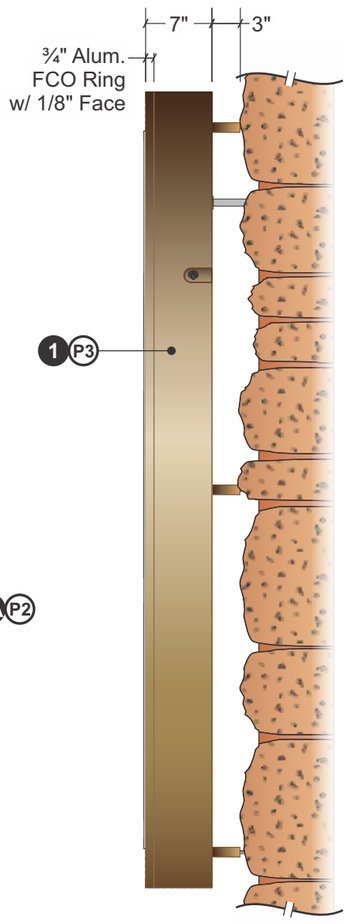
Revision Notes:

Quote No.
W.O. No. 120843
Rev. No. A Date: By:
Sheet No. 4.0

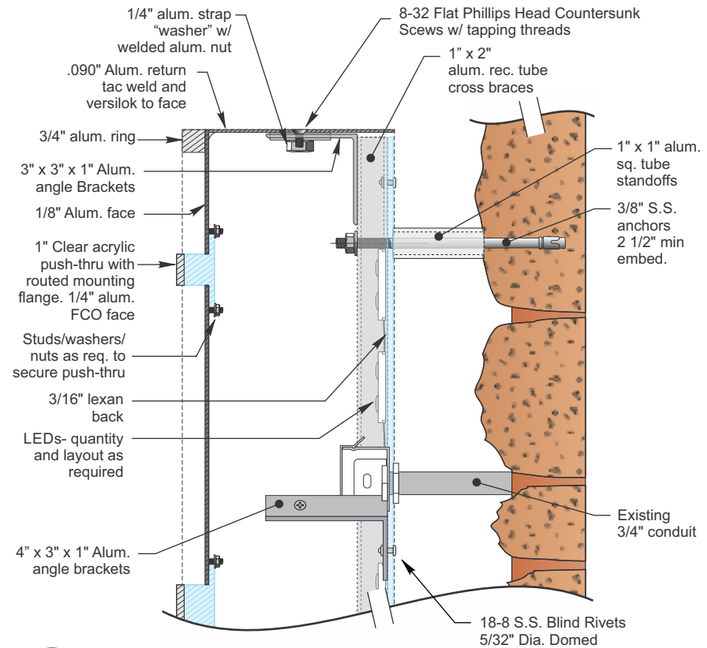
EX.2

49.0 ft²

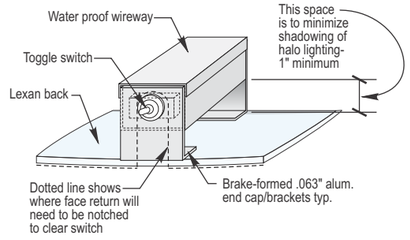

1 5.0 **FACE ELEVATION**
**SCALE: 3/4"= 1'-0"**

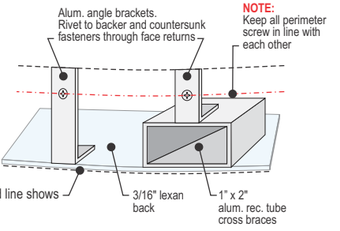



2 5.0 **END VIEW**
**SCALE: 3/4"= 1'-0"**




3 5.0 **SECTION DETAIL**
**SCALE: N.T.S**




4 5.0 **SWITCH BOX JUNCTION & ATTACHMENT CLIP DETAIL**
**SCALE: N.T.S**

## SPECIFICATIONS FOR (1) PUSH THRU & HALO ILLUMINATED S/F PRIMARY PROJECT ID WALL SIGN (SOUTH ELEV.)

### 1 CABINET

**FACE=** 1/8" Aluminum routed for push-thru graphics, spot weld/Versilok returns to back side of face.
**FACE PERIMETER RING=** Router cut 3/4" x 3/4" thk. alum. FCO glues flush to edge of circular face. Fill and sand seams
**RETURNS=** 6 1/8" x .090" Aluminum Versilok to back side of face.
**BACK=** .150" Clear Lexan disc. 3" x 4" & 3" x3" angle cut to 1" wide brackets for face attachment, 1" x 2" alum. rec. tube cross members blind riveted to 1st surface of Lexan .
**ILLUMINATION=** Principal LED "Qwik Mod 2" 7100K White LED's on 1st surface of Lexan.
1A **GRAPHICS=** 1" Clear acrylic push-thru w/ 1/4" alum FCO glued to face and second surface diffuser film. 3/16" routed flange.
**MOUNTING=** 1"sq x 3" alum. sq. tube stand-offs for halo illumination and 3/8" stainless steel anchors. 2 1/2" min embedment
**SERVICE ACCESS=** Removable pan channel face- Attachment to angle brackets via counter sink screws through perimeter of returns.
**LIFT CLIP=** 2" x 1/4" alum. strap "washer" w/ welded ½" alum. nut welded/Versiloked to inside of frame. Attach ¼" steel angle lift clip to top of cabinet w/ ½" bolt.

### 2 ELECTRICAL

**PRIMARY=** 120V w/ toggle switch on cabinet return (leave 6'-0" pigtail lead coiled inside cabinet) .
**SECONDARY=** 12V LED controller and wiring housed in cabinet.
**HOOK-UP=** 120V electrical to sign and final hook up is by others. (leave 6'-0" pigtail) Existing Conduit in wall location

### COLORS AND FINISHES

P1 P.T.M. PMS #???C "Blue" Satin Finish TBD
P2 P.T.M. "White" Satin Finish
P3 PTM PPG PCUT33100 "Gold Metallic" Satin Finish TBD

**NOTE:** Paint all exposed fasteners to match adjacent finish


5 5.0 **ILLUMINATION RENDERING**
**SCALE: N.T.S**


ADCON
3725 Canal Drive
Fort Collins, CO 80524
970 484 3637
www.adconsigns.com




***Design Proposal for:***

**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Primary Project ID Wall Sign
Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: Primary Project ID South Wall Sign

### Client Approval

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

☐ **Approved**
☐ **Approved As Noted**
☐ **Revise And Resubmit**

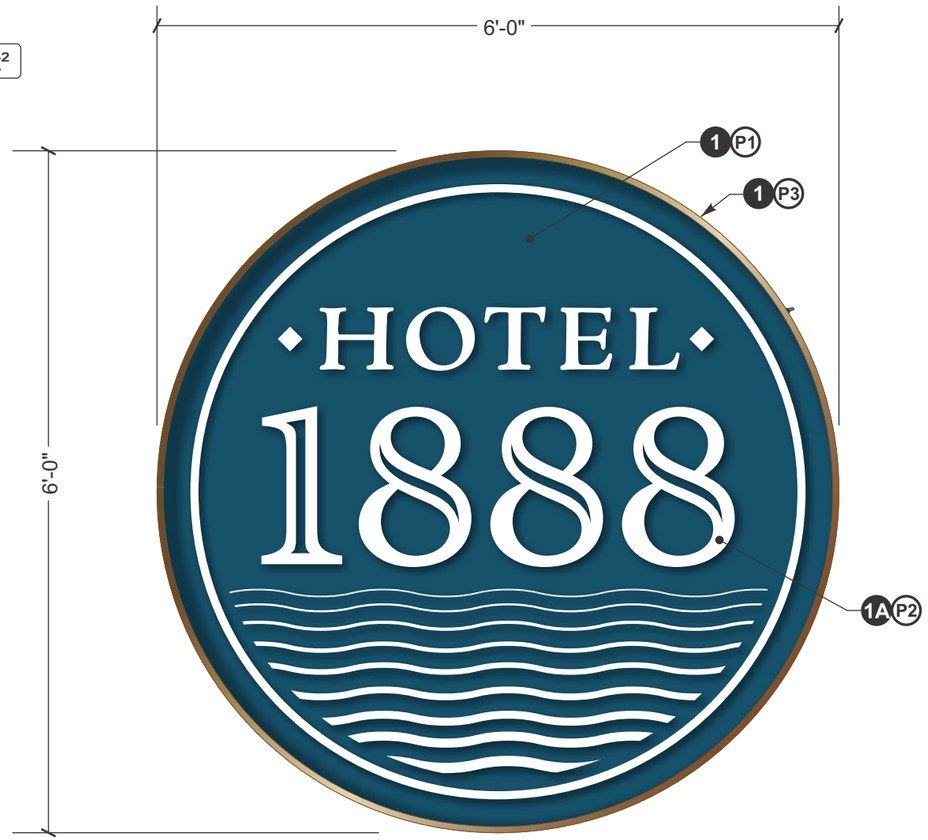
| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

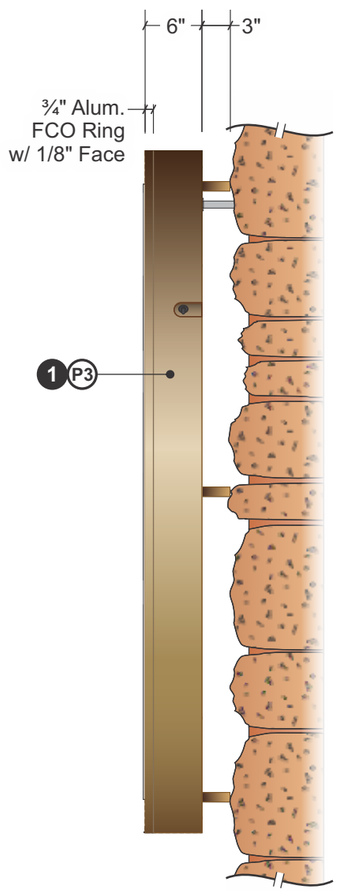
Quote No.
W.O. No. 120843
Rev. No. A Date: By:
Sheet No. 5.0

EX.3

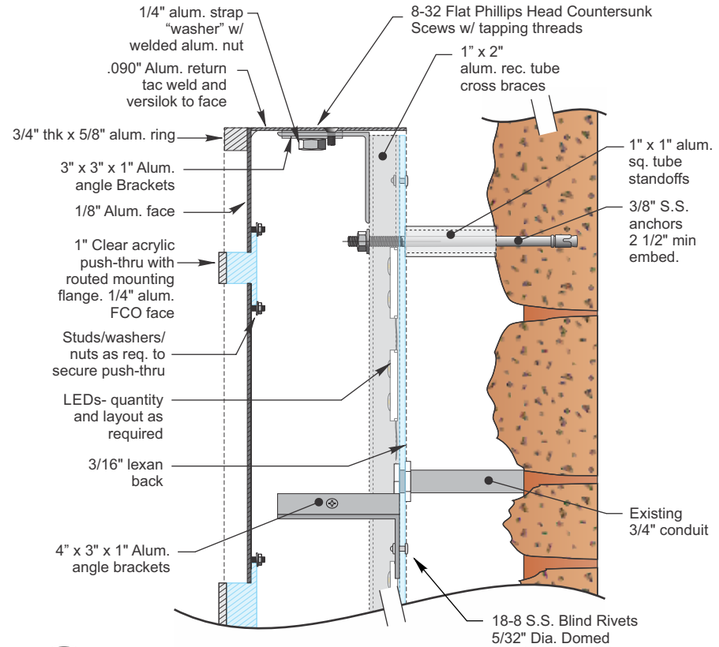
36.0 ft²



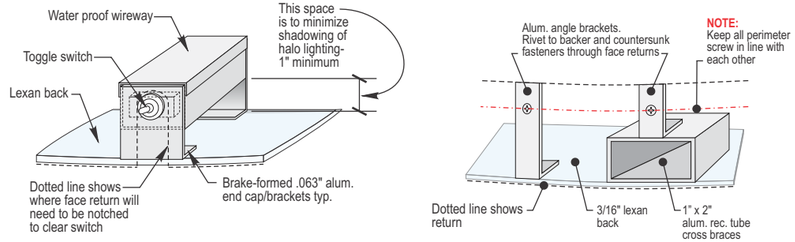

1 6.0 **FACE ELEVATION**
**SCALE: 3/4"= 1'-0"**




2 6.0 **END VIEW**
**SCALE: 3/4"= 1'-0"**




3 6.0 **SECTION DETAIL**
**SCALE: N.T.S**




4 6.0 **SWITCH BOX JUNCTION & ATTACHMENT CLIP DETAIL**
**SCALE: N.T.S**

## SPECIFICATIONS FOR (1) PUSH THRU & HALO ILLUMINATED S/F SECONDARY PROJECT ID WALL SIGN (NORTH ELEV.)

### 1 CABINET

**FACE=** 1/8" Aluminum routed for push-thru graphics, spot weld/Versilok returns to back side of face.

**FACE PERIMETER RING=** Router cut 5/8" wide x 3/4" thk. alum. FCO glues flush to edge of circular face. Fill and sand seams

**RETURNS=** 5 1/8" x .090" Aluminum Versilok to back side of face.

**BACK=** .150" Clear Lexan disc. 3" x 3" & 4" x 3" angles cut to 1" wide brackets for face attachment, 1" x 2" alum. rec. tube cross members blind riveted to 1st surface of Lexan .

**ILLUMINATION=** Principal LED "Qwik Mod 2" 7100K White LED's on 1st surface of Lexan.

**1A GRAPHICS=** 1" Clear acrylic push-thru w/ 1/4" alum FCO glued to face and second surface diffuser film. 3/16" routed flange.

**MOUNTING=** 1"sq x 3" alum. sq. tube stand-offs for halo illumination and 3/8" stainless steel anchors. 2 1/2" min embedment

**SERVICE ACCESS=** Removable pan channel face- Attachment to angle brackets via counter sink screws through perimeter of returns.

**LIFT CLIP=** 2" x 1/4" alum. strap "washer" w/ welded ½" alum. nut welded/Versiloked to inside of frame. Attach ¼" steel angle lift clip to top of cabinet w/ ½" bolt.

### 2 ELECTRICAL

**PRIMARY=** 120V w/ toggle switch on cabinet return (leave 6'-0" pigtail lead coiled inside cabinet) .

**SECONDARY=** 12V LED controller and wiring housed in cabinet.

**HOOK-UP=** 120V electrical to sign and final hook up is by others. (leave 6'-0" pigtail) Existing Conduit in wall location

### COLORS AND FINISHES

P1 P.T.M. PMS #???C "Blue" Satin Finish TBD

P2 P.T.M. "White" Satin Finish

P3 PTM PPG PCUT33100 "Gold Metallic" Satin Finish TBD

**NOTE:** Paint all exposed fasteners to match adjacent finish


5 6.0 **ILLUMINATION RENDERING**
**SCALE: N.T.S**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970 484 3637
www.adconsigns.com




***Design Proposal for:***

**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Secondary Project ID Wall Sign
Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: Secondary Project ID North Wall Sign

**Client Approval**

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit

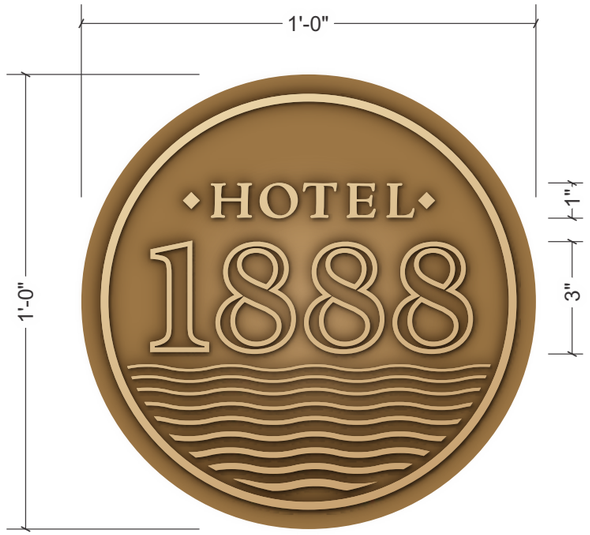
| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

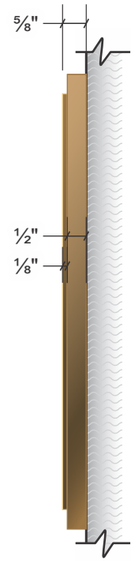
Quote No.
W.O. No. 120843
Rev. No. A Date: By:
Sheet No. 6.0

EX.4

1.0 ft²




1 FRONT ELEVATION
7.0 SCALE: 3”= 1’-0”




2 END VIEW
7.0 SCALE: 3”= 1’-0”

## SPECIFICATIONS FOR (2) CAST BRONZE PLAQUE MEDALLIONS - MAIN ENTRANCE

1. **SIGN PANEL=** Gemini Cast Bronze Plaques 5/8" thick material (*min. thickness determined by size*). Raised graphics approx. 1/8"

2. **MOUNTING=** Blind stud mount flush to exterior facsia. Final type and conditions of location TBD

**NOTE:** Paint all exposed fasteners to match adjacent finish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***Design Proposal for:***

**Glenwood Hot Springs Resort**
**Hotel 1888**
**401 N. River St.**
**Glenwood Springs, CO**

Sign Type: Bronze Plaques

Date: February 14, 2024
Drawn by: Charles L.
Account Manager: Cody R.
Project Manager: Brian P.
File Name: Entrance Bronze Medallions

**Client Approval**

Signature

Date

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of $86 per hour.

- ☐ **Approved**
- ☐ **Approved As Noted**
- ☐ **Revise And Resubmit**

| | |
|---|---|
| Production Mgr. Approval | Date |
| Project Mgr. Approval | Date |
| Account Mgr. Approval | Date |
| P&D Mgr. Approval | Date |

Revision Notes:

**Quote No.**
**W.O. No.** 120843
**Rev. No.** A Date: By:
**Sheet No.** 7.0

## VARIANCE TYPE

**Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.**

This submittal is to request a variance from the Glenwood Springs Sign Code 070.040.110. The signage we are proposing for Hotel 1888 has illumination and quantities that conflict with the requirements outlined in the Sign Code.

The proposed signage for Hotel 1888 is designed to align with the new Glenwood Hot Springs Resort signage, ensuring a cohesive and unified aesthetic across the resort's properties. This approach reflects a commitment to brand consistency, creating a seamless visual experience for guests and enhancing the overall identity of the hotel and resort, making navigation intuitive and ensuring a welcoming, safe and memorable experience for guests.

## VARIANCE CRITERIA

1. **Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.**

The scale, complexity, and varied physical layout of the Glenwood Hot Springs Resort campus is the basis for its need for flexibility in the quantity and illumination of signage.

The Glenwood Hot Springs Resort property is exceptional in its longevity, historic impact and unique sandstone architecture; all of which brings people from all over the world to visit and experience the Hot Springs.

The number of guests who are unfamiliar with the area, the scale and complexity of the campus, and the multiple routes and modes of travel guests take to enter the campus are the driving factors behind the need for a more impactful system of signage.

The Spa of the Rockies is being converted into a boutique hotel creating a need for updated signage to reflect the building's new purpose, and to align with the resort's overall branding. The new signage for the hotel will maintain consistency with the resort's overall aesthetic. The illumination and quantity of signs are necessary to guide guests to the hotel entrance, reception, and key amenities.

2. **Explain how the strict application of the Code standards for the variance you are seeking produces undue hardship.**

The Sign Code is restrictive in quantity and illumination.

Because Glenwood Hot Springs is a large campus with multiple buildings, it is necessary for the allowed quantity of signage to be exceeded in order to be effective, and Illuminated signs at arrival points are essential.

The quantity is exceeded to account for both vehicular and pedestrian traffic. Guests driving onto the campus will see the larger illuminated signs for Hotel 1888 first to help direct them to the entrance. Once on foot, the smaller, pedestrian sized signs will lead them to the reception desk to check in.

Internal Illumination of signs is prohibited. An effectively lit sign allows it to be visible and readable day and night, in all kinds of weather. When a sign is illuminated, drivers can read it more quickly.

The requested variance as indicated in this document will allow guests to clearly see signs in time to react which will create a safer environment for vehicular and pedestrian traffic.

3. **Explain how you did not create the hardship by your own actions.**

Glenwood Hot Springs Resort campus is unique in its scale, complexity, and varied physical layout which makes it difficult to conform to the restrictions set forth in the sign code while still maintaining an effective wayfinding program.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question.**

The requested variance does not harm the public because it is intended to create a more effective wayfinding system of signage that will enhance visibility and be more effective at directing guests to their destinations. This will create a safer environment for the public.

5. **Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.**

Glenwood Hot Springs Resort campus is unique in its scale, complexity, and varied physical layout which makes it difficult to conform to the restrictions set forth in the sign code while still maintaining an effective wayfinding program.

6. **Explain how the variance request will not violate building or fire code requirements.**

The signs will not extend into the ROW or obstruct emergency evacuation or services.

7. **Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code.**

The signs are designed to provide better visibility and wayfinding for guests. They are not excessive in size and will not detract from regulatory street signage, the architecture or property. The signs are designed to be cohesive with the environment and the building, they will provide visual cues to emphasize where the hotel is on the campus, without being obtrusive.

## PROOF OF PUBLIC NOTICE

I hereby affirm that Public Notice requirements of the Municipal Code of Glenwood Springs have been met for the Public Hearing before the

Planning and Zoning Commission

(Planning and Zoning Commission or City Council)

to be held on March 25th, 2025 at 6:00pm.

Attached are:

1. Notarized Proof of Publication from the Glenwood Springs Post Independent.

   Dates Published: 03/12/25 and 03/19/25

2. A list of names and addresses of owners of record of all property within 300 feet of the subject property.

   Date mailed: 03/10/25

The property was posted with a sign or signs meeting the specifications of the City of Glenwood Springs Community Development Department.

Date posted: 03/13/25

Name: Beth Rosa
Applicant

Date: 03/19/25

Subscribed and sworn to before me, a notary public in and for the County of Eagle, State of Colorado, this 19th day of March 2025, A.D.

Witness my hand and official seal

(SEAL)

TRAVIS BISCHOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114058713
MY COMMISSION EXPIRES 1/14/2028

Notary Public

My commission expires: 1-14-2028

Column

See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

State of Pennsylvania, County of Lancaster, ss:

Alison Farmwald, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Glenwood Springs Post Independent, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 2 insertions; and that the first publication of said notice was in the issue of said newspaper dated 12 Mar 2025, 19 Mar 2025 in the issue of said newspaper.

That said newspaper was regularly issued and circulated on those dates.

**Total cost for publication:** $95.48
**NOTICE ID:** ey2V4YVL3gUNenQh3vBG
**NOTICE NAME:** 8CD07 Glenwood Hot Springs

(Signed) Alison Farmwald

**VERIFICATION**

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/19/2025

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

**For Publication on 03/12/25 and 03/19/25**

Please take notice that the Glenwood Springs Planning and Zoning Commission will conduct a public hearing to consider an application for variances from the Glenwood Springs Sign Code 070.040.110. These variance requests include flexibility in the quantity and illumination allowances for signage.

The property is located at 401 N. River Ave in the city of Glenwood Springs, Colorado. and is zoned within the M1 Mixed-Use Zoning District.

The property's legal description is: Section: 9 township: 6 range: 89 except a tract of land containing .682 Ac. +/- More particularly described in warranty deed reception number 889056. Also a tract of land cont. .926 Ac. +/- More particularly described in quitclaim deed reception number 88.

The application is submitted by Beth Rosa, ArtHouse Design and the property is owned by Glenwood Hot Springs Lodge & Pool Inc.

The public hearing will be held on March 25, 2025 at 6:00 P.M. in the Council Chambers, Glenwood Springs City Hall, 101 W. 8th street, Glenwood Springs, Colorado.

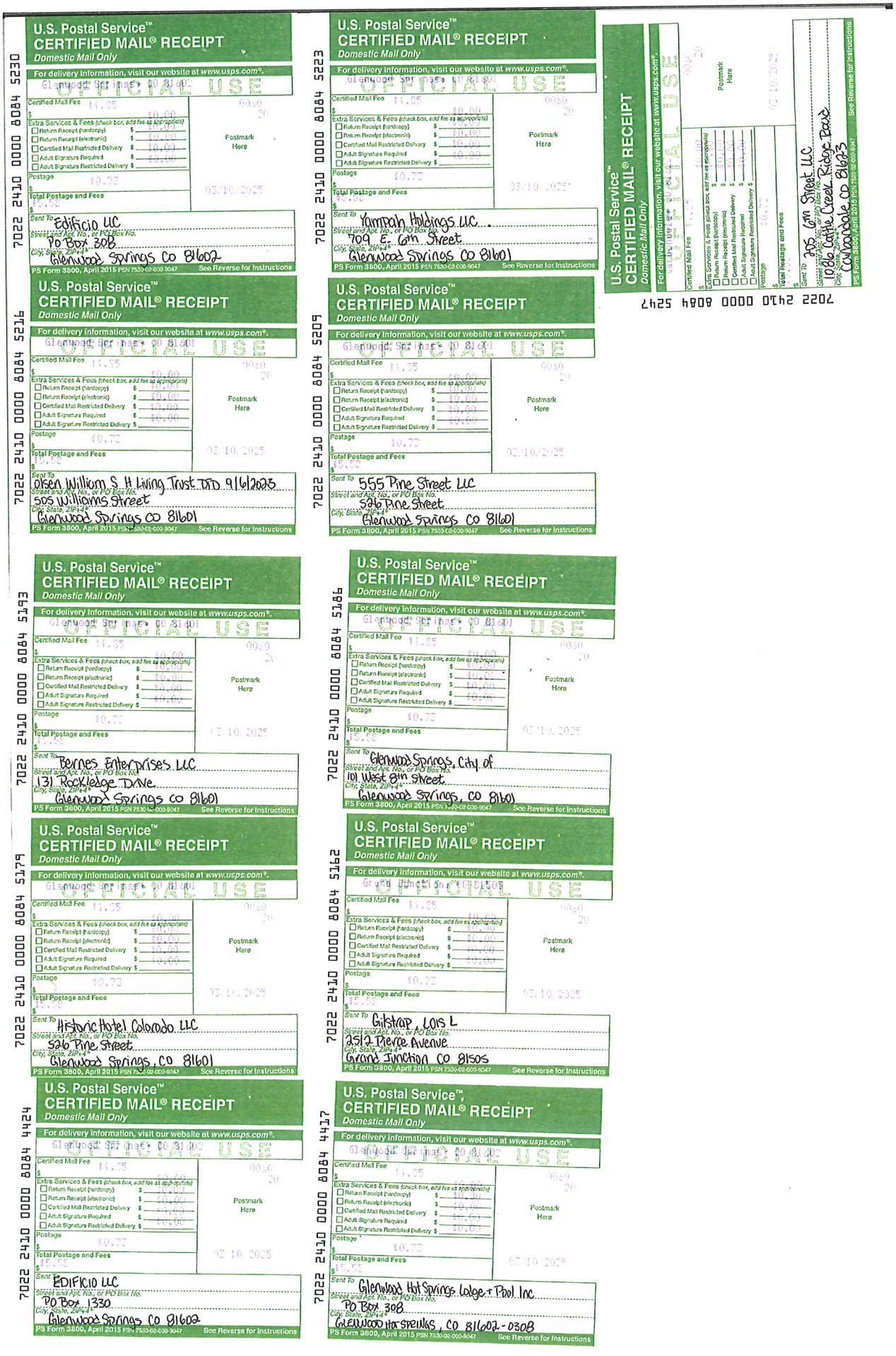
Additional information on the application is available for review at the Community Development Department at City Hall, or by calling (970) 384-6472.

*The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with American Disabilities Act and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact Bryana Starbuck, Public Information Officer,bryana.starbuck@cogs.us or 970-309-7521.*

**PUBLISHED IN THE GLENWOOD SPRINGS POST INDEPENDENT ON WEDNESDAY, MARCH 12, 2025 AND WEDNESDAY, MARCH 19, 2025.**

# Garfield County Land Explorer

| Parcel | Physical Address | Owner | Account Num | Mailing Address |
|---|---|---|---|---|
| 218509100018 | 401 N RIVER AVE GLENWOOD SPRINGS | GLENWOOD HOT SPRINGS LODGE & POOL INC | R311725 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| 218509100019 | 300 6TH ST GLENWOOD SPRINGS | GLENWOOD SPRINGS, CITY OF | R083974 | 101 WEST 8TH STREET GLENWOOD SPRINGS, CO 81601 |
| 218509100020 | Not available GLENWOOD SPRINGS | GLENWOOD SPRINGS, CITY OF | R311934 | 101 W 8TH STREET GLENWOOD SPRINGS, CO 81601 |
| 218509100028 | 709 E 6TH ST GLENWOOD SPRINGS | YAMPAH HOLDINGS LLC | R311728 | 709 E 6TH STREET GLENWOOD SPRINGS, CO 81601 |
| 218509105002 | 112 6TH ST GLENWOOD SPRINGS | EDIFICIO, LLC | R311733 | PO BOX 1330 GLENWOOD SPRINGS, CO 81602 |
| 218509105003 | 114 6TH ST GLENWOOD SPRINGS | EDIFICIO LLC | R311664 | PO BOX 1330 GLENWOOD SPRINGS, CO 81602 |
| 218509105004 | 208-000214 6TH ST GLENWOOD SPRINGS | BERNES ENTERPRISES LLC | R311740 | 131 ROCKLEDGE DRIVE GLENWOOD SPRINGS, CO 81601 |
| 218509105005 | 216 6TH ST GLENWOOD SPRINGS | EDIFICIO LLC | R311710 | PO BOX 308 GLENWOOD SPRINGS, CO 81602 |
| 218509106009 | 115 6TH ST GLENWOOD SPRINGS | GILSTRAP, LOIS L | R311858 | 2512 PIERCE AVENUE GRAND JUNCTION, CO 81505 |
| 218509116012 | 555 PINE ST GLENWOOD SPRINGS | 555 PINE STREET LLC | R312078 | 526 PINE STREET GLENWOOD SPRINGS, CO 81601 |
| 218509116013 | 215 6TH ST GLENWOOD SPRINGS | 205 6TH STREET LLC | R312145 | 1082 CATTLE CREEK RIDGE ROAD CARBONDALE, CO 81623 |
| 218509116014 | 215 6TH ST GLENWOOD SPRINGS | 205 6TH STREET LLC | R312146 | 1082 CATTLE CREEK RIDGE ROAD CARBONDALE, CO 81623 |
| 218509117001 | 526 PINE ST GLENWOOD SPRINGS | HISTORIC HOTEL COLORADO LLC | R311826 | 526 PINE STREET GLENWOOD SPRINGS, CO 81601 |
| 218509124001 | 405 WILLIAMS ST GLENWOOD SPRINGS | GLENWOOD HOT SPRINGS LODGE & POOL INC | R311723 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| 218509125001 | 415 6TH ST GLENWOOD SPRINGS | GLENWOOD HOT SPRINGS LODGE & POOL INC | R311724 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| 218509127001 | 501 WILLIAMS ST #503 GLENWOOD SPRINGS | GLENWOOD HOT SPRINGS LODGE & POOL INC | R311011 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| 218509127002 | 505 WILLIAMS ST GLENWOOD SPRINGS | OLSEN, WILLIAM S H LIVING TRUST DTD 9/6/2023 | R311038 | 505 WILLIAMS STREET GLENWOOD SPRINGS, CO 81601 |
| 218509131001 | 595 6TH ST GLENWOOD SPRINGS | GLENWOOD SPRINGS, CITY OF | R312084 | 101 W 8TH STREET GLENWOOD SPRINGS, CO 81601 |
| 218510200163 | Not available null | GLENWOOD HOT SPRINGS LODGE & POOL INC. | R082821 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| 218510200163 | Not available null | GLENWOOD HOT SPRINGS LODGE & POOL INC. | R082821 | PO BOX 308 GLENWOOD SPRINGS, CO 81602-0308 |
| ROW | Not available null | | | |



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Certified Mail Fee $4.85 — 0050 20
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Edificio LLC
Street and Apt. No., or PO Box No. PO Box 308
City, State, ZIP+4® Glenwood Springs CO 81602
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5230

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Adult Signature Required $ $0.00
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Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Yampah Holdings LLC
Street and Apt. No., or PO Box No. 709 E. 6th Street
City, State, ZIP+4® Glenwood Springs CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5223

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Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Olsen William S. H Living Trust DTD 9/6/2023
Street and Apt. No., or PO Box No. 505 Williams Street
City, State, ZIP+4® Glenwood Springs CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5216

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Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To 555 Pine Street LLC
Street and Apt. No., or PO Box No. 526 Pine Street
City, State, ZIP+4® Glenwood Springs CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5209

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Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Bernes Enterprises LLC
Street and Apt. No., or PO Box No. 131 Rockledge Drive
City, State, ZIP+4® Glenwood Springs CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5193

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ $0.00
Return Receipt (electronic) $ $0.00
Certified Mail Restricted Delivery $ $0.00
Adult Signature Required $ $0.00
Adult Signature Restricted Delivery $
Postage $0.72
Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Glenwood Springs, City of
Street and Apt. No., or PO Box No. 101 West 8th Street
City, State, ZIP+4® Glenwood Springs, CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic) $ $0.00
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Total Postage and Fees $5.58
Postmark Here 03/10/2025
Sent To Historic Hotel Colorado LLC
Street and Apt. No., or PO Box No. 526 Pine Street
City, State, ZIP+4® Glenwood Springs, CO 81601
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 2410 0000 8084 5179

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PUBLIC NOTICE

# Planning and Zoning Commission Report

Date: March 25, 2025
To: Planning and Zoning Commission
From: Watkins Fulk-Gray, AICP, Senior Planner
Subject: Planning File #01-25 and #05-25 – Major Site/Architectural Plan and 1041 Review for "Canyon Vista" at 51993 and 52003 Highway 6 & 24

| | |
|---|---|
| REQUEST | Consideration of a Major Site/Architectural Plan and a 1041 Review for an 80-unit affordable housing project |
| APPLICANT | Cohen-Esrey Development Group, LLC |
| OWNER | Margaret MacPherson |
| LOCATION | 51993 and 52003 Highway 6 & 24 (PIN 218505400073 and 218505400072) |
| ZONE | M1 (Mixed Use Corridor) |
| SURROUNDING LAND USES | North: Residential<br>South: Highway 6, I-70, Colorado River<br>East: Commercial<br>West: Mixed use |
| LOT SIZE | 3.93 acres, based on provided survey |

**ACTION ITEMS**

Per Section 070.060.050 of the *Glenwood Springs Municipal Code* (the "Code"), the Planning and Zoning Commission (Commission) is a recommending body for both Major Site/Architectural Plans and for 1041 Reviews. Final approval for both applications is in the purview of City Council.

**Action 1 – Major Site Plan & Architectural Plan** – consideration of Planning File #01-25 for a Major Site & Architectural Plan for development of an 80-unit multifamily residential building.

**Staff recommendation:** *That the P&Z **recommend approval** of the Major Site/Architectural Plan for development of an 80-unit multifamily residential building with findings and conditions at the end of this staff report.*

**Action 2 – 1041 Review** – consideration of Planning File #05-25 for a 1041 Review for development of an 80-unit multifamily residential project in a designated area of State interest.

**Staff recommendation:** *That the P&Z **recommend approval** of the 1041 Review for development of an 80-unit multifamily residential building with findings and conditions at the end of this report.*

## BACKGROUND

### Project Summary

Canyon Vista is a proposed 80-unit affordable housing project located on Highway 6 between the Elks lodge and RFTA's Iron Mountain Place. The project received the highly competitive Low-Income Housing Tax Credit (LIHTC) award, which involves tax credits to the project that can be sold and transferred on the open market for equity to invest in the project. The project has received the following sources of funding:

- LIHTC award from the Colorado Housing and Finance Authority (CHFA)
- $3.9 million in Garfield County's private activity bonds
- $1.5 million forgivable loan from the City's Workforce Housing Fund
- Waived system improvement fees

Cohen-Esrey, the applicant, is an affordable housing developer specializing in LIHTC projects that has developed multiple affordable housing projects in Colorado. The proposed project sits on three lots that total 3.93 acres on a former plant nursery site. The project proposes three buildings that will contain four studio apartments, 21 one-bed apartments, 52 two-bed apartments, and three three-bed apartments. All of the 80 units will be deed restricted for affordability. Below is a breakdown of the affordability proposed for the project.

Figure 1

| AMI | # of Units | Max. Monthly Rent | Income Limit |
|---|---|---|---|
| 20% | 3 | $358 (studio) – $532 (3-bed) | $14,340 (1-person h.h.) – $20,480 (4-person h.h.) |
| 30% | 7 | $537 – $798 | $21,510 – $30,720 |
| 40% | 7 | $717 – $1,065 | $28,680 – $40,960 |
| 50% | 23 | $896 – $1,331 | $35,850 – $51,200 |
| 70% | 10 | $1,254 – $1,863 | $50,190 – $71,680 |
| 80% | 30 | $1,434 – $2,130 | $57,360 – $81,920 |

Above: Number of units, maximum monthly rents, and income limits arranged by area median income (AMI) category.

Figure 1, shown above, displays the number of apartments that will be available at each affordability level proposed, along with the maximum monthly rent and maximum income limit of these affordability levels. The affordability level is expressed as a percentage of "area median income," or AMI, with the average household income being 100% AMI. While the total number of units by AMI is laid out above, the bedroom/bathroom configuration of these units has not yet been established. Instead, maximum rents have been displayed in a range from studio apartment maximum to three-bedroom maximum with the corresponding income limits of households occupying the units in a range from a one-person household (h.h.) to a four-person household.

These low rents would not be possible without the LIHTC award and affordable housing focus of the project's developer.

### Location and Background

The project site is situated between Highway 6 and Donegan Road, and is accessed by Highway 6. It is the home of the former Glenwood Gardens, a plant nursery that was open to the public. Some plant cultivation still takes place at the property, but the nursery has been closed to the public for almost 10 years. The project site is made up of three separate parcels, which together make up about 3.93 acres. Immediately to the east is a workforce housing project owned by RFTA, which is operated as an Extended-Stay Hotel (a land use category defined by the Municipal Code). To the west is the Elks lodge and a mobile home park, of which at least one mobile home appears to be sited adjacent to one of Canyon Vista's proposed buildings.

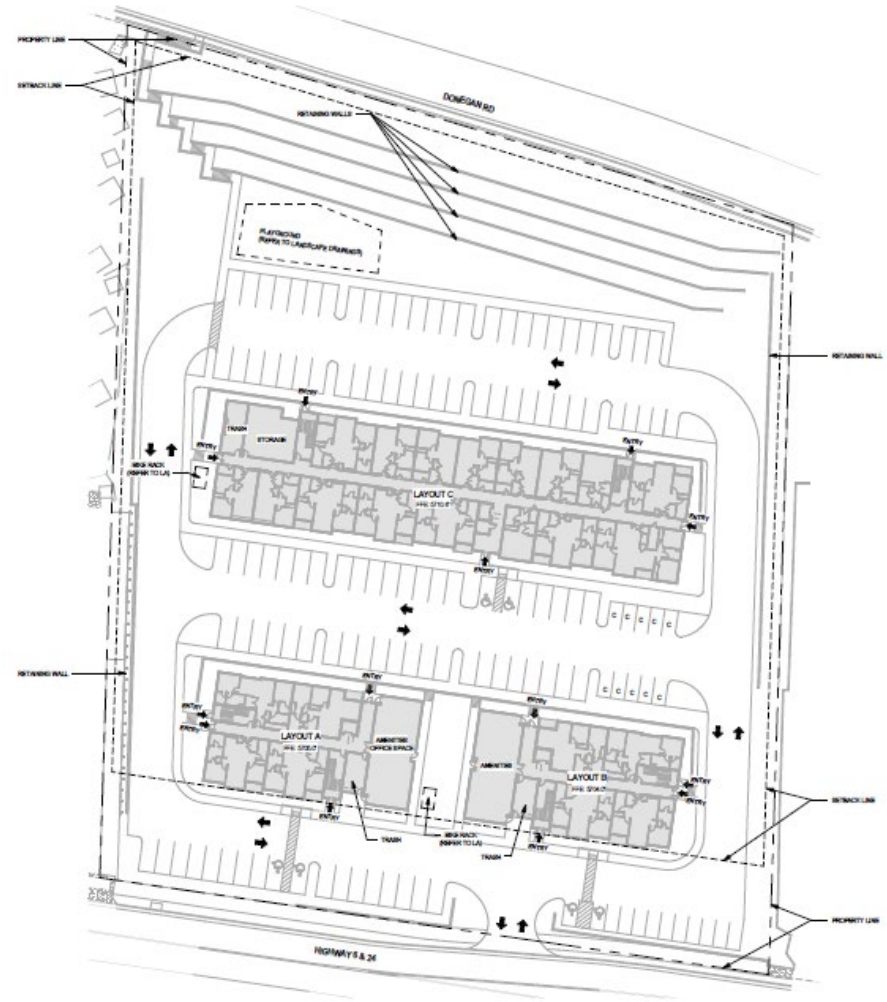
There are many structures on the property, including two habitable and occupied homes, two abandoned homes, several hoophouse-stye greenhouses, one historic greenhouse structure, and many accessory structures. The historic greenhouse was built in 1903 in Redstone as part of the Redstone Castle complex, and moved to its current location in 1938. The developers are interested in preserving the greenhouse, but have indicated that it will have to be moved for their project to move forward, and that they cannot spend significant funds on its relocation.

The site is served in the westbound direction by Ride Glenwood, and City Staff is interested using this project as an opportunity to improve the transit service. This will be discussed in more detail in another section.

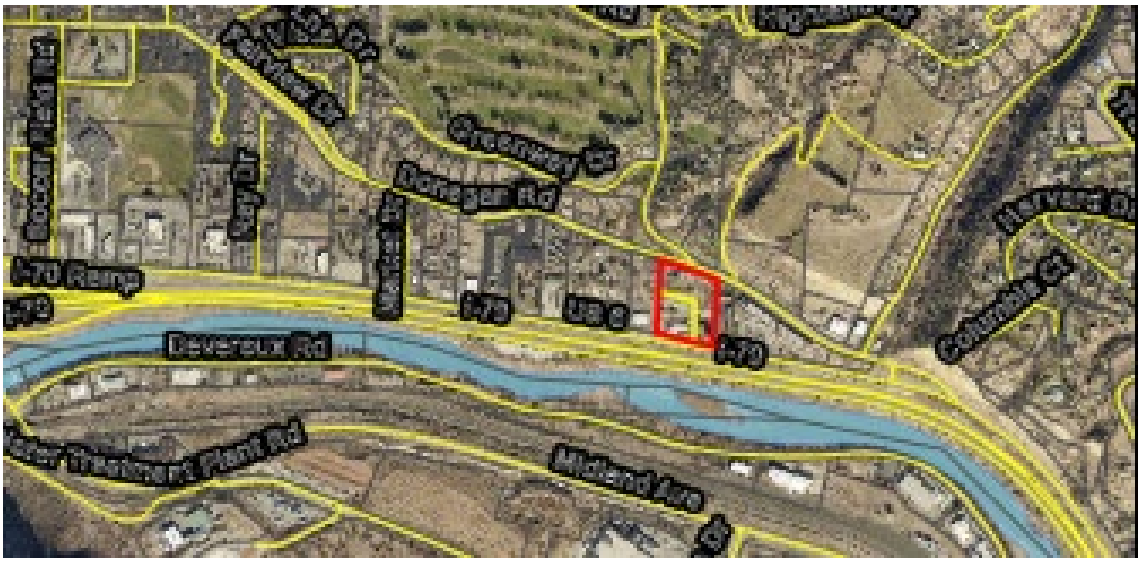
Certain system improvement fees were waived for this project by City Council on July 18, 2024, and additional contributions to the project were made from the Workforce Housing Fund.




Top-left, moving clockwise: The view toward the north from near the entrance; the historic greenhouse, newer hoophouses, and accessory structures; one of the inhabited single-family homes on the property; upward view inside the historic greenhouse.




Above: A site plan showing the three proposed buildings ("Layout A," "Layout B," and "Layout C") and other project elements.




Above: A vicinity map of the site on Highway 6.

**PROJECT ANALYSIS**

The application is for a Major Site/Architectural Plan Application for an 80-unit multifamily residential development. Because of its location adjacent to Highway 6, a 1041 Review is also required. The following section provides further details on the compliance of the proposed project with Code standards.

| CODE STANDARD | | PROPOSED | STANDARD MET? |
|---|---|---|---|
| Lot Standards | None | 3.93 acres | YES |
| Lot Coverage | N/A | N/A/ | N/A |
| Common Open Space | 20% of lot area; 34,256 square feet required | 34,291 square feet | YES |
| Parking Area Landscaping | | | |
| Surface Area Landscape | 20% of total surface parking area (4,501 s.f.) | 4,597 s.f. | YES |
| Interior Landscape | 10 s.f. per parking space (1,380 s.f.) | 1,468 | YES |
| Trees | 1 required per 8 parking spaces (18) | 28 | YES |
| Landscaping | | | |
| Trees | 1 per 400 s.f. of landscaped area (65 trees required) | 64 | NO |
| Shrubs | 1 per 100 s.f. of landscaped area (257 shrubs required) | 260 | YES |
| Perennials | 1 per 50 s.f. of landscaped area (514 perennial plantings) | 527 | YES |
| Native and drought-resistant species | Minimum of 75% of plantings | 78% | YES |
| Street trees | 6 required | 8 | YES |
| Total landscaping | 15% of lot area; 25,692 square feet required | 43,036 square feet | YES |
| Setback | | | |
| Front | 5’ minimum, 60’ maximum | 60 | YES |
| Rear | 7.5’ | | YES |
| Side | 5’ | | YES |
| Height | 40 feet (maximum) | 39’7” | YES |
| Parking | 136 | 138 | YES |

| | | | |
|---|---|---|---|
| Sidewalk | 8 ft. minimum | 8’ | YES |
| Bike Parking | 9 spaces required | 16 | YES |
| Trash Enclosure | Required to be screened | Located inside buildings | YES |
| Architectural Elements | 5 architectural features on every building elevation | 5 or more on each elevation | YES |
| Retaining walls | 6 feet maximum; various other standards | 13 feet at highest; some required features missing | NO |
| Storage | 1 cubic foot per 3 gross s.f. floor area per unit | Details needed | Needs clarification |
| Affordable Housing | 20% of units deed restricted for affordability and resident occupancy | 100% | YES |

*Note: The project site consists of what are currently three distinct parcels. As noted later in this report, the parcels will need to be consolidated through a Minor Subdivision prior to construction. Though that process has not taken place, the analysis in this table is based on the area of the combined lots.*

**Incentives for Residential Developments (Section 070.45.080)**

This project meets most land use regulations in the Municipal Code. However, there are some, mostly minor, requirements that this proposal does not meet. Section 070.045.080 of the Municipal Code offers incentives for new developments that provide affordable residential units, including site design flexibility. Section 070.045.080 states that site flexibility includes, but is not limited to, minimum lot size, building height, lot coverage, impervious coverage, setbacks, and landscaping. Parking is not allowed as one of the flexible applications. As a project designed for all of its apartments to be affordable for families earning less than the average income, the project is eligible for a flexible application of some of the code’s standards. These are the areas in which the project does not meet the strict standards of the code:

1. Parking within front setback
2. Maximum retaining wall heights
3. Required landscaping in between terraced retaining walls
4. Offsets in all retaining walls
5. Width of landscaped islands
6. Height transitions of “Layout C” building on west side
7. Width of planting strip along Highway 6

All of the above items are eligible to be approved under the flexible application approach permitted by 070.045.080 and can be approved by City Council. Staff recommends utilizing this approach for the above items. Other components of the project, such as landscaping at the base of the east and west retaining walls and the number of proposed tree plantings, are recommended to be changed and brought up to code.

These items will be discussed in more detail in subsequent sections.

**Site Layout and Building Design (Section 070.040.080)**

Section 070.040.080 Residential Site and Building design provides standards for multifamily developments related to building orientation, architectural elements, height, and façade

articulation. This proposed project meets all of the requirements of Section 070.040.080.

*Building Materials*
The primary building materials are fiber cement lap siding and stone veneer, which are approved primary materials.

*Building Color*
Code requires that the predominant exterior colors on a multi-family building be earth tones. The building elevations and color palette adheres to this principle.

*Building Orientation*
Code requires that all multi-family buildings shall have an entrance oriented toward the street, and, to the maximum extent feasible, the primary entrance and façade of individual buildings shall be oriented toward either the street or common open space areas. The proposed design meets these criteria for all buildings.

*Lot Coverage*
Residential zone districts are subject to lot coverage requirements. This project is not considered "infill residential," as defined in the code, because the M1 zone district is a mixed-use rather than a residential district (though residential uses are allowed). Therefore, the maximum lot coverage requirements for "infill residential" do not apply.

*Massing and Form*
Section 070.040.080(e)(8)(c) contains design standards for projects on block faces that contain 75% or more single-family homes. This section does not apply to this site.

*Height Transitions*
Section 070.040.080(e)(8)(b) of the Municipal Code requires that new buildings which exceed the height of adjacent dwellings by one or more stories use three of the four mitigation techniques listed in code to make the proposed building more compatible with neighboring residential development. A "story" is not a defined term in the Municipal Code, and while most building stories are eight to 12 feet, it is not a standardized concept in the construction industry.

The back building (labelled in the architectural plans as "layout C") is situated adjacent to at least one one-story mobile home. The base of the Canyon Vista buildings will be significantly lower than the mobile homes, which significantly mitigates the transition between them and the proposed building. However, the architectural plans show that the height of the back building (measured to the midpoint of the gable, as directed by code standards) will be 10'7" taller than the adjacent mobile homes. Staff believes this triggers the requirement that the back building incorporate three of the four transition standards in 070.040.080(e)(8)(b). The design includes one of the transition standards (utilizing sloping roofs to accommodate upper stories). Because the height difference between the adjacent mobile homes and the building in question is only one story, and incorporates one of the transition standards, **Staff recommends site design flexibility be applied to this aspect of the project, as permitted by 070.045.080**.

The development on the project's east side is called Iron Mountain Place, and is a RFTA-owned

workforce housing development. It was created through the Extended-Stay Hotel regulations in 070.030.030(e)(10), and as such, it is considered a commercial development rather than a residential one. Height transition standards therefore do not apply on the project's east side.

*Storage*
Multifamily dwellings must provide at least one cubic foot of enclosed storage space per three square feet of gross floor area per unit. No information about storage has been provided by the applicant, but they indicate that the project can meet this requirement with their shared storage rooms shown on the floor plan. A condition of approval has been suggested requiring the applicant to submit this information at Final Plan Review.

**Common Open Space**
Code requires 20% of the site be common open space. Based on the survey provided by the applicant, the required amount of common open space is 34,256 square feet, and the plans show 34,291 square feet. Land eligible to be counted as common open space is limited by 070.040.040(c) to contiguous blocks of land at least 15 feet wide (with the exception of trails and paths). For Final Plan Review, Staff will request dimensions for some portions of the designated common open space, but it appears that the proposal does, narrowly, meet the required amount and design of common open space.

**Landscaping**
For a property zoned M1, 15% of the lot must be reserved for landscaping. This equates to at least 25,692 square feet of landscaping, and the project proposes 43,036 square feet.

Requirements for planting by type is found in the table below.

| Plant Material | Code Requirement | Required | Provided | Meets Req? |
|---|---|---|---|---|
| Trees | 1 per 400 sf req. landscaped area (25,692 sf) | 65 | 64 | NO |
| Shrubs | 1 per 100 sf req. landscaped area (25,692 sf) | 257 | 260 | YES |
| Perennials | 1 per 50 sf req. landscaped area (25,692 sf) | 514 | 527 | YES |
| Street trees | One tree per 75 feet of street frontage | 6 | 8 | YES |
| Native and drought-resistant species | Native and drought tolerant species must account for 75% of plantings | 75% | 78% | YES |

*Based on required landscaped area of 25,692 s.f.*

As the table above shows, the landscaping plan will need to be changed slightly to provide the required number of trees. This has been included in the recommended conditions of approval, but could also be approved through an administrative adjustment.

**Planting Strip**

A planting strip at least five feet in width providing separation between street and sidewalk is required with new development. However, the current planting strip in between the street edge and sidewalk tapers from close to five feet to around two feet. This is a very similar situation to two other affordable housing projects, Habitat for Humanity's The Confluence and the project called The Benedict, both of which inherited substandard planting strips that were approved to keep their substandard planting strip width and existing sidewalk alignment. **Staff recommends the same flexibility be applied to this project**.

**Parking Lot Landscaping**

Multifamily developments are required to provide parking lot landscaping equal to 20% of the total parking area, as well as 10 square feet of "interior parking area" per parking space. The project meets these standards.

**Retaining Walls**

The site has very significant grade differentials from front to back. The feasibility of the entire project hinges on successfully mitigating this grade differential. To do so the project will utilize retaining walls on the east, rear, and west sides of the property. The rear portion will have four terraced retaining walls on which solar panels will be installed.

The Municipal Code contains numerous standards relating to retaining walls in 070.040.050(f). The plans do not meet some of these standards, and Staff recommends allowing site design flexibility pursuant to 070.045.080 for some of these standards, and recommends fixing some of them through conditions of approval. One of these requirements is incorporating "offsets," meaning recessions or projections of at least two feet "that have the effect of casting shadows." The following table summarizes the relevant retaining wall standards and whether the project meets them:

| Retaining wall requirement | Proposed | Standard met? |
|---|---|---|
| Maximum height of 6 feet | Rear walls: 6 feet<br>West wall: 13 feet<br>East wall: 8.5 feet | Rear: YES<br>West: NO<br>East: NO |
| Landscaping incorporated at base of wall | Rear walls: Yes<br>West wall: Majority landscaped<br>East wall: None | Rear: YES<br>West: YES<br>East: NO |
| Maximum of 3 wall terraces | 4 (in rear of property) | NO |
| Landscaping situated in between terraces | None (rear walls are only terraced retaining walls) | NO |
| Minimum 4-foot spacing in between terraces | Not shown on plans; applicants indicate minimum requirement will be met | YES |
| Offsets in all walls longer than 30 feet | None | NO |

**Staff recommends allowing the site design flexibility permitted affordable housing developments for the following elements**:

1. Maximum retaining wall heights for east and west walls

2. Required landscaping in between terraced retaining walls (rear terraced walls)
3. Offsets in all retaining walls (east, rear, west)

It is recommended the project be allowed to exceed the maximum retaining wall heights on the east and west sides because the walls will mostly be blocked from view by buildings, because they will be tapered and portions of the walls will confirm to height requirements, and because the potential redevelopment of the site will be significantly limited by the strict application of retaining wall height limits. The wall offsets required on the east and west walls would mostly be blocked from view from the streetscape and would also reduce the amount of developable land on the site, as well as add unnecessary engineering and construction costs to the project.

For the required landscaping between the terraced walls in the rear retaining walls would be rendered obsolete by the solar panels that will be mounted on these walls. Similarly, offsets would be rendered visually obsolete, and would also add unnecessary engineering challenges.

**Off-Street Parking and Loading**

The code standard for off-street parking in multifamily developments is 1.5 spaces per multifamily units, plus one guest parking space per five multifamily units. The number of off-street parking spaces required is therefore 136, and the applicants propose 138 spaces.

**Access and Circulation**

Because Highway 6 and 24 is part of the Colorado Department of Transportation (CDOT) right-of-way, a CDOT access permit will be required for the project. A traffic study has been prepared and accepted by CDOT.

A condition of approval has been recommended that the sidewalk width be shown on the plans, with the minimum width of eight feet. The applicants are in alignment with this intention.

**Traffic Impact**

The traffic study finds that no turn lanes will be needed and that the level of service will be acceptable with the project as built.

The Engineering Department has requested that the applicant investigate the possibility of relocating a bus stop from in front of the Elks building to in front of Canyon Vista. The current bus stop in front of the Elks has no corresponding eastbound stop at all, an unfortunate constraint on the Ride Glenwood bus system. The Engineering Department believes it may be possible to work with CDOT to establish an eastbound stop in their right-of-way in front of Canyon Vista, and with a relocated westbound stop on Canyon Vista's property, the bus system will be improved. This would also benefit RFTA, who operates Ride Glenwood, because they house some of their drivers next to Canyon Vista.

**Drainage and Geotechnical**

The applicants submitted a geotechnical study and a drainage study. The geotechnical study notes some soil concerns, and recommends footing foundations for the buildings. The drainage study states that an effective drainage system will be possible to create for the project. Our Engineering and Public Works departments have minor comments about these aspects of the plans that will be addressed in the next phase of review.

**Community Housing**

Section 070.045.070 requires all residential and mixed-use developments proposing the construction of ten or more new dwelling units or residential lots to set aside a portion of these as affordable units and to be occupied by members of the local workforce. These requirements are called "Inclusionary Zoning" standards. This project goes well above the City's inclusionary zoning requirements for affordability, proposing all of the units to be affordable for people who earn 20% to 80% of AMI, which is a deep level of affordability that rarely materializes in Glenwood Springs.

Without the financing of the Low-Income Housing Tax Credit (LIHTC) program, it is not possible for a free-market project to set rents at the 20% to 80% area-median income level that this project proposes. For this reason LIHTC awards are very competitive; for every five projects seeking LIHTC, only one is awarded. A free-market typical project relies on monthly rental income to recoup its upfront costs; the need to maximize monthly rental income is baked into the pro forma. Free market projects in Glenwood Springs are at a particular advantage because of the overall lack of housing supply, which increases rents above price points that are considered affordable for a large share of the local workforce. According to the 2023 Strategic Housing Plan Update, more than 44 percent of all renters in Glenwood Springs are considered cost burdened (i.e. paying more than 30% of monthly income on housing). Seventy-seven percent of renters earning below 80% of the area median income are cost burdened, and 78% of the Glenwood Springs workforce commutes from neighboring communities where the cost of housing is cheaper.

While LIHTC financing makes this project possible, it also presents a challenge for the project to meet the other half of inclusionary zoning requirements, which stipulate that 20% of the apartments be deed restricted for Resident Occupancy by members of the local workforce. LIHTC projects, with their federal funding sources, are subject to federal Fair Housing Act requirements, which prohibit some local requirements like Resident Occupancy. To incentivize housing members of the local workforce, City Council approved a $1.5 million forgivable loan for the project that will not need to be paid back if at least 20% of the apartments are rented to members of the local workforce. This means that it is likely, though not required, that at least 20% of the residents of Canyon Vista will always meet the definition of Resident Occupancy, even though the Resident Occupancy requirement will not be memorialized in the deed restriction.

The LIHTC award that makes the deep affordability of this project possible requires affordability for 40 years. As an additional solution to the conflict between federal requirements attached to the project's funding and the City's inclusionary zoning requirements, Staff has recommended as a condition of approval that if the project is to be converted into a market-rate project after 40 years, then whatever inclusionary zoning requirements the City has at that time should apply to the project moving forward. If the project were converted to market-rate and today's requirements are still in effect, 20% of the units (16 units) will have to be kept affordable for tenants earning 100% AMI or less and who meet the local occupancy requirements.

**Lighting**

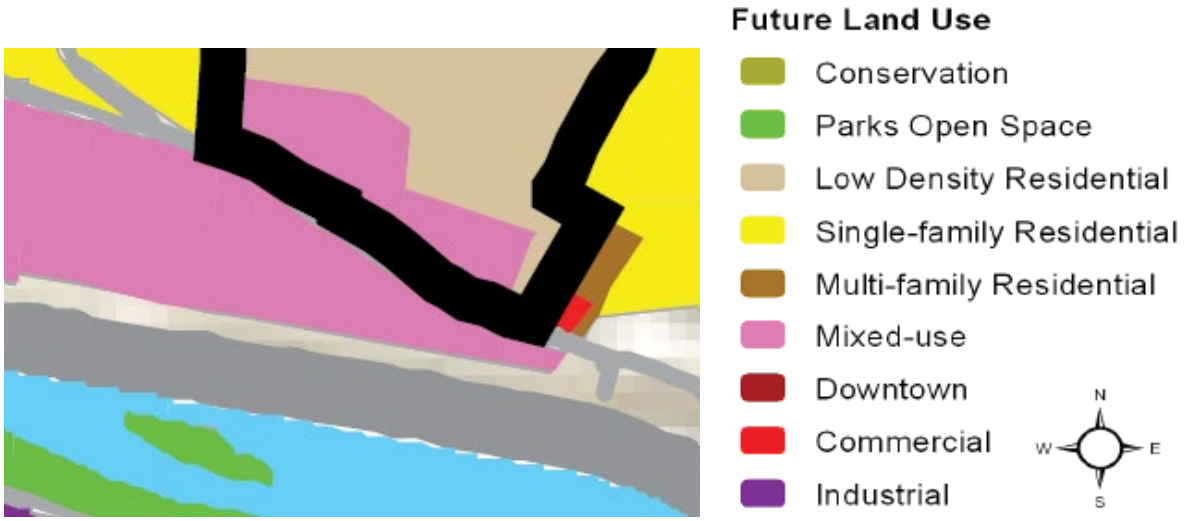
No photometric plan was submitted; photometric plans at the Site/Architectural Plan stage are optional because lighting requirements rarely influence major project components, such as the

placement of buildings. A photometric plan and all lighting information will be required and reviewed in the next application phase. This project will be subject to all exterior lighting requirements of 070.040.100, including the maximum 10.0 foot-candle limit for illumination brightness, minimum and maximum illumination levels for parking area lighting, minimum illumination for walkways, and supplemental lighting standards for Lighting District 1. All lighting fixtures must be "full cut-off," meaning they will be shrouded on the top and sides. The project narrative states the intention of meeting all these requirements.

## COMPREHENSIVE PLAN COMPATIBILITY

Below is staff's analysis of the proposed project and its compatibility with the Comprehensive Plan.

The subject property is shown on the Future Land Use Map (FLUM) in the Comprehensive Plan as Mixed-Use. The Comprehensive Plan's definition of the "Mixed-Use" future land use designation states "The Mixed-Use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion." The project's multifamily development concept meets the Future Land Use Map intention.




The following describes how the proposed project supports or does not support specific goals, policies, and actions from the Comprehensive Plan.

**Comprehensive Plan goals impacted by this proposal:**

Goal: Direct development to locations and building forms that are cost effective to serve.

> Staff comment: The project site is already served by City infrastructure and emergency services.

Goal: Provide equitable and diverse housing for the entire community.

Staff comment: The proposed development would fill a community need. According to the 2023 Strategic Housing Plan Update, Glenwood has a current need of about 745 dwelling units between 30% and 80% AMI, the tenant income range targeted by this proposal.

Goal: Support social diversity.

Staff comment: Social diversity is supported by the presence of a variety of housing types, features, and price points. This project would likely provide affordable housing for single people through families.

**Comprehensive Plan policies or actions impacted by this proposal:**

Policy or action: Encourage a compact urban form.

Staff comment: The proposal involves infill development of and a unit-per-acre typical of multifamily housing.

**Policy or action: Support appropriate mass, scale and density of new development.**

Staff comment: The proposed buildings will be taller and more massive than the mobile home park to the west and somewhat larger than the hotel building to the east. However, the height and size of Canyon Vista will be mitigated by the finished grade of the site being significantly lower than the mobile home park and of the large size of the land area of the project site (almost four acres).

Policy or action: Create a community for all.

Staff comment: The proposed project would create housing for families with income levels not served by the free market, creating housing for income levels identified as having shortfalls in the Strategic Housing Plan Update.

Policy of action: Increase housing density.

Staff comment: The proposal is a dense multifamily dwelling that will increase density in this neighborhood.

Policy or action: Direct growth to areas where utilities and services can be provided efficiently.

Staff comment: The project site is already served by all utilities and services.

## 1041 REVIEW ANALYSIS

A 1041 Review, the full and proper name of which is a permit reviewed pursuant to the Guidelines and Regulations for Matters of State Interest, is required for certain types of uses and for uses in certain locations. This 1041 Review is triggered by development adjacent to

Highway 6 & 24. Additional standards are required because the project will impact a "Key Facility," Highway 6 & 24. This 1041 Review is a separate action item from the Major Site/Architectural Plan and will need its own motion and findings.

All applications for 1041 Review must be evaluated against the following 19 general criteria. Staff review and analysis are included below with inset text below each criterium**.** Where such terms as "reasonable," "feasible" and "adequate" are used in the foregoing criteria, the Community Development Department Director shall determine in each case what is or is not reasonable, feasible, or adequate. Staff analysis is included by inset and in **BOLD** below the criteria.

(1) The health, welfare, and safety of the residents of this City will be protected and served.

**Staff believes the public interest will be served and protected by the creation of important new housing, targeted to the needs identified in the Strategic Housing Plan Update.**

(2) The project is in general conformance with the Comprehensive Plan and other duly adopted plans and permit criteria.

**The project is in conformance with the Comprehensive Plan and the Strategic Housing Plan Update. The following Comprehensive Plan goals, actions, and policies are supported by the project:**

- **Direct development to locations and building forms that are cost effective to serve**
- **Provide equitable and diverse housing for the entire community**
- **Support social diversity**
- **Encourage a compact urban form**
- **Support appropriate mass, scale and density of new development**
- **Create a community for all**
- **Increase housing density**
- **Direct growth to areas where utilities and services can be provided efficiently**

**The project will address needs identified in the Strategic Housing Plan Update:**

- **Reduce the number of cost-burdened households, of which there were an estimated more than 745 at the income levels targeted by this project in 2023**
- **Reduce the estimated 78% of total employees in Glenwood Springs that commute from outside the city**

(3) The project is financially feasible. The determination of financial feasibility of the project may include but is not limited to the following considerations:

a. The business plan submitted by the applicant.

b. Relevant bond issue, loan and other financing approval or certifications (ex: approved bond issue; bond counsel opinion).

**The developer has extensive experience and specialty in LIHTC projects, including more than 3,000 affordable apartments across 16 states. Because of the experience the developer brings, Staff judges that the intent to build the project is financially feasible.**

(4) The project is not subject to significant risk from natural hazards. The determination of risk from natural hazards to the project may include but is not limited to the following considerations:
   a. Faults and fissures.
   b. Unstable slopes including landslides, rock slides, and avalanche areas.
   c. Expansive or evaporative soils and risk of subsidence.
   d. Wildfire hazard areas.
   e. Floodplains.

**In the City's geohazard study, the project site is shown as having a "slight hazard" for debris flow and for hydrocompactive soils. This level of risk does not require submittal of additional materials or additional review by the City. The geotechnical study has been reviewed by the Engineering Department and the construction drawings must be stamped by a qualified engineer.**

(5) The project will not have a significant adverse effect on the capability of local governments affected by the project to provide local infrastructure and services, or exceed the capacity of service delivery systems. The determination of the effects on local government services and infrastructure may include but is not limited to the following considerations:
   a. Current and projected capacity of roads, schools, infrastructure, drainage and/or stormwater infrastructure, housing, recreational facilities, emergency services, and other services necessary to accommodate development, and the impact of the project upon the current and projected capacity.
   b. Changes caused by the project in the cost of providing education, transportation networks, water treatment and wastewater treatment, stormwater drainage, channel stabilization, recreation facilities, bridges, emergency services, or other governmental services or facilities.
   c. Need for temporary roads to access the project for construction and maintenance.
   d. Change in demand for public transportation.

**Sufficient service capacity exists for the project, and the Public Works Department has issued a can/will serve letter.**

(6) The project will not have a significant adverse effect on the quality or quantity of recreational opportunities and experience. The determination of effects of the project

on recreational opportunities and experience may include but is not limited to the following considerations:

a. Changes to existing and projected visitor days.
b. Changes in quality and quantity of fisheries.
c. Changes in instream flows or reservoir levels.
d. Changes in access to recreational resources.
e. Changes to quality and quantity of hiking, biking, or horseback riding trails.
f. Changes to hunting experiences.
g. Changes to open space.
h. Changes to existing conservation easements.
i. Changes to regional or neighborhood parks.
j. Changes to recreational scenic experience..

**The project is not expected to impact tourism, fisheries, reservoirs, or any recreational assets.**

(7) The project will not significantly degrade air quality. The determination of effects of the project on air quality may include but is not limited to the following considerations:

a. Changes in visibility and microclimates.
b. Applicable air quality standards.

**With the City's standard construction management practices, the project construction and functioning of the project is not expected to impact air quality.**

(8) The project will not significantly degrade existing visual quality. The determination of visual effects of the project may include but is not limited to the following considerations:

a. Visual changes to ground cover and vegetation, waterfalls and streams, or other natural
b. features.
c. Interference with viewsheds and scenic vistas.
d. Changes in landscape character types of unique land formations.
e. Compatibility of structure size and color with scenic vistas and view sheds.
f. Changes to open space.
g. Changes to existing conservation easements.
h. Changes to impacts to regional or neighborhood parks.

**The project will result in three new buildings, but the site is already developed, has been used historically, and the grading is different than what the site was in its historic state. Significant vegetation exists on the site currently, but it is mostly hidden from view of the traveling public by structures. For these reasons Staff does not believe the project will degrade visual quality of the area.**

(9) The project will not significantly degrade surface water quality. The determination of effects of the project on surface water quality may include, but is not limited to, the following considerations:

a. Changes to existing water quality, including patterns of water circulation, temperature, conditions of the substrate, extent and persistence of suspended particulates and clarity, odor, color or taste of water.
b. Applicable narrative and numeric water quality standards.
c. Changes in point and nonpoint source pollution loads.
d. Increase in erosion.
e. Changes in sediment loading to waterbodies.
f. Changes in stream channel or shoreline stability.
g. Changes in stormwater runoff flows.
h. Changes in trophic status or in eutrophication rates in lakes and reservoirs.
i. Changes in the capacity or functioning of streams, lakes, or reservoirs.
j. Changes to the topography, natural drainage patterns, soil morphology and productivity, soil erosion potential, and floodplains.
k. Changes to stream sedimentation, geomorphology, and channel stability.

**With the conditions of approval recommended, the City's standard construction management requirements, and the stormwater details that will be provided and reviewed at building permit review, Staff believes that surface water quality will not be degraded by the project.**

(10) The project will not significantly degrade groundwater quality. The determination of effects of the project on groundwater quality may include, but is not limited to, the following considerations:
a. Changes in aquifer recharge rates, groundwater levels and aquifer capacity including seepage losses through aquifer boundaries and at aquifer-stream interfaces.
b. Changes in capacity and function of wells within the impact area.
c. Changes in quality of well water within the impact area.

**With the conditions of approval recommended and the stormwater details that will be provided at building permit review, Staff believes that groundwater quality will not be degraded by the project. The area is served by water service providers and not wells.**

(11) The project will not significantly degrade wetlands and riparian areas, terrestrial or aquatic plant or animal life.

**No wetlands or riparian areas are present on the property.**

(12) The project will not significantly deteriorate soils and geologic conditions. The determination of effects of the project on soils and geologic conditions may include but is not limited to the following considerations:
a. Loss of topsoil due to wind or water forces.
b. Changes in soil erodibility.
c. Physical or chemical soil deterioration.
d. Terrain deformation/mass wasting/subsidence.
e. Compacting, sealing and crusting.

f. Waterlogging.
g. Soil morphology and productivity.

**With the City's standard construction management requirements, it is not expected that significant erosion or other soil or geologic problems will occur during construction or afterward.**

(13) The project will not cause a nuisance. The determination of nuisance effects of the project may include, but is not limited to, the following considerations: increase in odors, dust, fumes, glare, heat, noise, vibration or artificial light.

**With the City's standard construction management requirements, it is not expected that construction will cause a nuisance. Other code standards, such as Performance Standards for All Uses (070.030.030(b)) will be applied to the project to ensure no nuisance situations are created.**

(14) The project will not result in an unreasonable risk of releases of hazardous materials. The determination of the risk of release of hazardous materials caused by project may include but is not limited to the following considerations:
a. Plans for compliance with federal and state handling, storage, disposal, and transportation requirements.
b. Use of waste minimization techniques.
c. Adequacy of spill prevention and response plans

**No hazardous materials are expected to be used in construction or afterward with this project.**

(15) Urban development, population densities, and site layout and design of storm water and sanitation systems shall be accomplished in a manner that will prevent the pollution of aquifer recharge areas. The determination of potential for pollution of the aquifer recharge areas by the project may include, but is not limited to, the following considerations:
a. Proximity of urban development and population densities to aquifer recharge areas.
b. Proximity of stormwater and sanitation systems to aquifer recharge areas.
c. Changes in water quality in the aquifer recharge areas.

**There are no known impacts to aquifer recharge zones.**

(16) The project shall be reasonably necessary to meet projected community development and population demands in the areas to be served by the project, or to comply with regulatory or technological requirements. The determination of whether the project is reasonably necessary may include but is not limited to the following considerations:
a. Relationship to reasonable growth projections and local land use plans.
b. Relationship to other providers' service areas.
c. Whether the project is not in compliance with regulatory or technological requirements or will not be in compliance in the near future.

**The project is necessary because it will help fill an overall housing shortfall and will target some of the AMI segments where the shortfall is most acute.**

(17) The project shall be constructed in areas which will result in the proper utilization of existing facilities or systems to ensure the orderly and sustainable development of infrastructure in the City and adjacent communities, including the following considerations:

a. Site selection and construction will not create or encourage growth and development which is incompatible with and cannot be accommodate by the local financial capacity of the area or residents to be served.
b. New systems will not overburden existing systems and current and future demand for services can be met within existing and proposed capacity.
c. The project will not create proliferation of special districts or overlapping of special districts with the boundaries of other special districts or municipalities.
d. The project is the best alternative for the provision of services to the geographical area serviced.
e. To the extent feasible, facilities and systems shall be consolidated with existing facilities and systems in the area.
f. The project will not result in duplicative services or excessive capacity.
g. The project will be administered so as to minimize disruption of utility services and preserve desirable existing community patterns.

**The project is sited in an area that is already served by existing facilities and services, and the project will not overburden the existing systems.**

(18) Economic impacts including, but not limited to, taxable property, licensed and permitted facilities, and recreation related to the proposed project have been identified and will be compensated for or mitigated.

**No undesirable economic impacts are expected. On the contrary, it is expected that this project will support the existing community, help businesses attract and retain employees, and grow the tax base.**

(19) The project shall emphasize the most efficient use of water, including the recycling, reuse, and conservation of water, including the following considerations:

a. Whether the project uses readily available conservation techniques.
b. Whether the project recycles water to the greatest extent permissible.
c. Whether the project will use raw water for exterior or irrigation use if available.

**A condition of approval has been recommended that would require irrigation to use raw water if it is feasible. The project meets all code requirements for water distribution.**

**Review Criteria Specific to Areas Around Key Facilities**

No permit shall issue for a project related to areas around designated key facilities in which

development may have a material impact upon the key facility or surrounding community unless it contains conditions tailored to mitigate the environmental, infrastructure, and financial impacts to the City. The Key Facility near this project is Highway 6 & 24.

Applications for a project related to areas around designated key facilities in which development may have a material impact upon the key facility or surrounding community shall be subject to the following mandatory special review criteria, shown in **BOLD** with Staff analysis:

1) The project will encourage the smooth flow of motorized and nonmotorized traffic.

   **Based on the traffic report submitted, the expected traffic volume from the project can be accommodated with the existing roadway and intersection conditions.**

2) The project will foster the development of such areas in a manner calculated to preserve the smooth flow of such traffic.

   **The project will not jeopardize the smooth flow of traffic because the access roadway has capacity to accommodate it.**

3) The project will preserve desirable existing community patterns.

   **The project will transform a large and relatively underused piece of land that is surrounded by more intense development. The resulting development will be more in line, and align with something closer to the development pattern, with the surrounding area.**

## REVIEWING AGENCY COMMENTS

An overview of any comments received from referral agencies is provided below. Comments are also attached with application information.

**Engineering Department** – The Engineering Department has accepted the finding in the traffic report that no turn lanes or intersection improvements are needed for the project. They believe it may be possible to coordinate with CDOT to remove the turn lane for Iron Mountain Place (the development to the east). They have requested the applicant incorporate a bus shelter into the front of the Canyon Vista Streetscape; if this happens and the turn lane in front of Iron Mountain Place goes away, there will be room for both an east and west Ride Glenwood bus stop. This will be an improvement to the system, where there is currently a westbound stop, but no eastbound stop, a suboptimal condition and the only one of its kind on the Ride Glenwood network.

**Public Work, Water, Wastewater, Electric** – The Public Works Department sent a standard list of conditions and questions, most of which will be addressed at the building permit phase. A condition of approval has been suggested requiring compliance with this condition list.

**Fire Department** – The Fire Department that the solar arrays comply with the International Fire Code.

A condition of approval has been suggested requiring compliance with this condition list.

## SITE/ARCHITECTURAL PLAN REVIEW APPROVAL CRITERIA

A Major Site/Architectural Plan Review application must meet the approval criteria outlined in Section 070.060.050(a)(6) of the code as outlined below. Staff analysis follows each criteria.

a. *The site/architectural plan is consistent with the general purpose and intent of this Code;*

The proposed plan is consistent with the general purpose and intent of the Municipal Code, including the proposed use and the intent of the development standards.

b. *The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;*

With the exceptions noted in this report that are permitted a flexible application of code requirements by 070.045.080, the proposal is consistent with all Code standards.

c. *The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval;*

Staff believes there are no prior approvals that conflict with the project.

d. *The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.*

Staff believes that the project meets many of the Comprehensive Plan's housing and land use goals, policies, and actions. Staff also believes the proposal is consistent with the Strategic Housing Plan Update, which was adopted in 2023. The Plan Update calls for the creation or preservation of 1,346 affordable dwelling units to meet current demand, and this project would supply new affordable units.

### Criteria of Approval for Site Design Flexibility

The following are criteria of approval from the Housing Guidelines that are specific to the site design flexibility requests discussed in this report.

1. *The flexibility request does not harm the public health, safety, or welfare; and*

Staff believes the seven site design flexibility requests will not harm the public health, safety, or welfare. Many of the requests will not be noticeable at all except to someone standing at the base of one of the retaining walls or closely observing specific features on-site.

2. *The flexibility requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the flexibility is sought; and*

Staff believes the flexibility requested is in conformance with the Comprehensive Plan and with the intents of the specific regulations.

3. *The flexibility requested will not violate building or fire code requirements.*

Staff does not believe there is any concern with building code or fire code for the requested flexibility requests.

## ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the Major Site/Architectural Plan. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

**Action 1 – Major Site/Architectural Plan** –Major Site/Architectural Plan for development of an 80-unit multifamily residential building.

**Staff Recommendation/Suggested Motion**
Staff recommends that the P&Z **recommend approval** of the Major Site/Architectural Plan with the following **findings** and the **conditions**:

**Suggested Findings:**
**1.** The site/architectural plan is consistent with general purpose and intent of the Code;
**2.** The site/architectural plan is consistent with dimensional, design, development, and all other standards of this Code;
**3.** The site/architectural plan is not in conflict with precedent land use approvals;
**4.** The site/architectural plan is consistent the Comprehensive Plan and other adopted City policies and plans, including the Strategic Housing Plan Update.
**5.** The flexibility request does not harm the public health, safety, or welfare;
**6.** The flexibility requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the flexibility is sought; and
**7.** The flexibility requested will not violate building or fire code requirements.

**Suggested Conditions**

1. The development shall comply with the requirements of the Code. Any future physical changes or improvements to the property or buildings are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
2. The owner shall comply with all verbal representations made in the public hearings, as

outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director.

3. The applicant shall comply with recommendations identified in the technical reports submitted as part of the application, including but not limited to the drainage report and subsoil study.
4. The applicant shall comply with all conditions requested in the referral agency comments, including but not limited to the Fire Department's, Public Works Department's, and Engineering's.
5. If the development converts to a free market project at the end of the LIHTC term, any inclusionary zoning or similar requirements in effect at that time shall apply to the development.
6. As part of the Final Plans Review, the following elements of the project shall be modified:
    a. Revise landscaping plan to meet code requirements regarding required number of trees.
    b. Revise landscaping plan to show hydrozones and comply with hydrozone plant grouping requirements per the Municipal Code.
    c. Provide the required minimum amount of storage volume for each unit and provide details for how the storage space will be allocated.
    d. A planting strip shall be incorporated between the curb and sidewalk using the existing hardscaped strip.
7. Incorporate a landscaped buffer at the base of the retaining wall on the east side of the property.
8. All trees with a diameter of 14 inches or greater shall be issued tree removal permits from the Parks and Recreation Department before they are removed.
9. The Final Plan Review submission shall include a photometric plan and other plan details showing that all lighting standards in 070.040.100 are adhered to.
10. The proposed solar arrays shall comply with Section 1205 of the International Fire Code.
11. Raw water shall be used for irrigation whenever it is available.
12. Unless prohibited because of existing agreements with the Elks property or because of CDOT requirements, the existing westbound bus stop near the Elks property shall be relocated to the Canyon Vista property. If the bus stop is relocated, an ADA-compliant hardscape path to the street shall be constructed through the planting strip from the bus shelter.

**Action 2 – 1041 Review** –A 1041 for development of an 80-unit multifamily residential building in an area of State interest.

**Staff Recommendation/Suggested Motion**
Staff recommends that the P&Z **recommend approval** of the 1041 Review with the following **findings** and the **conditions as recommended under Action 1**:

**Suggested Findings:**

(1) The health, welfare, and safety of the residents of this City will be protected and served.
(2) The project is in general conformance with the Comprehensive Plan and other duly adopted plans and permit criteria.

(3) The project is financially feasible.
(4) The project is not subject to significant risk from natural hazards.
(5) The project will not have a significant adverse effect on the capability of local governments affected by the project to provide local infrastructure and services, or exceed the capacity of service delivery systems.
(6) The project will not have a significant adverse effect on the quality or quantity of recreational opportunities and experience.
(7) The project will not significantly degrade air quality.
(8) The project will not significantly degrade existing visual quality.
(9) The project will not significantly degrade surface water quality.
(10) The project will not significantly degrade groundwater quality.
(11) The project will not significantly degrade wetlands and riparian areas, terrestrial or aquatic plant or animal life.
(12) The project will not significantly deteriorate soils and geologic conditions.
(13) The project will not cause a nuisance.
(14) The project will not result in unreasonable risk of releases of hazardous materials.
(15) Urban development, population densities, and site layout and design of storm water and sanitation systems shall be accomplished in a manner that will prevent the pollution of aquifer recharge areas.
(16) The project is reasonably necessary to meet projected community development and population demands in the areas to be served by the project, or to comply with regulatory or technological requirements.
(17) The project will be constructed in areas which will result in the proper utilization of existing facilities or systems to ensure the orderly and sustainable development of infrastructure in the City and adjacent communities.
(18) Economic impacts including, but not limited to, taxable property, licensed and permitted facilities, and recreation related to the proposed project have been identified and will be compensated for or mitigated.
(19) The project will emphasize the most efficient use of water, including the recycling, reuse, and conservation of water.
(20) The project will encourage the smooth flow of motorized and nonmotorized traffic.
(21) The project will foster the development of such areas in a manner calculated to preserve the smooth flow of such traffic.
(22) The project will preserve desirable existing community patterns.

**Suggested Conditions**

Staff recommends the same conditions of approval for the 1041 Review as for the Major Site/Architectural Plan because the two action items relate to the same project.

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**ALTERNATIVE MOTIONS**

If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, its denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

**MOTIONS TO DENY**

**Action 1:**

Consideration of a Major Site/Architectural Plan Review for the construction of an 80-unit multifamily building in the M1 Zone District. I move to **DENY** finding that -

1. The site/architectural plan is NOT consistent with general purpose and intent of the Code because **[insert reasoning]**;
2. The site/architectural plan is NOT consistent with dimensional, design, development, and other standards of this Code [**insert where you find inconsistencies with Code requirements**]; and
3. The site/architectural plan IS in conflict with precedent land use approvals [**insert applicable approvals you find in conflict with this project**]; and
4. The site/architectural plan is NOT in conformance with **[insert applicable Comprehensive Plan or other City plan or policy sections here]** of the Comprehensive Plan and other City plans and policies.

**Action 2:**

Consideration of a 1041 Review for the construction of an 80-unit multifamily building in an area of State interest. I move to **DENY** finding that -

1. [From the 22 criteria of approval, list the criteria you find has not been met, with supporting rationale].

# Canyon Vista

## City of Glenwood Springs, Colorado

Parcel ID's #218505400072 & 218505400073

# Major Site & Architectural Plan Review Application


Submitted January 28, 2025 for:

Cohen-Esrey Development Group, LLC
c/o Kyle Ervin
8500 Shawnee Mission Pkwy, Ste 150
Merriam, KS. 66202
kervin@cohenesrey.com

Prepared by:

The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
Phone: (970) 927-3690
dougpratte@thelandstudio.com

## Table of Contents

## *Owner/Applicant/Consultant List*

*OWNER:*
Margaret O Macpherson
51993 Hwy 6
Glenwood Springs, CO 81601

*APPLICANT:*
Cohen-Esrey Development Group, LLC
Attn: Kyle Ervin
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(917) 570-1928
kervin@cohenesrey.com

*PLANNER & LANDSCAPE ARCHITECT:*
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dougpratte@thelandstudio.com

*ARCHITECT:*
KTGY
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*CIVIL ENGINEER:*
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*GEOTECHNICAL ENGINEER:*
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jkellogg@ctlthompson.com

*TRAFFIC ENGINEER:*
SGM
Attn: Dan Cokely
118 W. Sixth St. Suite 200
Glenwood Springs, CO 81601
(970) 379-3378
danc@sgm-inc.com

*ACCESSIBILITY CONSULTANT:*
Accessibility Services - United Spinal Association
Attn: Nathan Roether
102 Duane Rd.
Fort Totten, NY 11359
(913) 530-7482
nroether@accessibility-services.com

# Land Use Application Form

**LAND USE APPLICATION**
City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

| Ordinance Amendments | | Development Permits | |
|---|---|---|---|
| ☐ | Rezoning | ☐ | Site/Architectural Plan Review |
| ☐ | Rezoning to Planned Unit Development (PUD) | ☐ | ☐ Administrative |
| ☐ | Annexation | | ☐ Minor |
| ☐ | Condominiumization | | ☑ Major |
| ☐ | Annexation | ☐ | Master Plan |
| ☐ | Street Vacation | ☐ | Construction Plans |
| | | ☐ | Location & Extent |
| **Subdivisions** | | ☐ | Right of Way Encroachment License |
| ☐ | Minor Subdivision | ☐ | Floodplain Development Permit |
| ☐ | Preliminary Plat | ☐ | Special Use Permit |
| ☐ | Final Plat | | **Flexibility and Relief Procedures** |
| ☐ | Vacation of Right-of-Way | ☐ | Variance |
| | | ☐ | Administrative Adjustment |
| **Other Land Use Applications** | | ☐ | Appeal |
| ☐ | Outdoor Seating | | |

**Applicant/Property Owner Information:**

| | | | |
|---|---|---|---|
| COHEN-ESREY DEVELOPMENT GROUP, LLC | | MACPHERSON, MARGARET O | |
| Applicant | | Owner | |
| UNDER CONTRACT TO PURCHASE PROPERTY | | | |
| Relationship to Owner | | Owner | |
| 8500 SHAWNEE MISSION PKWY, SUITE 150, MERRIAM, KS 66202 | | 51993 HIGHWAY 6, GLENWOOD SPRINGS CO 81601 | |
| Applicant Address | | Owner Address | |
| 917-570-1928 | kervin@cohenesrey.com | | |
| Phone | Email Address | Phone | Email Address |

**Property Information:**

| | |
|---|---|
| 51993 & 52003 6 & 24 HWY, GLENWOOD SPRINGS, CO 81601 | 218505400072 & 218505400073 |
| Address | Parcel Number |
| SEE PROPERTY DESCRIPTION ON ATTACHED ISP | SEE PROPERTY DESCRIPTION ON ATTACHED ISP |
| Subdivision | Lot and Block Number |
| MI - MIXED USE CORRIDOR | GLENWOOD GARDENS COMMERCIAL PROPERTY |
| Zone District | Existing Land Use |

**General Project Description:**

COHEN-ESREY DEVELOPMENT GROUP, LLC IS APPLYING FOR MAJOR SITE/ARCHITECTURAL PLAN REVIEW TO DEVELOP APPROXIMATELY 60 MULTI-FAMILY RENTAL RESIDENCES AT 51993 & 52003 HWY 6 & 24 (CURRENTLY GLENWOOD GARDENS) TO ADDRESS THE WORKFORCE HOUSING DEMANDS THAT THE CITY OF GLENWOOD SPRINGS IS EXPERIENCING. THE PROPOSED UNIT TYPES INCLUDE (4) STUDIO UNITS, (21) ONE-BEDROOM UNITS, (52) TWO-BEDROOM UNITS, AND (3) THREE-BEDROOM UNITS IN (3) THREE STORY BUILDINGS. SEE ATTACHED DOCUMENTS FOR DETAILS.

**Signatures:**

The owner or applicant must be present at the hearing. All public hearings must be property noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the

| | |
|---|---|
| X [signature] | 12/31/24 |
| Applicant | Date |
| Margaret O MacPherson | 01/28/2025 |
| Owner | Date |

## *Project Description*

In response to the workforce's immediate need and housing shortage in Glenwood Springs, Cohen-Esrey is submitting this request to the City of Glenwood Springs for Major Site/Architectural Plan Review for 80 affordable family homes in West Glenwood on a 3.93 acre parcel located at 51993 Highway 6 & 24. This cutting-edge, all-electric community will further the local goals of sustainability and deep affordability, offering the only 20% and 80% AMI units in the City of Glenwood Springs and Garfield County. Canyon View proposes use of high-quality, energy efficient design for a higher density residential neighborhood including a solar array on the south facing terraced hillside on the north end of the project. The proposed Solar Array Layout plans are attached as an Exhibit.

The project boasts amenity spaces such as a fitness center, clubhouse, playground, dog wash, dog park, outdoor amphitheater, trash chutes and rooftop deck with panoramic Glenwood views. All units are served by elevators, opening the community for older adults. There are 138 parking spaces and a large (30-85 SF) storage unit attached to every unit. The design evokes modern mountain style, with a nod to Scandinavian minimalism.

Building foundations assume 2-4' over-excavation with 5" slab on grade and spread footings. The structure is wood-framed, with panelized walls and parallel chord trusses. There are 45% pitched roofs with asphalt shingles and 55% flat roof with TPO. Facades were designed to meet building code while responding to the aesthetic preferences in the City's 2023 Comprehensive Plan (Sec 4.2 & 4.5). Elevations are

75% cementitious panel, 15% metal panel and 10% stone. This distribution delivers cost efficiency, and a beautiful design.

Deep affordability was the guiding value as the unit mix was shaped with the City of Glenwood Springs input and proactive market study intel. 50% of the 80 units are at or below 50% AMI. There are 8 vouchers supporting 20%, and 30% AMI units; in addition to unsubsidized 30% and 40% units. 69% of units have two and three bedrooms. The 60% AMI income level and one-bedroom units were minimized based on existing supply analysis and community input. By serving the greatest need, we target the greatest demand.

## *Ownership*

A Deed of Trust and Owner's Policy of Title Insurance are included as an Exhibit to this Application as proof of ownership.

## *Public Notice*

Notice will be mailed to property owners within 300 feet and the mineral owners and lessees on the property.

1/14/25, 4:23 PM Garfield County Land Explorer

### Garfield County Land Explorer

| Parcel | Physical Address | Owner | Account Num | Mailing Address |
|---|---|---|---|---|
| 218505111003 | 122 SUNNY ACRES RD GLENWOOD SPRINGS | WINE, KIMBERLY SUE | R550003 | 122 SUNNY ACRES ROAD GLENWOOD SPRINGS, CO 81601 |
| 218505200075 | 193 131 COUNTY RD GLENWOOD SPRINGS | GLENWOOD SPRINGS GOLF CLUB | R040271 | PO BOX 2298 GLENWOOD SPRINGS, CO 81602 |
| 218505400003 | 52039 6 & 24 HWY GLENWOOD SPRINGS | ROARING FORK TRANSPORTATION AUTHORITY | R100030 | 1340 MAIN STREET CARBONDALE, CO 81623 |
| 218505400007 | 51939 6 & 24 HWY GLENWOOD SPRINGS | GLENWOOD SPRINGS COLORADO LODGE #2286, BENEVOLENT & PROTECTIVE ORDER OF ELKS OF THE USA | R100031 | PO BOX 57 GLENWOOD SPRINGS, CO 81602-0057 |
| 218505400068 | 1307 130 COUNTY RD GLENWOOD SPRINGS | STEWART, RICHARD C & MOIRA C | R100024 | PO BOX 1416 GLENWOOD SPRINGS, CO 81602-1416 |
| 218505400072 | 52003 6 & 24 HWY GLENWOOD SPRINGS | MACPHERSON, MARGARET O | R100032 | 51993 HIGHWAY 6 GLENWOOD SPRINGS, CO 81601-2840 |
| 218505400073 | 51993 6 & 24 HWY GLENWOOD SPRINGS | MACPHERSON, MARGARET O | R100037 | 51993 HIGHWAY 6 GLENWOOD SPRINGS, CO 81601-2840 |
| 218505400081 | 72 131 COUNTY RD GLENWOOD SPRINGS | 72 SUNNY ACRES LLC | R100023 | 1405 DONEGAN ROAD GLENWOOD SPRINGS, CO 81601 |
| 218505400095 | 52089 6 & 24 HWY GLENWOOD SPRINGS | SIX CANYON LLC | R100052 | 5200 WEST 20TH STREET GREELEY, CO 80634 |
| 218505400106 | 51899 6 & 24 HWY GLENWOOD SPRINGS | WILCOX PROPERTIES LIMITED LIABILITY COMPANY | R530003 | 12533 E 31ST AVENUE AURORA, CO 80011 |
| 218505400107 | 51871 6 & 24 HWY GLENWOOD SPRINGS | WOLNY INC | R530004 | 51871 HWY 6 & 24 GLENWOOD SPRINGS, CO 81601 |
| 218505400122 | Not available GLENWOOD SPRINGS | ZANCANELLA, SHIRLEY L, FAMILY LIMITED PARTNERSHIP | R005125 | PO BOX 1908 GLENWOOD SPRINGS, CO 81602 |
| 218505412003 | 1401 DONEGAN RD GLENWOOD SPRINGS | GRAFF, SPENCER & CLAIRE | R530060 | 1401 DONEGAN ROAD GLENWOOD SPRINGS, CO 81601 |
| ROW | Not available null | | | |
| ROW | Not available null | | | |

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1/14/25, 4:24 PM Garfield County Land Explorer

# Garfield County Land Explorer

| Parcel | Physical Address | Owner | Account Num | Mailing Address |
|---|---|---|---|---|
| 218505400003 | 52039 6 & 24 HWY GLENWOOD SPRINGS | ROARING FORK TRANSPORTATION AUTHORITY | R100030 | 1340 MAIN STREET CARBONDALE, CO 81623 |
| 218505400007 | 51939 6 & 24 HWY GLENWOOD SPRINGS | GLENWOOD SPRINGS COLORADO LODGE #2286, BENEVOLENT & PROTECTIVE ORDER OF ELKS OF THE USA | R100031 | PO BOX 57 GLENWOOD SPRINGS, CO 81602-0057 |
| 218505400072 | 52003 6 & 24 HWY GLENWOOD SPRINGS | MACPHERSON, MARGARET O | R100032 | 51993 HIGHWAY 6 GLENWOOD SPRINGS, CO 81601-2840 |
| 218505400073 | 51993 6 & 24 HWY GLENWOOD SPRINGS | MACPHERSON, MARGARET O | R100037 | 51993 HIGHWAY 6 GLENWOOD SPRINGS, CO 81601-2840 |
| 218505400095 | 52089 6 & 24 HWY GLENWOOD SPRINGS | SIX CANYON LLC | R100052 | 5200 WEST 20TH STREET GREELEY, CO 80634 |
| 218505400106 | 51899 6 & 24 HWY GLENWOOD SPRINGS | WILCOX PROPERTIES LIMITED LIABILITY COMPANY | R530003 | 12533 E 31ST AVENUE AURORA, CO 80011 |
| 218505400107 | 51871 6 & 24 HWY GLENWOOD SPRINGS | WOLNY INC | R530004 | 51871 HWY 6 & 24 GLENWOOD SPRINGS, CO 81601 |
| ROW | Not available null | | | |
| ROW | Not available null | | | |

## *Mineral Interest*

*The Mineral Rights Affidavit/Certification of Notice Pursuant to C.R.S. 24-65.5-103 is attached as an Exhibit.*

## *Code Compliance*

*070.020.090: Zone District - Mixed Use Corridor District (M1)*

Dimensional Standards:

- Lot area (sq. ft.) none
- Landscaped area , min. 15%
- Setbacks, Front, min. 5 ft
- Front, max (from arterials) 60 ft
- Side, min. 5 ft
- Rear, without alley, min. 7.5 ft
- Building height 40 ft

The proposed residential project complies with the above setbacks which have been illustrated on the Site Plan included in the Major Site & Architectural Plan Review Set attached as an Exhibit.

The proposed maximum building height is 39’-7”, which complies with the allowed maximum building height of 40’. The Architectural Elevations are included in the Major Site & Architectural Plan Review Set which is attached as an Exhibit.

The required Minimum Landscaped Area is (15%) and the proposed landscaped area is 43,036 SF, which is 25.1% of the site. Refer to the Landscape Plan included in the Major Site & Architectural Plan Review Set which is attached as an Exhibit regarding conformance to this standard.

*070.030.020: Table of Allowed Uses*

The proposed multi-family residential project is a permitted use-by-right in the CO zone district.

*070.040.030 (e): Site Development and Improvement Standards*

*070.040.030 (e) (1): Drainage Plan.*

The proposed Grading Plan has been prepared by High Country Engineering for The Canyon Vista project and is included as an Exhibit to this Application.

The Preliminary Drainage Report with attached drainage maps has been prepared by High Country Engineering for The Canyon Vista project. The Preliminary Drainage Report is included as an Exhibit to this Application.

*070.040.030 (e) (3): Erosion and Sediment Control, Slope Stabilization, and Revegetation Plan.*

The Preliminary Drainage Report with attached drainage maps has been prepared by High Country Engineering for The Canyon Vista project.

*070.040.030 (e) (4): Lot and Block Design.*

The site has been designed to provide adequate access to each residential unit on the site. The units are generally oriented north/south and each residential unit has access to natural light.

As there is not a minimum or maximum lot area defined for the Mixed Use Corridor (M1) Zone District, the 3.93 acres of the combined parcels complies with this standard.

Refer to the Site Plan included in the Major Site & Architectural Plan Review Set which is attached as an Exhibit regarding compliance with Lot and Block Design standards.

*070.040.030 (e) (6): Water Distribution.*

Water will be provided by City of Glenwood Springs Water Department. A Will Serve letter has been included from the City of Glenwood Springs. See the Utility Report included as an Exhibit to this Application.

*070.040.030 (e) (7) Wastewater Collection*

Wastewater service will be provided by West Glenwood Springs. Sanitation District. See the Will Serve letter attached as an Exhibit to this Application. See the Utility Report included as an Exhibit to this Application.

*070.040.030 (e) (8): Underground Utilities*

Glenwood Electric serves the area with electric service, and single-phase power is available. A Will Serve letter has been included from the City of Glenwood Springs. See the Utility Report included as an Exhibit to this Application. Canyon View also proposes to include a solar array on the south facing terraced hillside on the north end of the project. The proposed Solar Array Layout plans are attached as an Exhibit.

*070.040.030 (g): Dedications and Impact Fees*

*070.040.030 (g) (2): Parkland Dedication*
A fee waiver has been requested for the Parkland dedication fee.

*070.040.030 (g) (4): School Land Dedication*
A fee waiver has been requested for the School Land dedication fee.

070.040.030 (g) (5): Fire and Emergency Services Impact Fee

A fee waiver has been requested for the Fire and Emergency Services Impact Fee.

*070.040.040: Common Open Space*

- Use Classification: Residential
  Lot Size: 3.93 Acres, 171,190.8 SF
- Required Common Open Space: 34,238 SF (20%)
- Proposed Common Open Space: 34,291 SF (20.03%)

Refer to the Open Space/Landscape Calculations Plan included as an Exhibit to this Application.

*070.040.050 (c): Landscaping, Screening, and Fencing*

- Lot Standards: Minimum Landscape Area 15%
    - Lot Size: 3.93 Acres, 171,190.8 SF
    - Required Landscape Area = 25,678 SF
    - Proposed Landscape Area= 43,036 SF (25.1%)
- Minimum Plant Material:
    - One tree per 400 square feet of Min. Landscape Area = 64 Trees (64 provided)
    - One shrub per 100 square feet of Min. Landscape Area = 257 Shrubs (260 provided)
    - One perennial per 50 square feet of Min. Landscape Area = 514 Perennials (527 provided)
- Streetscape Requirements:
    - One tree per 75 feet of frontage
    - Highway 6 frontage = 369' at Property Line = 5 street trees, 8 trees provided

*070.040.060 (h) 6: Parking Area Landscaping*

- Total Parking Area Designated for Landscaping = 20% of Total Surface Parking Area
    - Total Surface Parking Area= 22,507 SF x 20% = 4,501 SF
    - Required Landscape Area= 4,501 SF
    - Proposed Landscape Area= 4597 SF
- Landscaped Islands – Canyon Vista is asking for site design flexibility to provide landscape islands that are 6’ wide rather than 9’ wide. See section 070.045.080 of this Application.
- Planting Materials: Trees, shrubs, groundcover, xeriscaping
    - Trees shall be planted at a rate of 1 tree per 8 parking spaces.
    - 138 parking spaces = 17 trees for the parking area.

Refer to the Landscape Plan included as an Exhibit for the species, sizes, and locations of the proposed plant materials.

*070.040.060: Off-Street Parking and Loading*

Canyon Vista will have 138 parking spaces per the following:

*070.040.060 (c): Calculation of Off-Street Parking and Loading Requirements*

138 total parking spaces are proposed of which 23 are compact spaces and 112 are regular parking spaces. This includes 16 visitor parking spaces and 2 office parking spaces. See the Project Summary in the Architectural Plan Set included as an Exhibit to this Application.

*070.040.060 (d): Number of Off-Street Parking Spaces Required*

138 parking spaces are required, 138 parking spaces have been provided. See the Project Summary in the Architectural Plan Set included as an Exhibit to this Application.

*070.040.060 (f): Bicycle Parking*

9 Bicycle Parking spaces are required, 16 are provided.

Two dedicated areas to the west of the upper building as well as one area at the front entrance near the plaza have been provided with fixed U-racks to accommodate up to 16 bikes. This area is uncovered. For exact location refer to the Architectural Site Plan included in the Architectural Plan Review Set which is attached as an Exhibit.

*070.040.060 (h) (5): Snow Storage Areas*

For specific callout, Refer to Civil sheet included in the Major Site & Architectural Plan Review Set which is attached as an Exhibit.

*070.040.060 (h) (7): Parking Area Lighting*

All Parking Area lighting will meet the requirements of the City of Glenwood Springs Code.

*070.040.070: Access and Circulation*

070.040.070 (d) (1) On-Site Circulation

Sidewalks, bikeway, and roadways have all been designed to meet the City's Engineering Standards. See the Civil Engineering Site Plan included as an Exhibit to this Application.

070.040.070 (d) (2) Off-Site Circulation.

SGM has prepared a Traffic Impact Study which is attached as an Exhibit to this Application.

*070.040.080: Residential Site and Building Design*

*070.040.080 (d): Residential Site Design Standards*

2) Dimensional Standards

a. Front Yard Setbacks - min. 5 ft. max. 60 ft.
b. Side Yard Setbacks – 5 ft.
c. Rear Yard Setbacks – 7.5 ft
d. Lot Coverage – Combined Buildings Footprint is: 31,663 SF

3) Surface Parking Configuration

Canyon Vista is seeking site design flexibility to allow parking within the front yard setback. See Section 070.045.080(2) Site Design Flexibility of this Application for this Site Design Flexibility Request. A 6' planting strip between the parking area and sidewalk will be provided to help screen this parking area. See the Site Plan included with this Application.

4) Refuse Containers

Canyon Vista is providing indoor trash rooms within the buildings.

*070.040.080 (e): Residential Building Design and Character*

(1) General Intent

To provide 80 affordable housing units, with a mix of 1, 2 and 3 beds and a small office component. Additionally, the project will include amenity spaces such as a fitness center, clubhouse, playground, dog wash, dog park, outdoor

amphitheater, trash chutes and rooftop deck with panoramic Glenwood views. All units are served by elevators, opening the community for older adults. There are 139 parking spaces and a large (30-85 SF) storage unit attached to every unit. The design evokes modern mountain style, with a nod to Scandinavian minimalism.

(2) Building Orientation

Canyon Vista has been designed to allow for a north south solar exposure with entrances that face the street/parking as well as entrances that face common open space. The long sides of buildings are aligned with the primary street frontage.

*(3) Variety of Housing Types*

Per 070.040.080 e.3.c Exceptions – Projects with more than (40) Units where one hundred (100) percent of the units are restricted at or below one (100) percent median income shall only be required to provide (2) housing types. Of the variety of housing types listed under 070.040.080e.3, Canyon Vista complies with the following:

#5 - Multi-family dwellings other than two-family or townhouse dwellings
#9 - Thirty-five (35) percent of the total number of units deed restricted to an average of one hundred (100) percent area median income. In this case 100% of the units are deed restricted to 30%-80% of the area median income.

*(4) Architectural Variety*

The Design Team has provided eight different “Architectural Features” from the list in (5)c including: 2. Balconies; 4. Windows; 5. Door openings; 6; Distinct variation in color; 7. Variation in materials; 8. Variation in building heights; 9. Variations in roof form and 11. Projected and recessed building forms. On the side facades the team provided 5 variation features: 4. Windows; 5. Door openings; 6. Distinct variation in color; 7. Variation in materials; 11. Projected and recessed building walls. See the Architectural Plan set included as an Exhibit to this Application for these details.

*(5) Four-Sided Design*

As noted above, the design utilizes eight of the twelve listed “Architectural Features”. These features are utilized on all four elevations to varying degrees. See the Architectural Plan set included as an Exhibit to this Application.

*(6) Building Materials*

Primary materials include stone and cementitious siding products. See the Architectural Plan set included as an Exhibit to this Application.

*(7) Building Colors*

The predominant exterior colors are dark brown, light and dark gray, wood tone, and multi-colored neutral stone. See the Architectural Plan set included as an Exhibit to this Application.

(8) Transitions to Existing Residential

(a) Minimization of Use Impacts

Canyon Vista will provide off-street parking and service areas away from the shared property line. Elevation changes along the property line will also reduce the impact of parking and service areas next to the residential uses to the west. Landscaping along the property line will add to the screening from neighboring residences.

(b) Height Transitions

The proposed buildings are deeply recessed below the existing residential dwellings to the west of the project. When aligned and measured from the adjacent grade of the existing residential units on the west side of the property, the proposed building only projects up one story to the mid-point of the roof. See the site section shown in the Architectural Plan set included as an Exhibit to this Application.

(c) Massing and Form

The proposed buildings successfully reduce the overall bulk by stepping back portions of each building approximately every 30' or less and by creating a central courtyard between the front two buildings.

*(9) Garages, Storage and Accessory Structures*

No garages are proposed for Canyon Vista.

(e) Storage Space

Each unit will have a storage closet space of between 27 sq. ft and 74 sq. ft depending on the size of the unit.

*070.040.100 (f): Exterior Lighting, General Lighting Requirements*

All Exterior lighting will conform to the City of Glenwood Springs Lighting Standards.

*070.045.070: Mitigation for Residential Development*

100% of the residential units will be deed restricted for residents earning between 30% and 80% of the Area Median Income. Canyon Vista is proposing the following affordability limits on the units:

| AMI | # of Units | % of Total |
|---|---|---|
| 20% AMI | 3 | 3.75% |
| 30% AMI | 7 | 8.75% |
| 40% AMI | 7 | 8.75% |
| 50% AMI | 23 | 28.75% |
| 60% AMI | 0 | 0.00% |
| 70% AMI | 10 | 12.50% |
| 80% AMI | 30 | 37.50% |
| | 80 | 100.00% |

*070.045.080: Incentives for Residential Development over 1 Dwelling Unit*

*(2) Site Design Flexibility*

Canyon Vista is a residential development proposing to create multi-family residential dwelling units and is eligible for site design flexibility as these 80 community housing units will be deed restricted in accordance with the City's Community Housing Standards and Guidelines. Canyon Vista is asking for Site Design Flexibility in the following areas:

**Landscaping**: Landscape islands are required to be a minimum of 9' wide for Parking Area Landscaping. We propose to provide 6' wide landscape islands in order to meet the parking requirements for the project while still providing the required number of landscape islands.

**Wall Height and Terrace Design**: Terraces are required for wall heights above 6'. Due to site constraints, walls along the east and west of the project will not have terracing in order to accommodate a loop road around the outside edge of the project. Walls at the rear of the project will be terraced, but at a greater height than 6'. Solar panels are an integral part of this project and will reside on these terraces. As well retaining walls are required to have a series of recessions and projections. The side walls will not have recessions and projections in order to allow room for the loop road. The rear terraces will not be seen from the front of the project along Highway 6 and 24 and thus the recessions and projections have been eliminated.

**Parking in the Front Setback:** Due to solar orientation, the best location for parking at Canyon Vista is on the south side of the buildings. As well, the best

location for accessible parking is on the south side of the buildings as the north side contains grade changes that prevent accessibility. As a result, parking is proposed on the south side of the lower buildings along Highway 6 and 24 to take advantage of the good southern exposure and the gentle grades for accessible access. A 6' landscape strip is proposed between the parking area and the path that runs along Highway 6 and 24 in order to help screen this parking area.

*070.060.030(b): Pre-Application Conference*

Subsection 070.060.030(b) a Pre-Application Conference is required for a Major Site/Architectural Plan Review Application. This Pre-Application conference was held in accordance with this on January 7, 2025. The Pre-Application Conference Summary and Checklist are attached as an Exhibit to this Application.

*070.060.030(c): Neighborhood Meeting*

A Neighborhood Meeting was held on January 3, 2025, at 10:00 a.m. to present a project overview and receive feedback from the neighborhood group. The Applicant presented a series of slides showing the proposed project with one neighbor in attendance. The neighborhood attendee asked questions about timing for the project, building height, property management, parking, and unit sizes and costs.

The Applicant also reminded the neighbor that they would be receiving public notice as public hearings are scheduled with the City of Glenwood Springs.

The Exhibit showing the list of those notified by mail has been included. A copy of the Exhibit used in the meeting notice has also been included.

*070.060.050(a)(6)d. Consistency with Comprehensive Plan*

The 80 multi-family affordable housing units proposed in this Canyon Vista Site/Architectural Plan Review Application are a recommended use in the Mixed-Use Future Land Use Designation in the Glenwood Springs Comprehensive Plan for this area. The Mixed-Use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion.

The proposed mix of project uses within this project include amenity spaces such as a fitness center, clubhouse, playground, dog wash, dog park, outdoor amphitheater, trash chutes and rooftop deck with panoramic Glenwood views. The design evokes modern mountain style, with a nod to Scandinavian minimalism. Facades were designed to meet building code while responding to the aesthetic preferences in the City's 2023 Comprehensive Plan (Sec 4.2 & 4.5).

The Glenwood Spring Comprehensive Plan Brief (3.16.2023) identifies a series of Policy/Actions that this Project seeks to address including but not limited to:

- Transit oriented development next to a transit stop in an area where high frequency transit is available.
- Appropriate density in an area where supporting infrastructure is available.
- Use of development standards that promote high-quality design outcomes.
- Proposal for all electric green buildings, solar array, open space, trees and native vegetation.
- Use of City of Glenwood Springs Site/Architectural Design Standards to create a well-designed project.
- Inclusion of an 8' regional trail along the south side of the project adjacent to Highway 6 & 24 to provide bike and pedestrian connectivity.
- Proposed development of pedestrian access from Donegan Road to the 8' trail along Highway 6 & 24.
- Utilization of funding and incentives provided by the City as well as CHFA/LIHTC funding to develop an affordable housing project to meet the needs of those making 20% to 80% of the Area Median Income.
- Development of a project that is located both near jobs and near transit.
- Proposed use of high-quality, energy efficient design for a higher density residential neighborhood including a solar array on the south facing terraced hillside on the north end of the project. The proposed solar array layout plans are attached as an Exhibit.

## *Exhibits*

A. *Pre-Application Conference Summary*

B. *Neighborhood Meeting Documents*

C. *Title Policy and Warranty Deeds*

D. *Mineral Rights Affidavit*

E. *Geotechnical Report & Letter*

F. *Preliminary Traffic Study*

G. *Preliminary Drainage Report & Preliminary Utility Report*

H. *Preliminary Engineering Plan Set*

I. *Architectural Plan Review Set*

J. *Landscape Plan & Open Space Calculations*

K. *Will Serve Letters*

L. *Solar Array Layout*

# MAJOR SITE/ARCHITECTURAL PLAN REVIEW APPLICATION CHECKLIST

*For office use:*
Pre-application Meeting Date: 1/7/25 Planning File #: 9-25
Applicant: Cohen-Esrey Lead Planner: Watkins

During or shortly following your pre-application meeting, you will receive this checklist noting the materials that the City will need to process your site/architectural plan application. This information constitutes your application. Failure to provide the required materials on or before the application deadline will delay your application.

| Materials to be Provided by Applicant | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submittal Requirements | | Paper Copy – number and format | | | PDF | Notes | Required Submission (√) | Submitted by Applicant (√) |
| | | 8 ½ x11 | 11 x 17 | 24 x 36 | | | | |
| 1 | **Planning Application** – completed in full and signed by applicant and all property owners of record | | | | √ | | ✓ | |
| 2 | **Ownership** - provide proof of ownership such as Deed of Trust, Warranty Deed or Quit Claim Deed. Title commitment will not suffice | | | | √ | | ✓ | |
| 3 | **Public Noticing** – signed and notarized affidavit proof of public notice including mineral estate owner notification | | | | | Refer to Public Noticing Packet | ✓ | |
| 4 | **Neighborhood Meeting** – provide an attendance list and written summary of the neighborhood meeting | | | | √ | | ✓ | |
| 5 | **Project Description** – narrative describing the project | | | | √ | | ✓ | |

| Materials to be Provided by Applicant | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submittal Requirements | | Paper Copy – number and format | | | PDF | Notes | Required Submission (√) | Submitted by Applicant (√) |
| | | 8 ½ x11 | 11 x 17 | 24 x 36 | | | | |
| 6 | **Administrative Adjustment** - refer to the Administrative Adjustment information and criteria page 11. | | | | | | If applicable | |
| 7 | **Variance Request**– refer to the Variance criteria page 15. | | | | | Design Variance from Section 070.040.080 (e)(2)Building Orientation | If applicable | |
| 8 | **Complete Plan Set including:** | | | | √ | | ✓ | |
| | Cover Sheet | | | | | | ✓ | |
| | Site Plan | | | | | | ✓ | |
| | Preliminary Grading Plan | | | | | | ✓ | |
| | Preliminary Utility Plan | | | | | | ✓ | |
| | Conceptual Architectural Plans | | | | | | ✓ | |
| | Preliminary Landscape Plan | | | | | | ✓ | |
| | Sample materials board | | | | | can be digital | ✓ | |
| | Lighting Plan | | | | | | optional | |
| 9 | **Engineering Reports including:** | | | | √ | | | |
| | Preliminary Traffic Impact Analysis or Letter – the level of documentation required depends on the location of the property and the type of development proposed | | | | | Needs Traffic Impact Study | ✓ | |
| | Preliminary Soils & Geotechnical Report | | | | | | ✓ | |
| | Drainage Letter or Study – level of information required depends on the project location, size and type of development. Refer to Engineering Standards | | | | | | ✓ | |
| 10 | **Fee** | $3,680 | | | | Cash, check or credit card. Check payable | | |

| Materials to be Provided by Applicant | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submittal Requirements | | Paper Copy – number and format | | | PDF | Notes | Required Submission (√) | Submitted by Applicant (√) |
| | | 8 ½ x11 | 11 x 17 | 24 x 36 | | | | |
| | | | | | | to the City of Glenwood Springs | | |
| 11 | **Other Materials** (list other materials that will be required) | | | | | | | |
| | Cost Reimbursement Agreement | | | | | | ✓ | |
| | Can and Will Serve Letter | | | | | If serviced by utilities outside the City. | ✓ | |
| | Housing Mitigation Plan | | | | | If 10 units or more | ✓ | |
| | Public Art Plan | | | | | | NO ✓ | |

Auto-turn radius for a bucket truck (fire truck)

Can & will serve for electric and possibly for water ✓

Can & will serve from West Glenwood Sanitation District ✓

**Notice of Public Hearing**

Date: January 3rd, 2025, at 10AM
Location: Community Center at 108 Wulfsohn Road
Project: Canyon Vista
Project Address: 51993 Hwy 6 & 24, Glenwood Springs, CO
Purpose: 80 units of affordable housing

Please take notice that Cohen Esrey Development Group will conduct a pre-application neighborhood meeting for a major site/architectural review and preliminary plat for the construction of a 80 multi-family apartment development.

The subject property on which the project is proposed is Parcels 1, 2A & 2B in the NW1/ 4SE / 4 of Section 5, Township 6 South, Range 89 West, 6th Principal Meridian, lying between county Road and US HWY No. 24. The property address is 51993 Hwy 6 in the City of Glenwood Springs, CO. The site is approximately 3.9 acres in size and is zoned Mixed Use Corridor (M1). The property is owned by Margaret O. Macpherson and under contract for sale to Cohen Esrey Development Group.

The meeting will be held on Friday, January 3rd at 10:00 AM at the Community Center, 108 Wulfsohn Road.

**Canyon Vista** is an all-electric, solar-powered, workforce housing community where local families can grow and thrive in the beautiful surroundings of West Glenwood Springs.


CERTIFIED MAIL
U.S. Postal Service
CERTIFIED MAIL® RECEIPT

**Glenwood Springs Office**
910 Grand Avenue, Suite 201
Glenwood Springs, Colorado 81601
Telephone (970) 947-1936
Facsimile (970) 947-1937

# GARFIELD & HECHT, P.C.

ATTORNEYS AT LAW
Since 1975

www.garfieldhecht.com

Haley Carmer
hcarmer@garfieldhecht.com

January 24, 2025

Community Development Department
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

RE: 51993 Highway 6 & 24
Mineral Ownership Research

Greetings:

Please accept this letter on behalf of Canyon Vista, LLC ("Applicant"). In connection with Applicant's major site/architectural plan application (the "Application") concerning the property located at 51993 Highway 6 & 24 in Glenwood Springs (the "Property"), we were asked to identify all mineral owners, if any, entitled to notice of the hearing on the Application under C.R.S. § 24-65.5-103. Our research did not identify any mineral right owners separate from the owner of the Property.

To identify potential mineral owners, we reviewed the title commitment for the Property, searched the clerk & recorder records for notices of mineral ownership in the section/township/range where the Property is located, and contacted the Garfield County Clerk & Recorder's office and the County Assessor's office to confirm that neither office is otherwise tracking or has received a request for notice from mineral owners on or in the vicinity of the Property. The title commitment did not reveal any reservations or conveyances of mineral interests in the Property or any other evidence of a potential separate mineral owner. Additionally, our search of the Clerk & Recorder's records did not reveal any notices filed pursuant to C.R.S. § 24-65.5-103(1)(a)(I)(b), and neither County office indicated that they are tracking or have received a request for notice from mineral owners related to the Property.

Please contact us if you have any questions regarding this letter or our findings or need any additional information. Thank you.

Sincerely,
Garfield & Hecht, P.C.

By: Haley Carmer

3147903.1

## CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103

I hereby affirm that an examination of the records in the office of the County Clerk and Recorder was made in accordance with C.R.S. 24-65.5-103 et seq. and

(check applicable box and fill in the information)

After such examination on 1/22/25, which is not less than thirty (30) days before the date scheduled for the initial public hearing on the application for the development known as Canyon Vista, notice was sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the below-named mineral right owner(s) as listed in the records of the County Clerk and Recorder, containing the time and place of the initial public hearing, and contact information of the Community Development Department, the nature of the hearing, the location and legal description of the property that is the subject of the hearing, and the name of the applicant(s). Notice was also sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the City of Glenwood Springs, containing the name and address of the mineral right owners to whom the foregoing notice was sent. A copy of the notices sent is attached hereto.

| Listing of Mineral Right Owner(s) | Address |
|---|---|
| Not Applicable | |
| | |
| | |
| | |

Such records do not identify any mineral right owners; or

The mineral right owner(s) have provided a signed waiver of the right to notice in writing, a copy of which is attached hereto.

Jon Atlas Digitally signed by Jon Atlas Date: 2025.01.24 15:35:08 -06'00'

Applicant Signature

Surface Owner's Signature

Print Name

MARGARET O. MACPHERSON

Print Name

Subscribed and sworn to before me, a notary public in and for the County of Garfield, State of Colorado, this 27th day of January 2025, A.D.

Witness my hand and official seal

(SEAL)

Kathryn M. Karow
Notary Public

My commission expires: October 24, 2026

KATHRYN KAROW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224041099
MY COMMISSION EXPIRES 10/24/2026

**FAILURE TO PROVIDE THIS CERTIFICATION, INDICATING COMPLIANCE WITH C.R.S. 24-65.5-103 ET SEQ., IS LIKELY TO RESULT IN A CONTINUANCE OF THE HEARING.**

January 27, 2025

Cohen-Esrey Development Group
8500 Shawnee Mission Parkway, Suite 150
Merriam, KS 66202

Attention: Kyle Ervin
Project Manager

Subject: Site Earth Retaining Walls
Canyon Vista Project
51993 and 52003 Highway 6 and 24
Glenwood Springs, Colorado
Project No. GS06741.000-145

CTL|Thompson, Inc. (CTL|T) performed a geotechnical engineering investigation regarding the Canyon Vista Project proposed at 51993 and 52003 Highway 6 and 24 in Glenwood Springs, Colorado (Project No. GS06741.000-120; report dated May 3, 2023). CTL|T is providing geotechnical/geo-structural engineering consultation for the project. Based on the current development concept, earth retention will be needed for excavation along the north, east, and west sides of the subject site. The scope of CTL|T's services includes evaluation of potential earth retention systems and design of the appropriate systems.

## North Earth Retention Systems

Tiered, earth retaining walls are proposed in the north part of the property. The large-block, earth retention wall along the lower (south) side of Donegan Road will remain in place. Solar arrays are proposed on the benches between the retaining walls. In the opinion of CTL|T, mechanically stabilized earth (MSE) walls or large-block walls, such as Redi-Rock, are appropriate for the tiered earth retention walls. Design will need to consider potential foundations for the solar array racks.

An MSE structure consists of alternating layers of compacted structural fill and geogrid reinforcement. Mobilized friction between the geogrid and structural fill results in a zone of reinforced earth that essentially acts as a gravity retaining structure. The structure is faced with masonry blocks that are connected to the geogrid reinforcement.

Large-block walls (e.g., Redi-rock) are constructed with pre-cast concrete blocks that are available in a variety of styles and colors. Walls with heights of 9 to 10 feet can often be designed without geogrid reinforcement behind the wall. For this type of wall, the weight and interlocking nature of the blocks provides resistance to earth pressures in the retained slope.

## East and West Earth Retention Systems

Excavations for development of the subject site will extend below the adjacent properties. Single-tier, earth retention walls will be needed along the east and west property boundaries. Grading plans at this writing, indicate maximum wall heights of about 13 feet and 8

feet at the west and east sides of the parcel, respectively. CTL|T opines that large-block earth retaining walls can potentially be used for these locations, depending on final wall heights. Proximity of the walls to the east and west property boundaries would likely preclude use of geogrid reinforcement, which would likely be required for block walls higher than 9 to 10 feet.

An alternative system for higher earth retention walls could be micropiles. A micropile wall consists of small-diameter (less than 8 inches), drilled piers that are installed prior to excavation. Depending on the wall height, the system may require two rows of micropiles on a staggered alignment. In this circumstance, the front row would be vertical and the back row would be battered at about 15 degrees from vertical. In any case, a concrete, micropile cap beam is constructed along the tops of the micropiles to create an integrated wall system. The soils are then excavated to expose the "front" side of the micropiles. Welded-wire mesh and shotcrete is then utilized to create a facing against the exposed side of the vertical micropiles.

## Earth Retention Design

When grading plans are finalized, CTL|T will assist the client with selection of an appropriate system for each location that requires earth retention. CTL|T will perform design calculations and develop construction plans for MSE structures and large-block walls. In our experience, it is best to retain a design-build shoring contractor to assist with the design and development of construction plans for micropile systems. This allows the contractor to provide CTL|T with input regarding issues such as equipment constraints, material availability, and construction staging.

In each case, CTL|T will analyze global slope stability of the earth retention systems. A survey of existing and proposed grades will be important to facilitate design. Our analysis, will utilize the final civil engineering plans and will require ground surface contours that extend at least 50 feet beyond the property boundaries. CTL|T will need to coordinate with the designer of the solar arrays to ensure that the tiered wall system at the north is not compromised by foundations for the solar array racks.

CTL|T is available to discuss the contents of this letter. Please contact us if you have questions or need additional information.

CTL|THOMPSON, INC.

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Reviewed by:

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Division Manager
rbarbone@ctlthompson.com

CTL|THOMPSON

Founded in 1971

# GEOTECHNICAL ENGINEERING INVESTIGATION

## MULTI-FAMILY HOUSING PROJECT
## 51993 AND 52003 HIGHWAY 6 AND 24
## GLENWOOD SPRINGS, COLORADO

Prepared for:

COHEN-ESREY DEVELOPMENT GROUP
8500 Shawnee Mission Pkwy, Suite 150
Merriam, KS, 66202

Attention:
Kyle Ervin
Project Manager

CTL|T Project No. GS06741.000-120

May 3, 2023

# Table of Contents

## SCOPE

CTL|Thompson, Inc. (CTL|T) has completed a geotechnical engineering investigation for the multi-family housing project proposed at 51993 and 52003 Highway 6 and 24 in Glenwood Springs, Colorado. We conducted this investigation to evaluate subsurface conditions at the site and provide geotechnical engineering recommendations for the proposed development. The scope of our investigation was set forth in our Proposal No. 22-0247. Our report was prepared from data developed from our field exploration, laboratory testing, engineering analysis, and our experience with similar conditions. This report includes a description of the subsurface conditions encountered in our exploratory borings and provides geotechnical engineering recommendations for design and construction of the building foundations and floor slabs, earthwork, pavements and details influenced by the subsoils. A summary of our conclusions is below.

## SUMMARY OF CONCLUSIONS

1. Subsoils encountered in our exploratory borings at the site consisted of sandy to silty clay with occasional gravel underlain in two borings by silty to clayey gravel. Existing fill with a maximum thickness of about 6 feet has been placed as part of landscape grading at several locations. Groundwater was found at the bottom of one boring.

2. The natural subsurface condition has been significantly changed to accommodate past site usage. Our subsurface information indicates the sandy to silty clay at this site has potential for significant consolidation when wetted under building loads. We judge that the buildings can be constructed on footing foundations, provided the soils below the buildings are subexcavated to a depth of 3 feet below bottom of footings and replaced as densely compacted, structural fill. Existing fill should not support new construction.

3. We anticipate lower levels of the buildings will be utilized for parking and storage. We expect lower level floors will be slabs-on-grade. We recommend the soils below slab-on-grade floors be subexcavated to a depth of at least 3 feet and replaced as densely compacted, structural fill.

4. Site grading should be designed and constructed to rapidly convey surface water away from the buildings, pavements, and other flat-work.

## SITE CONDITIONS

The project is proposed on property consisting of three parcels referred to on an Improvement Survey Plat by The Sexton Survey Company (dated July 18, 2022) as Parcel 1, Parcel 2-A, and Parcel 2-B. The combined area of the three parcels is 3.932 acres. Parcel 1 is the southwest quarter of the property adjacent to Highway 6 and 24. Parcel 2-A is the eastern half of the property and Parcel 2-B is the northwest quarter of the property below Donegan Road. Existing structures on the property include a wood-framed commercial building, four wood-framed houses and several greenhouses. A swimming pool is adjacent to a multi-level house located on Parcel 2-B. Asphalt paved areas and several landscaping retaining walls are located between buildings on Parcel 1. Elevation on the property varies between 5750 feet and 5700 feet with slopes trending down towards the south. An aerial photograph of the site is shown on Figure 2. A photograph of the site at the time of our subsurface investigation is below.

Drill rig at TH-4 looking northwest

## PROPOSED CONSTRUCTION

The project is at the conceptual phase of planning. We reviewed conceptual plans by KTGY Architecture and Planning (dated April 10, 2023). Based on review of conceptual design plans we anticipate three, three-story, wood-framed buildings will likely be constructed. Parking and storage space will be incorporated into the lower levels. Lower-level floors in the buildings are planned as slabs-on-grade. We do not expect buildings will include below-grade areas, such as basements or crawl spaces. The uphill part of the lower level of most buildings will likely be partially below grade based on the building footprints and sloping ground topography. Maximum foundation excavation depths of about 10 feet are likely. Foundation loads along perimeter walls are likely to be between 1,500 and 3,000 pounds per linear foot with maximum interior column loads of less than 60 kips. We should be provided with architectural plans, as they are further developed, so that we can provide geotechnical/geo-structural engineering input. Interior roads will include two switchbacks and a cul-de-sac at the road termination.

## SUBSURFACE CONDITIONS

We investigated subsurface conditions by drilling six exploratory borings (TH-1 through TH-6) at the site. The borings were drilled on April 14, 2023 with a 4-inch diameter solid-stem auger and a track-mounted drill rig at the approximate locations shown on Figures 2 and 3. Exploratory drilling operations were directed by our representative, who logged subsurface conditions and obtained representative samples of the soils.

Subsoils encountered in our exploratory borings drilled at the site consisted of sandy to silty clay with occasional gravel underlain at two locations by silty to clayey gravel to the total explored depth of 31 feet. The clay was soft to stiff and moist to very moist. The gravel was medium dense to very dense and moist to wet. Existing fill with a maximum thicknesses of about 6 feet has been placed as

part of landscape grading at several locations. Groundwater was found in the bottom of one boring at a depth of about 31 feet. PVC pipe was installed in five borings, prior to backfilling, to facilitate subsequent checks of groundwater. Graphic logs of the soils found in our exploratory borings are shown on Figure 4. A photograph taken during our field investigation is below.

Drill rig at TH-6 looking north

Samples of the soils obtained from our exploratory borings were returned to our laboratory for pertinent testing. Four samples selected for one-dimensional, swell-consolidation testing exhibited 0.0 to 0.1 percent consolidation when wetted under a load of 1,000 psf. Atterberg limits testing on three samples of the soils indicated liquid limits of 26 to 27, plasticity indices of 10 to 12 percent, and 35 to 77 percent silt and clay (passing No. 200 Sieve). Gradation testing on two samples determined 35 and 10 percent gravel, 33 and 44 percent sand, and 32 and 46 percent silt and clay. One sample of the soil tested contained 0.02 percent water-soluble sulfates. Results of swell-consolidation testing and gradation testing are shown on Figures 5 through 7. Laboratory testing is summarized on Table I.

## EARTHWORK

### Excavations

We expect maximum excavation depths to the foundation levels will be about 10 feet. We are recommending a minimum 3 feet subexcavation and replacement with structural fill below the building foundations and floor slabs. Therefore, maximum excavation depths may be near 13 feet. Our subsurface investigation indicates that excavations at the site can be accomplished with conventional, heavy-duty excavation equipment, such as a medium size trackhoe. Sides of excavations deeper than 5 feet must be sloped or braced to meet local, state, and federal safety regulations. The sandy to silty clay soil will likely classify as a Type B, and the gravel as Type C soil based on OSHA criteria. Sides of excavations in Type B and Type C soils should be no steeper than 1 to 1 (horizontal to vertical) and 1.5 to 1, respectively. Contractors are responsible for site safety and providing and maintaining safe and stable excavations. Contractors should identify the soils encountered and ensure that OSHA standards are met.

Free groundwater was encountered in one exploratory boring at a depth of 31 feet. We do not expect that excavations for the proposed construction will penetrate a free groundwater table. We suggest excavations be sloped to a gravity discharge or to a temporary sump where water from precipitation can be removed by pumping.

### Subexcavation and Structural Fill

Existing fill should be removed from below new construction. The upper subsurface varies significantly as a result of past usage. The sandy to silty clay at the site has potential for significant consolidation when wetted under building loads. We recommend the soils below each building foundation and floor slab be subexcavated to a depth of at least 3 feet and replaced with properly-compacted,

structural fill. The subexcavation process should extend laterally at least 1 foot beyond the perimeter of each building. Structural fill should consist of CDOT Class 6 aggregate base course or similar soil. A sample of the desired import soil should be submitted to our office for approval.

Structural fill should be placed in loose lifts of 8 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content and compacted to at least 98 percent of standard Proctor (ASTM D 698) maximum dry density. Moisture content and density of structural fill should be checked by a representative of our firm during placement. Observation of the compaction procedure is necessary.

## Foundation Wall Backfill

Proper placement and compaction of foundation wall backfill is important to reduce infiltration of surface water and settlement from consolidation of the backfill soils. This is especially important for backfill areas that will support concrete slabs, such as driveways and patios. The soils excavated from the site can be used as backfill, provided they are free of rocks larger than 3-inches in diameter, organics, and debris.

Backfill should be placed in loose lifts of approximately 10 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor (ASTM D 698) maximum dry density. Our representative should test moisture content and density of the backfill during placement.

## Site Grading Fill

Site grading fill will be required to achieve desired pavement and flatwork subgrade elevations. The on-site soils can be used as common site grading fill,

provided they are free of rocks larger than 3-inches in diameter, organics, and debris.

Site grading fill should be placed in loose lifts of approximately 10 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor (ASTM D 698) maximum dry density. Our representative should test moisture content and density of the backfill during placement.

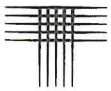
## Utility Trench Backfill

Recompaction of trench backfill will have a significant effect on the life and serviceability of pavements. Improper compaction of trench backfill can cause backfill materials to consolidate leading to potentially severe pavement deformity. The on-site soils free of rocks larger than 3 inches in diameter, organics, and debris can be used as utility trench backfill.

Trench backfill should be placed in loose lifts of 10 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor (ASTM D698) maximum dry density. Special care is needed for backfill adjacent to manholes and vertical riser pipes. The placement and compaction of backfill should be observed and tested by our firm during construction.

## Pavement Subgrade Preparation

Subgrade soils below pavements should be scarified to a depth of at least 8 inches and moisture-conditioned to within 2 percent of optimum moisture content. The subgrade soils should be compacted to at least 95 percent of standard Proc-



tor (ASTM D698) maximum dry density. This process is also recommended beneath all curb, gutter, and sidewalk. During construction, careful attention should be paid to compaction and around manholes and vertical riser pipes.

After the subgrade has been compacted and tested, the areas should be proof-rolled to check for soft or deflecting areas. We recommend proof-rolling with a heavy, pneumatic-tired vehicle, such as a loaded dump truck or water truck. The proof-roll should be performed while moisture contents of the subgrade are still within recommended limits. CTL|T should be called to observe proof-rolling. Areas of soft subgrade should be stabilized. We can provide geotechnical engineering input if areas require stabilization.

## FOUNDATIONS

Existing fill should be removed from below new construction. The upper subsurface varies significantly as a result of past usage. Our subsurface information indicates the sandy to silty clay soil at this site has potential for significant consolidation when wetted under building loads. We judge that the buildings can be constructed on footing foundations, provided the soils below the buildings are subexcavated to a depth of at least 3 feet below bottom of footings, moisture-treated, and replaced as properly-compacted, structural fill. The structural fill should be in accordance with recommendations in the Subexcavation and Structural Fill section.

A positive foundation/floor alternative we believe should be considered is a mat foundation supported on a layer of structural fill. Recommended structural fill thickness would be 18 to 24 inches and the mat could be normally reinforced or be constructed with post tensioned reinforcement. We can provide recommendations for a mat foundation for consideration, if requested.

Recommended design and construction criteria for footings are below. These criteria were developed based on our analysis of field and laboratory data, as well as our engineering experience.

1. Footings should be supported on a minimum 3-feet thickness of properly-compacted, structural fill in accordance with the Subexcavation and Structural Fill section.

2. Footings on the structural fill can be designed for a maximum net allowable bearing pressure of 3,000 psf. The weight of backfill soil above the footings can be neglected for bearing pressure calculation.

3. A friction factor of 0.35 can be used to calculate resistance to sliding between the concrete footings and the structural fill soil.

4. Continuous wall footings should have a minimum width of at least 16 inches. Foundations for isolated columns should have minimum dimensions of 24 inches by 24 inches. Larger sizes may be required, depending upon foundation loads.

5. Grade beams and foundation walls should be well-reinforced. We recommend reinforcement sufficient to span an unsupported distance of at least 12 feet.

6. The soils under exterior footings should be protected from freezing. We recommend the bottom of footings be constructed at least 36 inches below finished exterior grades. The building department should be consulted regarding required frost protection requirements.

## SLAB-ON-GRADE FLOORS

Lower level floors in the buildings are anticipated to be utilized for vehicle parking and storage. We anticipate lower level floors will be constructed as slabs-on-grade. The sandy to silty clay soil at the site has potential for consolidation when wetted. Past landscape grading has resulted in variable upper soil conditions across the site with variable support characteristics. We recommend subexcavation of the soils below the floor slabs to a depth of at least 3 feet and replaced with structural fill. The structural fill should be in accordance with recommendations in the Subexcavation and Structural Fill section.

Based on our analysis of field and laboratory data, as well as our engineering experience, we recommend the following precautions for slab-on-grade construction at this site.

1. Slabs should be separated from exterior footings and interior columns with slip joints that allow free vertical movement of the slabs.

2. Underslab plumbing should be pressure tested for leaks before the slabs are constructed. Plumbing and utilities which pass through slabs should be isolated from the slabs with sleeves and provided with flexible couplings to slab supported appliances.

3. Exterior concrete flatwork should be isolated from the buildings. The exterior slabs should be well-reinforced to function as independent units. Movements of these slabs should not be transmitted to the buildings.

4. Frequent control joints should be provided, in accordance with American Concrete Institute (ACI) recommendations, to reduce problems associated with shrinkage and curling.

5. The International Building Code (IBC) may require a vapor retarder be placed between the subgrade soils and concrete slab-on-grade floors. The merits of installation of a vapor retarder below floor slabs depend on the sensitivity of floor coverings and building to moisture. A properly installed vaper retarder (10 mil minimum) is more beneficial below concrete slab-on-grade floors where floor coverings will be sensitive to moisture.

## BELOW-GRADE CONSTRUCTION

We understand the buildings will not be constructed with below-grade areas, such as basements or crawl spaces. If construction plans evolve to include below-grade areas, we should be informed so that we can provide recommendations for lateral earth pressures and subsurface drainage systems.

## SURFACE DRAINAGE

Surface drainage is critical to the performance of foundations, floor slabs, and concrete flatwork. Site grading should be designed to rapidly convey surface water away from the buildings. Proper surface drainage and irrigation practices can help control the amount of surface water that penetrates to foundation levels and contributes to settlement or heave of soils that support foundations and slabs-on-grade. Positive drainage away from the foundation and avoidance of irrigation near the foundation also help to avoid excessive wetting of backfill soils, which can lead to increased backfill settlement and possibly to higher lateral earth pressures, due to increased weight and reduced strength of the backfill. We recommend the following precautions.

1. Where feasible the ground surface surrounding the exterior of the buildings should be sloped to drain away from the buildings in all directions. We recommend a minimum constructed slope of at least 12 inches in the first 10 feet (10 percent) in landscaped areas around the buildings.

2. Backfill around the foundation walls should be moisture-treated compacted pursuant to recommendations in the Foundation Wall Backfill section.

3. The buildings should be provided with roof gutters and downspouts. The downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and/or extensions should be provided at all downspouts so water discharges onto the ground beyond the backfill.

4. Landscaping should be carefully designed and maintained to minimize irrigation. Plants placed close to foundation walls should be limited to those with low moisture requirements. Sprinklers should not discharge within 5 feet of foundations. Plastic sheeting should not be placed beneath landscaped areas adjacent to foundation walls or grade beams. Geotextile fabric will inhibit weed growth yet still allow natural evaporation to occur.

## PAVEMENTS

Based upon our laboratory testing, the on-site sandy clay soils generally classify as AASHTO Group A-6. We estimated a subgrade resilient modulus ($M_R$) of 3,500 psi for these soils. The pavements will likely be primarily subject to automobile traffic. We used an estimated 20-year Equivalent Single Axle Load (ESAL) value of 73,000 for our calculations. Our recommended minimum pavement section alternatives are on Table 1 below.

Table 1

Recommended Pavement Section Alternatives

| Asphalt Concrete + Aggregate Base Course (AC+ABC) | Portland Cement Concrete (PCC) |
|---|---|
| 4.0" AC + 8.0" ABC | 6.0" PCC |

*A geotextile fabric, such as Mirafi 600x or equivalent, is recommended below the aggregate base course.

Our experience indicates problems with asphalt pavements can occur in areas where heavy trucks drive and turn at low speeds. In areas of concentrated loading and turning movements by heavy trucks, such as entrances and dumpster pads, we recommend Portland cement concrete pavement that is at least 6-inches thick.

The performance of a pavement system is as much a function of the quality of the paving materials and construction, as well as the support characteristics of the subgrade soil. If the pavement system is constructed of interior material, then the life and serviceability of the pavement will be substantially reduced. We have included pavement materials and construction recommendations in Appendix A.

A primary cause of early pavement deterioration is water infiltration into the pavement system. The addition of moisture usually results in softening of base

course and subgrade and the eventual failure of the pavement. We recommend pavement surface be designed for rapid removal of surface water. Final grading should be carefully controlled so that design cross-slope is maintained and low spots in the subgrade, which could trap water are eliminated. Portland cement concrete drainage pans should be considered in areas where water will be flowing across pavement surfaces.

## CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured water-soluble sulfate concentration of 0.02 percent in a sample of the soil from the site (see Table I). For this level of sulfate concentration, ACI 332-08, "Code Requirements for Residential Concrete", indicates there are no special sulfate resistance requirements for cement in concrete that is in contact with the subsoils.

In our experience, superficial damage may occur to the exposed surfaces of highly permeable concrete. To control this risk and to resist freeze thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high-water tables. Concrete should have a total air content of 6% +/-1.5%. We recommend all foundation walls and grade beams in contact with the subsoils be damp-proofed.

## CONSTRUCTION OBSERVATIONS

We recommend that CTL|Thompson, Inc. be retained to provide construction observation and materials testing services for the project. This would allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate. It is also beneficial to projects, from economic and practical standpoints,

when there is continuity between engineering consultation and the construction observation and materials testing phases.

## GEOTECHNICAL RISK

The concept of risk is an important aspect of any geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations in any geotechnical evaluation should not be considered risk-free and are not a guarantee that the interaction between the soils and the proposed structure will lead to performance as desired or intended. Our recommendations in the preceding sections constitute our estimate of those measures that are necessary to help the buildings perform satisfactorily. It is critical that all recommendations in this report are followed.

This report has been prepared for the exclusive use of Cohen-Esrey Development Group. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structures proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice continuously change in geotechnical engineering. The recommendations provided in this report are appropriate for about three years. If the proposed project is not constructed within three years, we should be contacted to determine if we should update this report.

## LIMITATIONS

Our exploratory borings provide a reasonable characterization of subsurface conditions at the site. Variations in the subsurface conditions not indicated by

borings will occur. We should be provided with architectural plans, as they are further developed, so that we can provide geotechnical/geo-structural engineering input.

This investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by geotechnical engineers currently practicing under similar conditions in the locality of this project. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this report, please call.

CTL|THOMPSON, INC.

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Senior Principal Engineer
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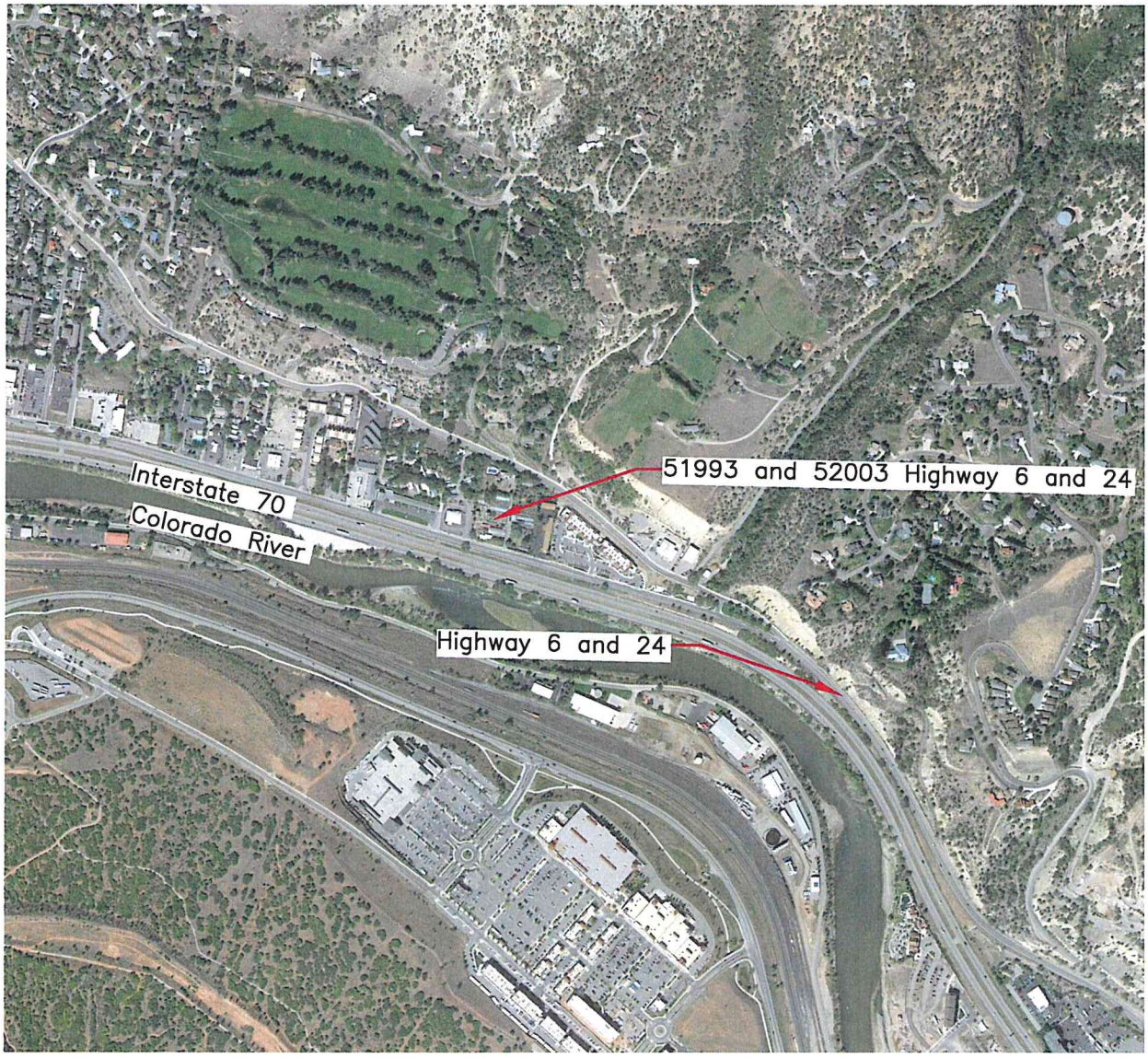
Reviewed by:


Ryan R. Barbone, P.E.
Division Manager
rbarbone@ctlthompson.com

0 500 1,000

SCALE: 1" = 1,000'

NOTE: SATELLITE IMAGE FROM GOOGLE EARTH (COPYRIGHT APRIL 2023)




COHEN-ESREY DEVELOPMENT GROUP
51993 AND 52003 HIGHWAY 6 AND 24
CTL/T PROJECT NO. GS06741.000-120

# Vicinity Map

FIG. 1

LEGEND:

TH–1 ● APPROXIMATE LOCATION OF EXPLORATORY BORING

—— APPROXIMATE LOCATION OF PROPERTY BOUNDARIES

NOTE: SATELLITE IMAGE FROM GOOGLE EARTH (DATED APRIL 2023)

0 50 100

SCALE: 1" = 100'


COHEN-ESREY DEVELOPMENT GROUP
51993 AND 52003 HIGHWAY 6 AND 24
CTL/T PROJECT NO. GS06741.000-120

**Aerial Photograph**

FIG. 2

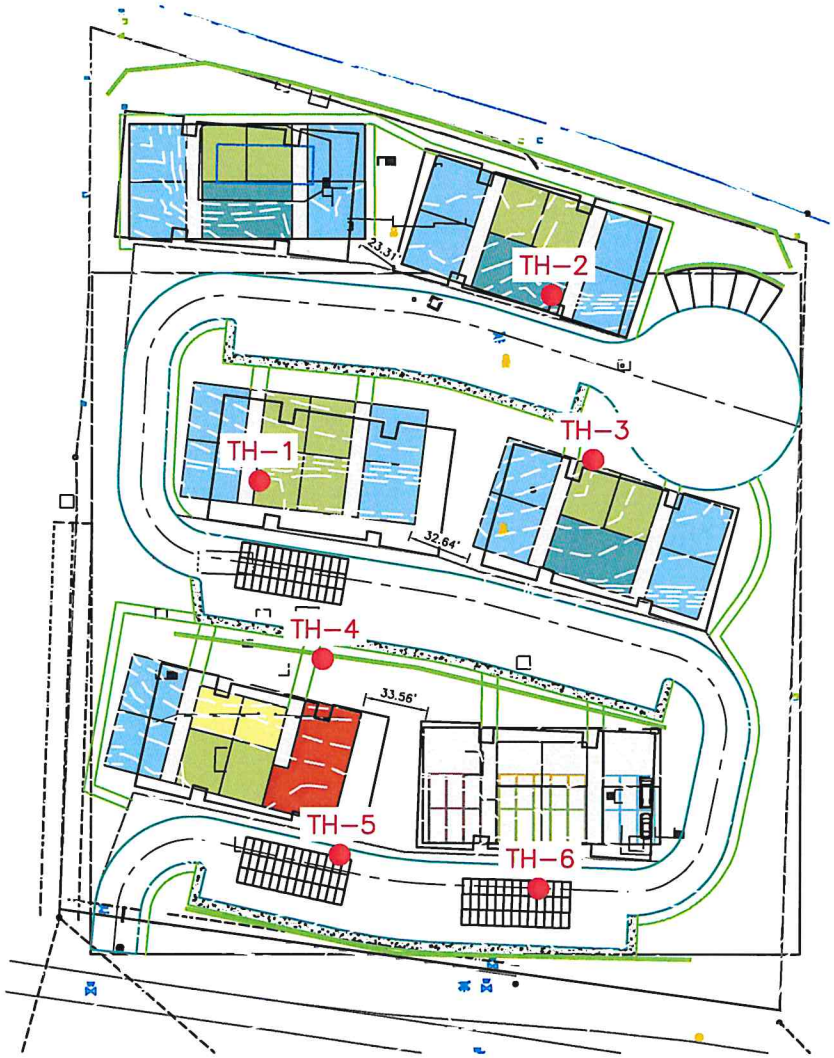
LEGEND:

TH–1 APPROXIMATE LOCATION OF EXPLORATORY BORING

NOTE: BASE DRAWING BY SGM, INC. (DATED MARCH 6, 2023)

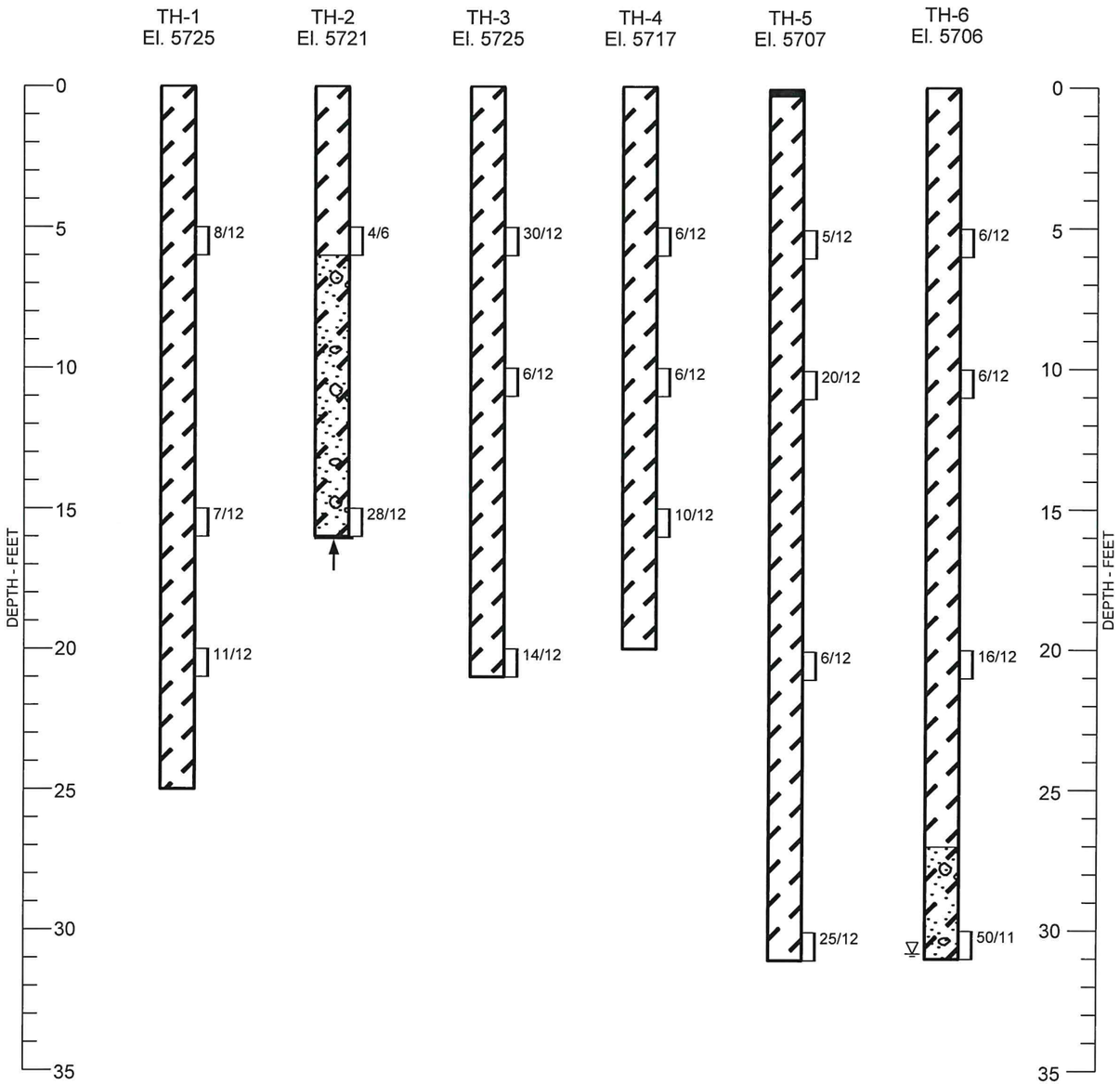
0 50 100

SCALE: 1" = 100'




COHEN-ESREY DEVELOPMENT GROUP
51993 AND 52003 HIGHWAY 6 AND 24
CTL/T PROJECT NO. GS06741.000-120

**Proposed Site Plan** FIG. 3




**LEGEND:**

ASPHALT CONCRETE PAVEMENT

CLAY, SANDY, SILT, GRAVEL, MOIST TO VERY MOIST, SOFT TO STIFF, DARK BROWN, BROWN. (CL, SC)

GRAVEL, CLAYEY, SAND, SILT, MOIST TO WET, MEDIUM DENSE TO VERY DENSE, BROWN. (GC)

THE SYMBOL 8/12 INDICATES 8 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. CALIFORNIA-BARREL SAMPLER 12 INCHES.

INDICATES PRACTICAL AUGER REFUSAL.

DEPTH AT WHICH GROUNDWATER WAS ENCOUNTERED AT THE TIME OF DRILLING.

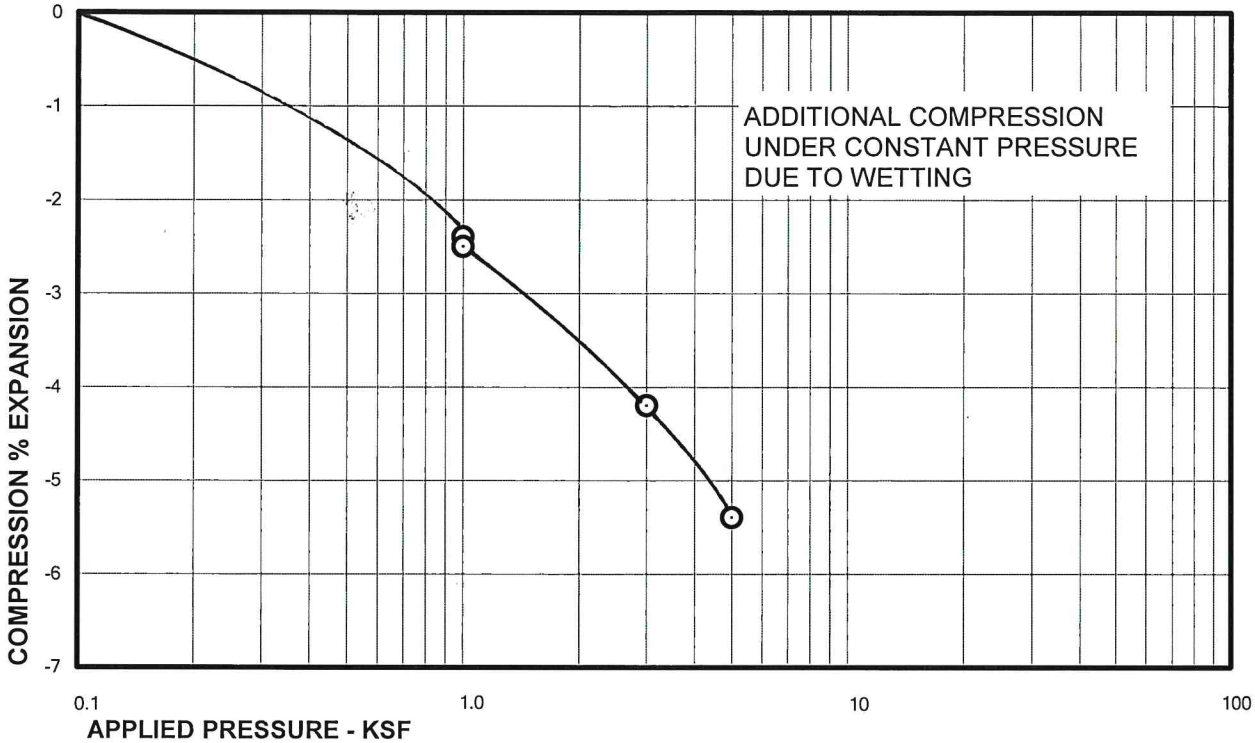
**NOTES:**

1. EXPLORATORY BORINGS WERE DRILLED WITH 4-INCH DIAMETER SOLID-STEM AUGER AND A TRACK-MOUNTED DRILL RIG ON APRIL 14, 2023.
2. PVC PIPE WAS PLACED IN TH-1, TH-3, TH-4, TH-5, AND TH-6 TO FACILITATE SUBSEQUENT CHECKS FOR GROUNDWATER.
3. EXPLORATORY BORINGS ARE SUBJECT TO THE EXPLANATIONS AND LIMITATIONS CONTAINED IN THE REPORT.

COHEN-ESREY DEVELOPMENT GROUP
51993 AND 52003 HIGHWAY 6 AND 24
PROJECT NO. GS06741.000-120

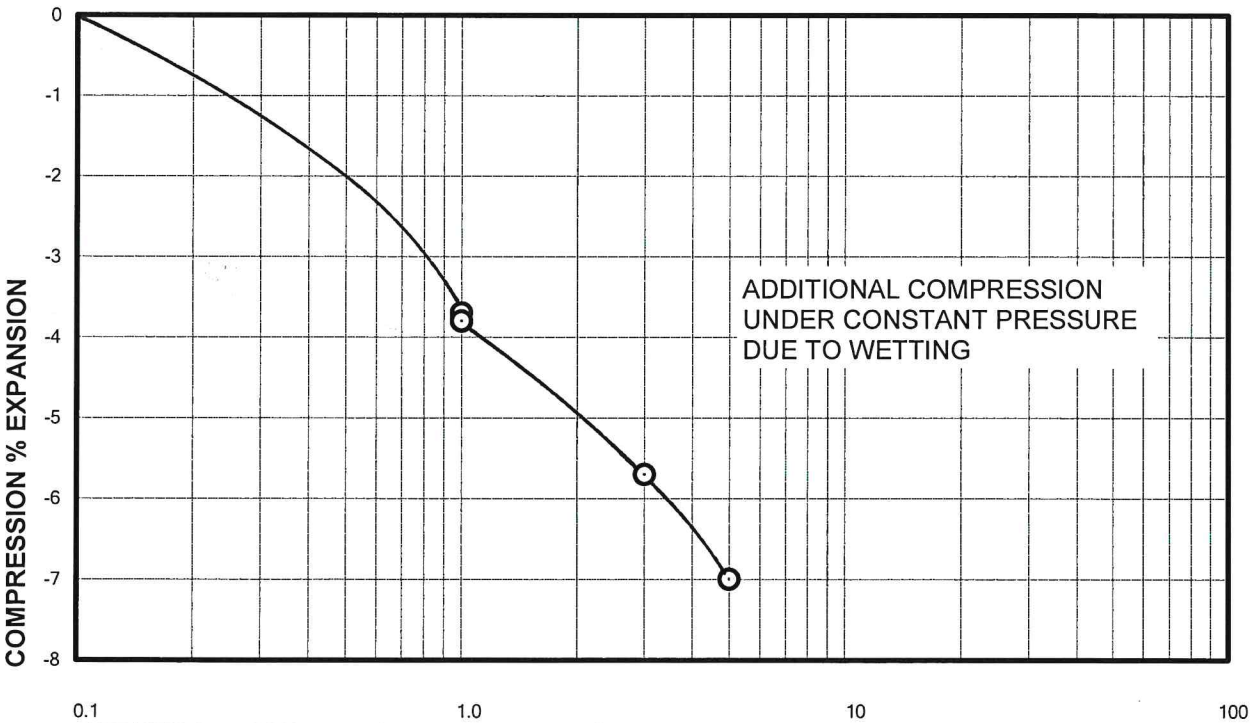
**SUMMARY LOGS OF EXPLORATORY BORINGS**

FIG. 4




Sample of CLAY, SANDY (CL)
From TH-1 AT 5 FEET

DRY UNIT WEIGHT= 107 PCF
MOISTURE CONTENT= 15.7 %



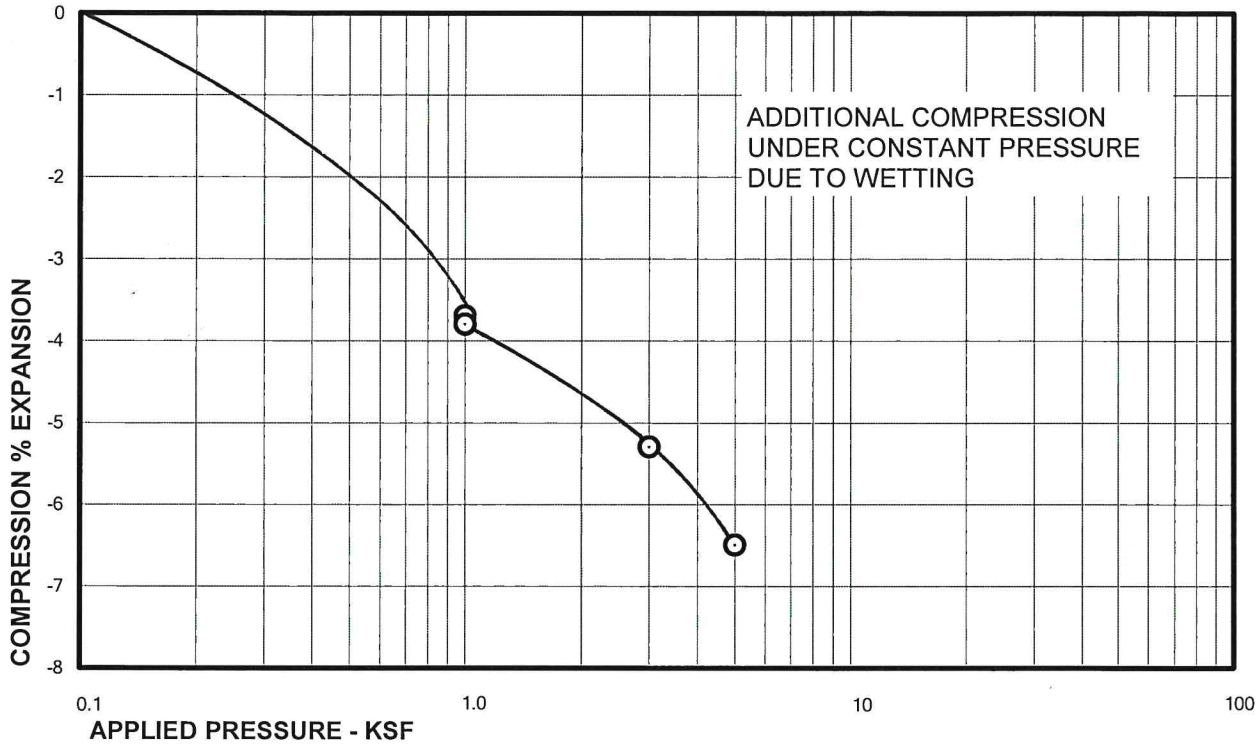

Sample of CLAY, SANDY (CL)
From TH-4 AT 10 FEET

DRY UNIT WEIGHT= 110 PCF
MOISTURE CONTENT= 12.0 %

**COHEN-ESREY DEVELOPMENT GROUP**
**51993 AND 52003 HIGHWAY 6 AND 24**
**CTL|T PROJECT NO. GS06741.000-120**

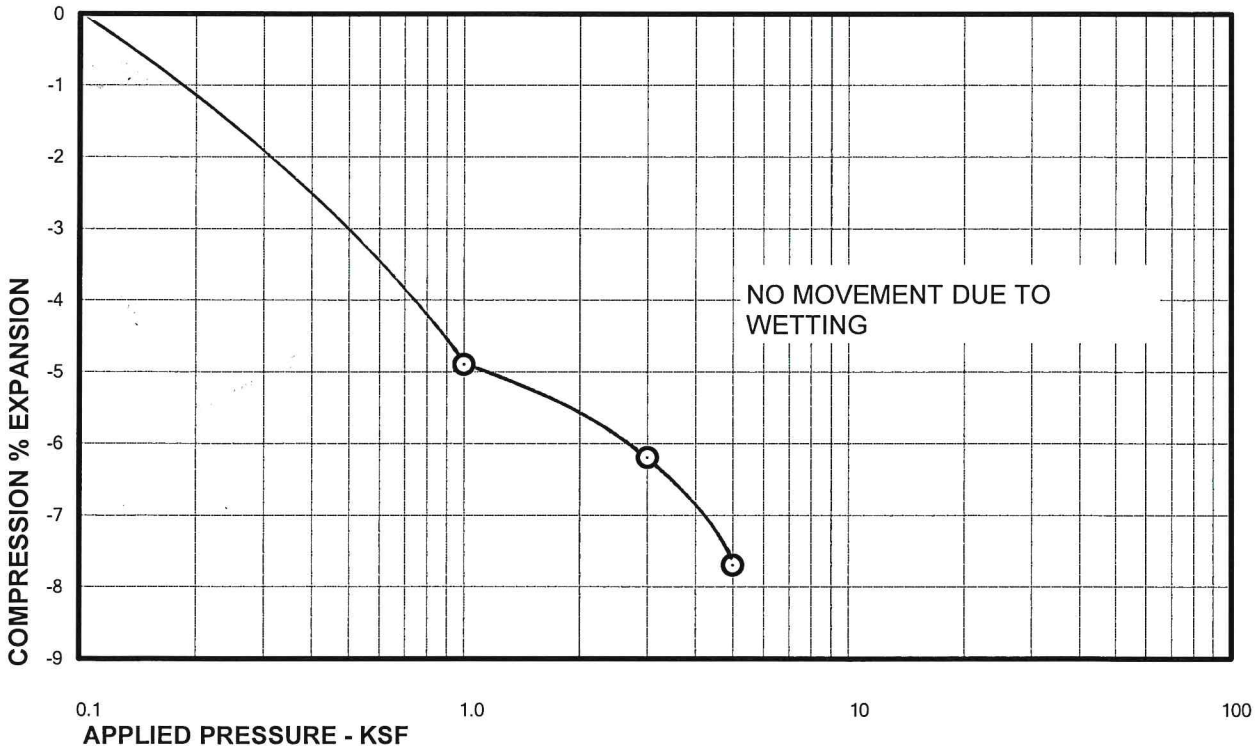
## Swell-Consolidation Test Results

FIG. 5




Sample of CLAY, SANDY (CL)
From TH-6 AT 5 FEET

DRY UNIT WEIGHT= 105 PCF
MOISTURE CONTENT= 17.4 %



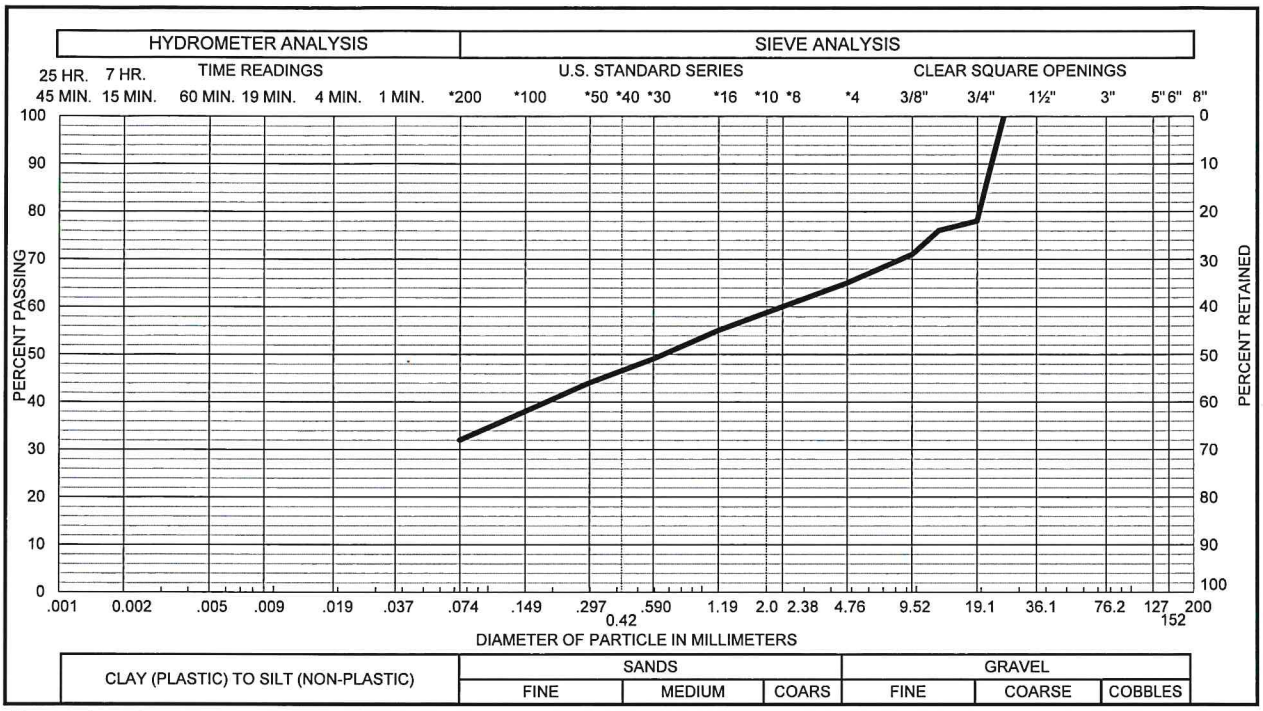

Sample of CLAY, SANDY (CL)
From TH-6 AT 10 FEET

DRY UNIT WEIGHT= 107 PCF
MOISTURE CONTENT= 14.4 %

**COHEN-ESREY DEVELOPMENT GROUP**
**51993 AND 52003 HIGHWAY 6 AND 24**
**CTL|T PROJECT NO. GS06741.000-120**

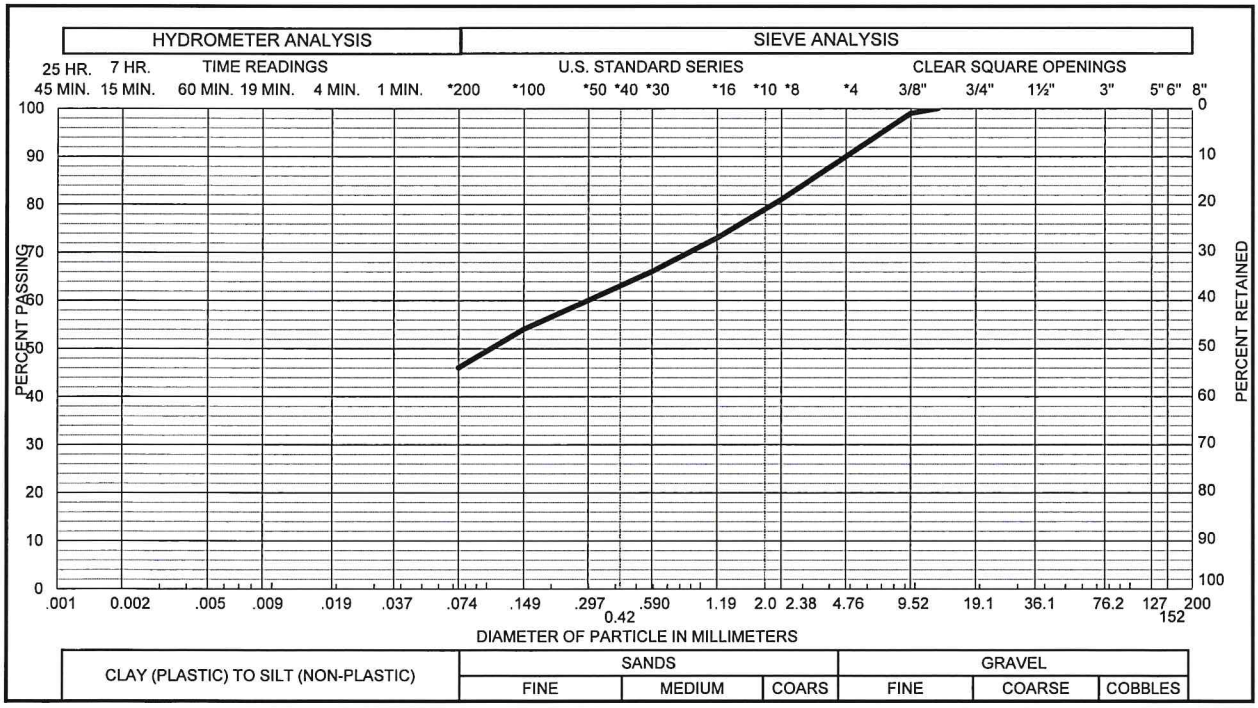
## Swell-Consolidation Test Results

FIG. 6




Sample of GRAVEL, CLAYEY (GC)
From TH - 1 AT 10 FEET

| | | | |
|---|---|---|---|
| GRAVEL | 35 % | SAND | 33 % |
| SILT & CLAY | 32 % | LIQUID LIMIT | % |
| PLASTICITY INDEX | | | % |




Sample of SAND, CLAYEY (SC)
From TH - 2 AT 15 FEET

| | | | |
|---|---|---|---|
| GRAVEL | 10 % | SAND | 44 % |
| SILT & CLAY | 46 % | LIQUID LIMIT | % |
| PLASTICITY INDEX | | | % |

**COHEN-ESREY DEVELOPMENT GROUP**
**51993 AND 52003 HIGHWAY 6 AND 24**
**CTL|T PROJECT NO. GS06741.000-120**

# Gradation Test Results

FIG. 7

## TABLE I

### SUMMARY OF LABORATORY TESTING
### CTL|T PROJECT NO. GS06741.000-120

| EXPLORATORY BORING | DEPTH (FEET) | MOISTURE CONTENT (%) | DRY DENSITY (PCF) | ATTERBERG LIMITS | | *SWELL (%) | SOLUBLE SULFATES (%) | PERCENT GRAVEL (%) | PERCENT SAND (%) | PASSING NO. 200 SIEVE (%) | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | LIQUID LIMIT (%) | PLASTICITY INDEX (%) | | | | | | |
| TH-1 | 5 | 15.7 | 107 | | | -0.1 | | | | | CLAY, SANDY (CL) |
| TH-1 | 10 | 11 | | | | | | 35 | 33 | 32 | GRAVEL, CLAYEY (GC) |
| TH-2 | 15 | 4.6 | | | | | | 10 | 44 | 46 | SAND, CLAYEY (SC) |
| TH-3 | 10 | 14.4 | 114 | 26 | 10 | | | | | 39 | SAND, CLAYEY (SC) |
| TH-4 | 10 | 12 | 110 | | | -0.1 | | | | | CLAY, SANDY (CL) |
| TH-5 | 5 | 14.3 | 113 | 27 | 11 | | | | | 35 | SAND, CLAYEY (SC) |
| TH-5 | 20 | 25.1 | 101 | 27 | 12 | | | | | 77 | CLAY, SANDY (CL) |
| TH-6 | 5 | 17.2 | 105 | | | -0.1 | 0.02 | | | | CLAY, SANDY (CL) |
| TH-6 | 10 | 14.4 | 107 | | | 0.0 | | | | | CLAY, SANDY (CL) |

* SWELL MEASURED WITH 1000 PSF APPLIED PRESSURE. NEGATIVE VALUE INDICATES COMPRESSION.

# APPENDIX A

# PAVEMENT MATERIALS AND CONSTRUCTION RECOMMENDATIONS

## PAVEMENT MATERIALS AND CONSTRUCTION RECOMMENDATIONS

Material properties and construction criteria for the pavement alternatives are provided below. These criteria were developed from analysis of the field and laboratory data and our experience. If the materials cannot meet these recommendations, then the pavement design should be reevaluated based upon available materials. Materials planned for construction should be submitted and the applicable laboratory tests performed to verify compliance with the specifications.

### Asphalt Concrete (AC)

1. HMA should be composed of a mixture of aggregate, filler, hydrated lime and asphalt cement. Some mixes may require polymer modified asphalt cement or make use of up to 20 percent reclaimed asphalt pavement (RAP). A job mix design is recommended and periodic checks on the job site should be made to verify compliance with specifications.

2. HMA should be relatively impermeable to moisture and should be designed with crushed aggregates that have a minimum of 80 percent of the aggregate retained on the No. 4 sieve with two mechanically fractured faces.

3. Gradations that approach the maximum density line (within 5 percent between the No. 4 and 50 sieves) should be avoided. A gradation with a nominal maximum size of 1 or 2 inches developed on the fine side of the maximum density line should be used.

4. Total void content, voids in the mineral aggregate (VMA) and voids filled should be considered in the selection of the optimum asphalt cement content. The optimum asphalt content should be selected at a total air void content of approximately 4 percent. The mixture should have a minimum VMA of 14 percent and between 65 percent and 80 percent of voids filled.

5. Asphalt cement should meet the requirements of the Superpave Performance Graded (PG) Binders. The minimum performing asphalt cement should be PG 58-28 for use in the Glenwood Springs area.

6. Hydrated lime should be added at the rate of 1 percent by dry weight of the aggregate and should be included in the amount passing the No. 200 sieve. Hydrated lime for aggregate pretreatment should conform to the requirements of ASTM C 207, Type N.

7. Paving should only be performed when subgrade temperatures are above 40°F and air temperature is at least 40°F and rising.

8. HMA should not be placed at a temperature lower than 245°F for mixes containing PG 58-28 asphalt, and 290°F for mixes containing polymer modified asphalt. The breakdown compaction should be completed before the mixture temperature drops 20°F.

9. The maximum compacted lift should be 3.0 inches and joints should be staggered. No joints should be placed within wheel paths.

10. HMA should be compacted to between 92 and 96 percent of Maximum Theoretical Density. The surface shall be sealed with a finish roller prior to the mix cooling to 185°F.

11. Placement and compaction of HMA should be observed and tested by a representative of our firm. Placement should not commence until the subgrade is properly prepared (or stabilized), tested and proof-rolled. Proof rolling should be performed with the heaviest machine available at the time. The proof-roller should be selected from machines providing both mass and high contact pressure.

**Aggregate Base Course (ABC)**

1. A Class 6 Colorado Department of Transportation (CDOT) specified aggregate base course should be used. A recycled concrete alternative which meets the Class 6 designation is also acceptable.

2. Aggregate base course should have a minimum Hveem stabilometer value of 78. Aggregate base course or recycled concrete material must be moisture stable. The change in R-value from 300 psi to 100 psi exudation pressure should be 12 points or less.

3. Aggregate base course or recycled concrete should be laid in thin lifts not to exceed 8 inches, moisture treated to within 2 percent of optimum moisture content, and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557, AASHTO T 180).

4. Placement and compaction of aggregate base course or recycled concrete should be observed and tested by a representative of our firm. Placement should not commence until the underlying subgrade is properly prepared and tested.

## Portland Cement Concrete (PPC) Recommendations

1. Portland cement concrete should have a minimum compressive strength of 4,200 psi at 28 days and a minimum modulus of rupture (flexural strength) of 650 psi in the field. A CDOT approved Class P mix design is also acceptable. A job mix design is recommended and periodic checks on the job site should be made to verify compliance with specifications.

2. Portland cement Type I or II can be used at this site and should conform to ASTM C 150.

3. Portland cement concrete should not be placed when the subgrade or air temperature is below 40°F.

4. Free water should not be finished into the concrete surface and finishers should not use a steel trowel on the surface. Atomizing nozzle pressure sprayers for applying finishing compounds are recommended whenever the concrete surface becomes difficult to finish.

5. Curing of the Portland cement concrete should be accomplished by the use of a curing compound. The curing compound should be applied in accordance with manufacturer recommendations.

6. Curing procedures should be implemented, as necessary, to protect the pavement against moisture loss, rapid temperature change, freezing, and mechanical injury.

7. Construction joints, including longitudinal joints and transverse joints, should be formed during construction or sawed after the concrete has begun to set, but prior to uncontrolled cracking.

8. All joints should be properly sealed using a rod back-up and approved sealant.

9. Traffic should not be allowed on the pavement until it has properly cured and achieved at least 80 percent of the design strength, with saw joints already cut.

10. Placement of Portland cement concrete should be observed and tested by a representative of our firm. Placement should not commence until the subgrade is properly prepared and tested.

# LEVEL TWO – AUXILIARY TURN LANE ASSESSMENT

## CANYON VISTA


**Prepared by**

SGM

DAN COKLEY, PE, PTOE
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1/30/25

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DANIEL J. COKLEY
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# TABLE OF CONTENTS

# List of Tables



# List of Figures



# List of Appendices

# 1.0 Introduction

This study is prepared using the guidelines of the Colorado Department of Transportation (CDOT) Level Two Auxiliary Turn Lane Assessment (TLA) and will satisfy City of Glenwood Springs Engineering Standards Chapter 5.11 Traffic Impact Analysis Standards. This TLA provides an estimate for design hour traffic generation to assess the impact of the proposed 80-unit Canyon Vista Apartments site development. The study site is shown outlined in white in the image below and is bounded by Donegan Road to the north, Highway 6 to the south, the Elks to the west and a RFTA housing to the east. The proposed site will have a single access location. The roadway network and study area are depicted in Figure 1.


FIGURE 1 - STUDY AREA

## 1.1 Project Description

The proposed Canyon Vista development is located at 51993 Highway 6 and is the former location of Glenwood Gardens. The full buildout development of the site will be analyzed in this TLA. A perspective view of the developed project is provided in Figure 2.

FIGURE 2 – PERSPECTIVE PLAN

## 2.0 Methodology and Assumptions

This Level Two TLA has been prepared in accordance with section 2.3(5) of the State Highway Access Code (SHAC) and the methodology and assumptions have been reviewed and approved by CDOT. The assumptions will provide a conservative analysis for the purposes of assessing operational and safety impacts resulting from the proposed development.

**Baseline Traffic** – The former Glenwood Gardens land use is calculated using ITE Trip Generation Manual, 11th Ed using Land Use Code 817 – Nursery (Garden Center).

*Highway 6 traffic volumes were counted on Tuesday January 28, 2025, and are adjusted by applying a seasonal factor based on CDOT Sta 000214 of 1.16.*

**Analysis Years**
Operational analysis of Baseline traffic (2025), 20-year Background traffic (2045) and 20-year Total traffic (2045) will be completed.

- *Baseline Traffic (2025) – The volumes based on description as outlined above.*
- Background Traffic (2045) – The volumes for this scenario were calculated by applying the 20-year factor of 1.22 from CDOT Sta 100391.
- Total traffic (2025 / 2045) – Canyon Vista buildout traffic volumes generated by SGM were added to the 2025 Baseline and 2045 Background traffic scenarios.

### Trip Generation Rates

The proposed trip generation for the development land use rate was developed from the ITE Trip Generation Manual, 11th Edition.

- **ITE Land Use 220** – Multi Family (low-rise), 80-unit apartment building(s).

TABLE 1 - TRIP GENERATION RATES

| | | | | Design Hour Rates | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | ITE | Weekday | AM | AM | AM | PM | PM | PM |
| **Land Use** | of Units | Code | Rate | Rate | Entering | Exiting | Rate | Entering | Exiting |
| Multi-Family (Low-rise) | 80 | 220 | 7.35 | 0.60 | 0.14 | 0.46 | 0.69 | 0.43 | 0.25 |

TABLE 2 - TRIP DISTRIBUTION

| | | Basis of | Time Period Used | Weekday Design Hour Distribution | | | | |
|---|---|---|---|---|---|---|---|---|
| | ITE Code | Rate | Above | AM IN | AM OUT | | PM IN | PM OUT |
| Multi-Family (Low-rise) | 220 | Fitted Curve | Peak Hour adjacent Street | 23% | 77% | | 63% | 37% |

### Design Hour Volume

The design hour volumes calculated in this study are based upon the peak hour of the adjacent street traffic for the proposed development land use types. The design hour volume used in this study is estimated to be the 30$^{th}$ highest hourly volume of the design year.

### Trip Reductions

Multi-modal trips could consist of walking, biking, car-pooling and transit options.

Glenwood Springs is an area known for hiking and biking, along with that comes increased percentages of valley residents who use those modes of transportation for commuting and other trips that typically would have been taken with vehicles. The typical US average walking and biking distance for a commute or other trip is 0.25 miles and 3 miles, respectively. With more prevalent use of alternative transportation in the region, it would be reasonable to assume those distances are increased in the area. The Canyon Vista apartments are within biking distance to downtown and walking distance to transit stops.

Given the multi-modal opportunities, a 5% reduction in trips associated with future residents is applied.

### Project Traffic Distribution

Canyon Vista trip distribution is based on previous studies in the vicinity traffic distribution at the project intersection is assumed to be 40% oriented westerly / 60% oriented easterly.

### Intersection Capacity Analysis

AM and PM level of service estimates were prepared in accordance with the Highway Capacity Manual 6$^{th}$ Edition (Transportation Research Board, 2016).

For unsignalized intersections, the Highway Capacity Manual defines level of service and delay in terms of seconds of stopped delay per vehicle, which is based on the number of acceptable gaps in the conflicting traffic stream. In general, the traffic movements analyzed are those controlled by stop signs or yield signs, and the left turn movements from the uncontrolled major street. The following table represents the level of service criteria for unsignalized intersections:

TABLE 3 - LEVEL OF SERVICE (LOS) CRITERIA UNSIGNALIZED INTERSECTIONS

| Level of Service | Delay (seconds) |
|---|---|
| A | < 10.0 |
| B | 10.1 to 15 |
| C | 15.1 to 25 |
| D | 25.1 to 35 |
| E | 35.1 to 50 |
| F | > 50.0 |

Source: *Highway Capacity Manual*, 2016

The "overall" intersection level of service at a signalized or an unsignalized intersection corresponds with the average delay experienced on the minor street approaches and the uncontrolled major street movements. The unconflicted major street through movements are considered to have no delay. Because most of the intersection movements are major street movements with no delay, the overall intersection results in a LOS with less delay than the minor street approaches and conflicting major street movements (left turns) experience.

In general, CDOT and the City consider the overall intersection operation of LOS "D" or better acceptable during the peak hours. The goal is to also provide a similar LOS for each controlled intersection movement and/or approach. On busy travel corridors within the Roaring Fork and Colorado River valleys, driveway access to those corridors, like Highway 6, often see LOS E and F, which require driveway users to wait for an acceptable gap for on the order of 30 to 60 seconds.

This study will assess the operational measures of effectiveness (MOE's) including Level of Service (LOS), Delay, and 95$^{th}$ percentile queue.

# 3.0 Baseline Traffic Conditions (2025)

## 3.1 Existing Roadways and Intersections

**Highway 6** – Is classified as an F-R (Frontage Road) by CDOT and extends from Exit #114 north roundabout on the west to the SH 82 roundabout (near Exit #116) to the east. Near the project access, the posted speed is 40 mph and the road transitions from two 12-ft wide lanes each direction on the west to three 12-ft lanes on the (adding a center turn lane) on the east. The road edge consists of curb, gutter, sidewalk north and asphalt shoulder south. The access locations within 1000 ft of the project access are shown in Figure 3.


FIGURE 3 – HIGHWAY 6 ACCESS MAP

**Existing Access** - The existing access generally centered on the property will be used for access to the proposed project. This access had been used by the former Glenwood Gardens business for internal traffic and deliveries, plus the single-family home in the north portion of the property. The recent traffic counts indicated 1 vehicle entered and exited during the PM peak hour.

Glenwood Gardens customers had historically used the Elks/Housing access to the west to access parking. The Elks/Housing access will not be used by the proposed project. During the recent traffic counts, 1 vehicle entered and existed during the PM peak hour.

### 3.2 Baseline Intersection Volumes

Using the ITE Land Use Code 817, the trip generation for the former Glenwood Gardens site was calculated for comparison purposes. The site also contained a single-family residence which adds approximately 9 daily and 1 peak hour PM trip to those accounted below.

TABLE 4 - FORMER GLENWOOD GARDENS TRIP GENERATION

| | | | | Weekday Design Hour Traffic | | | |
|---|---|---|---|---|---|---|---|
| | Number | ITE | Weekday | AM | AM | PM | PM |
| **Land Use** | of Units | Code | Traffic | IN | OUT | IN | OUT |
| Nursery (Garden Center) | 2.5 | 817 | 91 | 3 | 3 | 9 | 9 |

The Baseline Highway 6 traffic is estimated in Table 5 per the assumptions stated in 2.0.

TABLE 5 - HIGHWAY 6 BASELINE TRAFFIC

| | 2025 (1/28) | | Seasonal | 2025 Adjusted | |
|---|---|---|---|---|---|
| | AM DHV | PM DHV | Factor | AM DHV | PM DHV |
| EB Highway 6 | 311 | 228 | 1.16 | 379 | 278 |
| WB Highway 6 | 168 | 337 | | 205 | 411 |

## 4.0 Background Traffic (2045)

The Baseline 2025 traffic volumes were used as a basis to develop the 20-year Background (2045) traffic volumes by applying the CDOT 20-year factor of 1.22.

TABLE 6 - HIGHWAY 6 BACKGROUND TRAFFIC

| | 2025 Adjusted | | 20-yr | 2045 | |
|---|---|---|---|---|---|
| | AM DHV | PM DHV | Factor | AM DHV | PM DHV |
| EB Highway 6 | 379 | 278 | 1.22 | 463 | 339 |
| WB Highway 6 | 205 | 411 | | 250 | 502 |

## 5.0 Total Traffic (2025 / 2045) – Baseline / Background plus Project

### 5.1 Project Intersection

The Canyon Vista project intersection is shown in Figure 4.

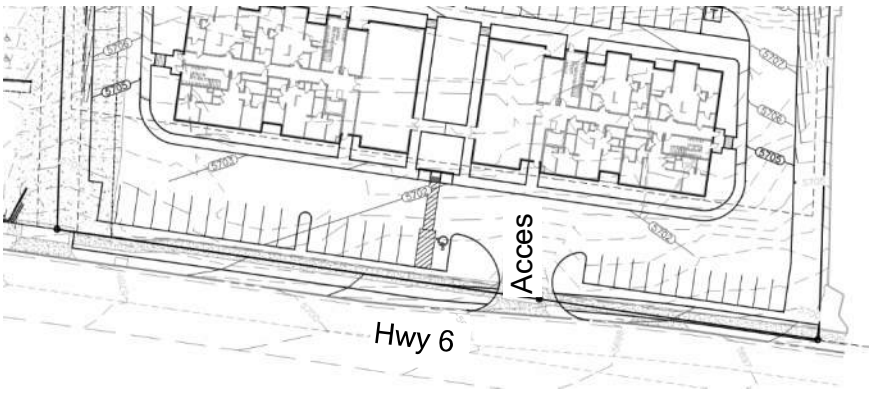


FIGURE 4 - CANYON VISTA INTERSECTION WITH HIGHWAY 6

## 5.2 Project Access Trip Generation and Assignment

Using the trip generation rate and distribution assumptions provided in 2.0 Methodology the resulting trip generation applying the 5% trip reduction factor is provided in Table 7.

TABLE 7 - ACCESS DESIGN HOURLY VOLUME

| | | | | Weekday Design Hour Traffic | | | |
|---|---|---|---|---|---|---|---|
| | Number | ITE | Weekday | AM | AM | PM | PM |
| **Land Use** | of Units | Code | Traffic | IN | OUT | IN | OUT |
| Multi-Family (Low-rise) | 80 | 220 | 588 | 11 | 37 | 35 | 20 |
| | **TOTAL TRIPS:** | | **588** | **11** | **37** | **35** | **20** |
| | **Transit Reduction** | | 5% | **48** | | **55** | |
| | **TOTAL ADJUSTED TRIPS:** | | | **46** | | **52** | |

The trip distribution and assignment at the project intersection is provided in Table 8.

TABLE 8 - ACCESS TRIP DISTRIBUTION AND ASSIGNMENT

| **Directional Distribution and Trip Assignment** | | | | |
|---|---|---|---|---|
| | 40% | | 60% | |
| | West oriented | | East oriented | |
| | IN(EBL) | OUT(SBR) | IN(WBR) | OUT(SBL) |
| AM | 4 | 14 | 6 | 21 |
| PM | 13 | 8 | 20 | 11 |

## 5.3 Total Traffic Analysis

The PM design hour is analyzed for the Total Traffic scenarios.

The 2025 Baseline plus Canyon Vista traffic volume are presented as 2025 Total traffic volumes and shown in Appendix A. The project intersection operates at an overall LOS A. The southbound movements operate at LOS B. The eastbound left operates at LOS A.

The 2045 Background plus Canyon Vista traffic volume are presented as 2045 Total traffic volumes and shown in Appendix A. The project intersection operates at an overall LOS A. The southbound movements operate at LOS C. The eastbound left operates at LOS A.

The 95th percentile queue lengths for the southbound movements were analyzed to understand the operational aspect of a single versus two lane egress. Results are shown in Table 9. Typically, a car length of 20 ft is used, exiting queues are on the order of two vehicle for either option.

TABLE 9 - 95TH PERCENTILE QUEUE (FT)

| 95th Percentile Queue Length (ft) | | |
|---|---|---|
| EBL | SB (2) | SB (1) |
| IN | OUT | OUT |
| **41** | **30** | **40** |

## 5.4 Total Traffic Auxiliary Turn Lane Assessment

Auxiliary turn lane requirements for access to Colorado State Highways and many local roadways are determined using the State Highway Access Code (SHAC) and based on the projected DHVs, the speed limit and geometry of the highway adjacent to the access, and the classification of the highway. The City uses the SHAC as the standard for determining the need for auxiliary lanes.

### Project Intersection

For design purposes, the speed limit of Highway 6 adjacent to the project is 40 mph in both directions.

Based on the SHAC 3.13 for a Category F-R – Frontage Road, auxiliary turn lanes shall be installed according to the criteria below:

a. A left turn lane with taper and storage length is required for any access with a projected peak hour left ingress turning volume greater than 25 vph. (Applies to 40 mph and less)
    - EB left volume 13 vph < 25 vph – Lane not warranted
b. A right turn deceleration lane and taper length is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. (Applies to 40 mph and less)
    - WB right volume: 20 vph < 50 vph – Lane not warranted

## 5.5 Project Access Assessment

The proposed project intersection will generally be centered on the property with a stop sign placed on the south approach and Highway 6 to remain uncontrolled. This access lies within a tangent section of Highway 6. Both the EB and WB approaches can provide adequate entering sight distance for the passenger car design vehicle, with available sight distance of 400 ft based on the 40-mph posted speed.

Consideration needs to be given to the proposed landscaping and grades at the project access to maintain vision for SB entering traffic through the required sight triangle. Photographs of the existing access conditions are provided below.

FIGURE 5 – CANYON VISTA SB APPROACH AT HIGHWAY 6 (W / E)

### 5.6 State Highway Access Permit Evaluation

Based on the SHAC, an access permit is required when a change of greater than 20% occurs when accessing a state highway. Because there is not an existing permit for access, CDOT has requested an access permit application. The calculated increase in traffic from the former use to the proposed use is approximately 300%.

## 6.0 Summary of Conclusions and Mitigation

- The project requires a CDOT Access Permit.
- The proposed project intersection
  - Does not warrant auxiliary turn lanes
  - Will operate acceptably as a single lane southbound approach
  - Will operate acceptably in terms of LOS and 95$^{th}$ percentile queue lengths.
  - Has an adequate entering sight distance based on the roadway
  - Will require design of landscaping within the southbound approach sight triangles to maintain the adequate entering sight distance
  - Access shall be constructed per the SHAC
- The project does not require proposed mitigation measures beyond those identified above.

# Appendix A - Traffic Volume Figures

**Total 2025 PM Volumes**


**Total 2045 PM Volumes**

# Appendix B - METHODOLOGY / ASSUMPTIONS

## Dan Cokley

**Subject:** FW: 51993 Hwy 6, Glenwood Springs - FW: Canyon Vista - Traffic Study

**From:** Vishwamitra - CDOT, Karthik <karthik.vishwamitra@state.co.us>
**Sent:** Friday, January 24, 2025 12:21 PM
**To:** Dan Cokley <DanC@sgm-inc.com>
**Cc:** Killian - CDOT, Brian <brian.killian@state.co.us>; lee.barger@cogs.us
**Subject:** Re: 51993 Hwy 6, Glenwood Springs - FW: Canyon Vista - Traffic Study

Hi Dan,

CDOT has the following comments on this methodology:
- CDOT cannot accept traffic counts from 2015, even with a growth factor. Please conduct new traffic counts at the access.
- Please clarify the access location. Will this be a new access, or will the project use either of the existing driveways on the east or west of the nursery buildings? A new access point is not likely to meet spacing requirements if the existing access points aren't closed.

Best,

**Karthik Vishwamitra, EIT I**
Traffic Access Engineer

COLORADO
Department of Transportation

P 970.683.6279 | C 720.655.5071 | E karthik.vishwamitra@state.co.us
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On Wed, Jan 22, 2025 at 4:06 PM Dan Cokley <DanC@sgm-inc.com> wrote:

> Brian
>
> See attached methodology memo summarizing assumptions to be used for this assessment. Please let me know if you have any comments.
>
> Thanks,
>
> Dan
>
> **From:** Killian - CDOT, Brian <brian.killian@state.co.us>
> **Sent:** Friday, January 17, 2025 8:01 AM

**MEMORANDUM**

DATE: January 22, 2025

TO: Brian Killian, P.E., CDOT Region 3 Access Manager

FROM: Dan Cokley, PE, PTOE

RE: 51993 Highway 6 Canyon Vista Apartments – Level Two TLA Methodology Proposal

---

This memo documents the initial methodology and assumptions that SGM intends to use for what is scoped as a Level Two – Auxiliary Turn Lane Assessment prepared in accordance with section 2.3(5) of the State Highway Access Code (SHAC).

**Baseline Traffic** –

- **Site** - The former Glenwood Gardens land use is calculated using ITE Trip Generation Manual, 11th Ed using Land Use Code 817 – Nursery (Garden Center).
- **Highway 6** – Due to the short turnaround and inability to perform traffic counts by the project submittal deadline provided by the Client, we are planning to use volumes estimated from a 2015 Highway 6 volume stated in a highway access permit application for the Oasis Creek Apartments at 52089 Highway 6, and grown to 2025 volumes by using a ratio derived from CDOT Sta 100391 (west leg of intersection with SH 82). The ratio was calculated based on a comparison between 2015 and 2022 counts. That ratio was applied to the Highway 6 2015 volumes near the Canyon Vista access. These volumes will be conservative and are shown below, Background volumes are also presented.

*PROVIDE EXISTING TRAFFIC COUNTS FOR ACCESS AND HIGHWAY 6 PERFORMED 1/28/25*

| | 2015 | | Growth Rate ('15>'22) | | Annual | 2022 | | Growth Rate ('22-'25) | | 2025 | | 20-yr | 2045 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | AM DHV | PM DHV | AM | PM | Rate | AM DHV | PM DHV | AM DHV | PM DHV | AM DHV | PM DHV | Factor | AM DHV | PM DHV |
| EB Highway 6 | 206 | 222 | 1.33 | 1.91 | 4.1% | 274 | 423 | 1.13 | 1.32 | **309** | **558** | 1.22 | **377** | **681** |
| WB Highway 6 | 153 | 338 | | | 9.7% | 203 | 644 | | | **229** | **849** | | **280** | **1036** |

**Analysis Years**

Operational analysis of Baseline traffic (2025), 20-year Background traffic (2045) and 20-year Total traffic (2045) will be completed.

- Baseline Traffic (202) – Volumes based on description as outlined above.
- Background Traffic (2045) – The volumes for this scenario were calculated by applying the 20-year factor of 1.22 from CDOT Sta 100391.
- Total traffic (2045) – Canyon Vista buildout traffic volumes generated by SGM were added to the 2045 Background traffic scenario above.

**Trip Generation Rates**

The proposed trip generation for the development is described by land use, use rates were developed from the ITE Trip Generation Manual, 11th Edition.

- **ITE Land Use 220** – Multi Family (low-rise), 80-unit apartment building(s).

TABLE 1 - TRIP GENERATION RATES

| | | | | Design Hour Rates | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | ITE | Weekday | AM | AM | AM | PM | PM | PM |
| **Land Use** | of Units | Code | Rate | Rate | Entering | Exiting | Rate | Entering | Exiting |
| Multi-Family (Low-rise) | 80 | 220 | 7.35 | 0.60 | 0.14 | 0.46 | 0.69 | 0.43 | 0.25 |

TABLE 2 - TRIP DISTRIBUTION

| | ITE Code | Basis of Rate | Time Period Used Above | Weekday Design Hour Distribution | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | AM IN | AM OUT | | PM IN | PM OUT |
| Multi-Family (Low-rise) | 220 | Fitted Curve | Peak Hour adjacent Street | 23% | 77% | | 63% | 37% |

### Design Hour Volume

The design hour volumes calculated in this study are based upon the peak hour of the adjacent street traffic for the proposed development land use types. The design hour volume used in this study is estimated to be the 30$^{th}$ highest hourly volume of the design year.

### Trip Reductions

Multi-modal trips could consist of walking, biking, car-pooling and transit options.

Glenwood Springs is an area known for hiking and biking, along with that comes increased percentages of valley residents who use those modes of transportation for commuting and other trips that typically would have been taken with vehicles. The typical US average walking and biking distance for a commute or other trip is 0.25 miles and 3 miles, respectively. With more prevalent use of alternative transportation in the region, it would be reasonable to assume those distances are increased in the area. The Canyon Vista apartments are within biking distance to downtown and walking distance to transit stops.

Given the multi-modal opportunities, a 5% reduction in trips associated with future residents is conservatively applied.

### Project Traffic Distribution

Canyon Vista trip distribution is based on previous studies in the vicinity traffic distribution at the project intersection is assumed to be 40% oriented westerly / 60% oriented easterly. (also based on the previously approved permit for 52089 Highway 6)

**To:** Dan Cokley <DanC@sgm-inc.com>
**Cc:** Karthik Vishwamitra - CDOT <karthik.vishwamitra@state.co.us>; lee.barger@cogs.us
**Subject:** Re: 51993 Hwy 6, Glenwood Springs - FW: Canyon Vista - Traffic Study

Dan,

As long as the DHV at the access is less than 100, a level II TIS is acceptable to CDOT.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety

COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290

222 S. 6th St, Room 100 Grand Junction, CO 81501

brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Jan 16, 2025 at 11:19 AM Dan Cokley <DanC@sgm-inc.com> wrote:

> Brian / Karthik (and Lee)
>
> SGM has been asked to put together a proposal for this project in Glenwood Springs. I had done some preliminary work a few years ago based on 141 apartments, I am told there will be 80 unit in this proposal. For the purposes of the proposal, I would like to confirm that a Level Two Auxiliary Lane Assessment will satisfy the Access Permit requirements (and the City). I would intend to provide a Methodology memo that outlines directional distribution, reductions, etc. when we get going on the project.
>
> These folks contacted me this morning and would like a proposal back by Monday because they have a submittal deadline of 1/28/25, any help and your input would be greatly appreciated.
>
> Thanks,
>
> Dan

# Appendix C – Traffic Data Summary

EXISTING ACCESS TRAFFIC VOLUMES

| | |
|---|---|
| **Study Name** | Hwy6Ph1 |
| **Start Date** | Tuesday, January 28, 2025 7:00 AM |
| **End Date** | Tuesday, January 28, 2025 6:00 PM |
| **Site Code** | |

## Report Summary

| | | Southbound | | | | | Westbound | | | | | Eastbound | | | | | | Crosswalk | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Time Period** | **Class.** | **R** | **L** | **U** | **I** | **O** | **R** | **T** | **U** | **I** | **O** | **T** | **L** | **U** | **I** | **O** | **Total** | | **destria** | **Total** |
| **Peak 1** | Lights | 0 | 0 | 0 | 0 | 0 | 0 | 163 | 0 | 163 | 303 | 303 | 0 | 0 | 303 | 163 | 466 | N | 2 | 2 |
| Specified Period | % | 0% | 0% | 0% | 0% | 0% | 0% | 97% | 0% | 97% | 97% | 97% | 0% | 0% | 97% | 97% | 97% | | 100% | |
| 7:00 AM - 9:00 AM | Buses | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 2 | 2 | 0 | 0 | 2 | 4 | 6 | E | 0 | 0 |
| One Hour Peak | % | 0% | 0% | 0% | 0% | 0% | 0% | 2% | 0% | 2% | 1% | 1% | 0% | 0% | 1% | 2% | 1% | | 0% | |
| 7:30 AM - 8:30 AM | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 6 | 6 | 0 | 0 | 6 | 1 | 7 | W | 0 | 0 |
| | % | 0% | 0% | 0% | 0% | 0% | 0% | 1% | 0% | 1% | 2% | 2% | 0% | 0% | 2% | 1% | 1% | | 0% | |
| | icycles on Roa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | **2** | **2** |
| | % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | | |
| | **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **168** | **0** | **168** | **311** | **311** | **0** | **0** | **311** | **168** | **479** | | | |
| | PHF | 0 | 0 | 0 | 0 | 0 | 0 | 0.74 | 0 | 0.74 | 0.78 | 0.78 | 0 | 0 | 0.78 | 0.74 | 0.83 | | | |
| | Approach % | | | | 0% | 0% | | | | 35% | 65% | | | | 65% | 35% | | | | |
| **Peak 2** | Lights | 1 | 0 | 0 | 1 | 1 | 1 | 326 | 0 | 327 | 220 | 220 | 0 | 0 | 220 | 327 | 548 | N | 3 | 3 |
| Specified Period | % | 100% | 0% | 0% | 100% | 100% | 100% | 97% | 0% | 97% | 96% | 96% | 0% | 0% | 96% | 97% | 97% | | 100% | |
| 3:00 PM - 6:00 PM | Buses | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 4 | 4 | 0 | 0 | 4 | 7 | 11 | E | 0 | 0 |
| One Hour Peak | % | 0% | 0% | 0% | 0% | 0% | 0% | 2% | 0% | 2% | 2% | 2% | 0% | 0% | 2% | 2% | 2% | | 0% | |
| 3:30 PM - 4:30 PM | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 4 | 4 | 0 | 0 | 4 | 4 | 8 | W | 0 | 0 |
| | % | 0% | 0% | 0% | 0% | 0% | 0% | 1% | 0% | 1% | 2% | 2% | 0% | 0% | 2% | 1% | 1% | | 0% | |
| | icycles on Roa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | **3** | **3** |
| | % | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | | |
| | **Total** | **1** | **0** | **0** | **1** | **1** | **1** | **337** | **0** | **338** | **228** | **228** | **0** | **0** | **228** | **338** | **567** | | | |
| | PHF | 0.25 | 0 | 0 | 0.25 | 0.25 | 0.25 | 0.89 | 0 | 0.89 | 0.83 | 0.83 | 0 | 0 | 0.83 | 0.89 | 0.91 | | | |
| | Approach % | | | | 0% | 0% | | | | 60% | 40% | | | | 40% | 60% | | | | |

SEASONAL ADJUSTMENT FACTOR

ON SH 82, GLEN AVE S/O BLAKE AVE, GLENWOOD SPRINGS (Station Id: 000214)

| | JAN | F | M | A | M | JUN | J | A | S | O | N | D |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 | 24,342 | 25,167 | 25,282 | 25,975 | 26,761 | 28,437 | 28,327 | 28,498 | 28,353 | 27,595 | 25,221 | 26,295 |
| 2023 | 25,068 | 26,212 | 26,142 | 26,769 | 28,090 | 28,693 | 27,297 | 27,838 | 27,607 | 27,064 | 24,857 | 24,815 |
| 2022 | 24,413 | 25,103 | 25,534 | 26,301 | 27,298 | 28,228 | 28,481 | 28,586 | 28,339 | 27,382 | 25,624 | 24,685 |
| 2021 | 22,534 | 23,360 | 24,863 | 26,000 | 27,154 | 29,065 | 28,564 | 27,888 | 27,929 | 26,946 | 24,975 | 23,989 |
| 2020 | 23,732 | 23,818 | 19,530 | 15,080 | 21,526 | 24,775 | 25,592 | 24,845 | 26,241 | 25,786 | 22,462 | 22,231 |
| | **24,018** | **24,732** | **24,270** | **24,025** | **26,166** | **27,840** | **27,652** | **27,531** | **27,694** | **26,955** | **24,628** | **24,403** |
| | **1.00** | **1.03** | **1.01** | **1.00** | **1.09** | **1.16** | **1.15** | **1.15** | **1.15** | **1.12** | **1.03** | **1.02** |

## Trip Generation
## ITE Trip Generation, 11th Edition

| | | | Design Hour Rates | | | | | | | Weekday Design Hour Traffic | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | Number of Units | ITE Code | Weekday Rate | AM Rate | AM Entering | AM Exiting | PM Rate | PM Entering | PM Exiting | Weekday Traffic | AM IN | AM OUT | PM IN | PM OUT |
| Multi-Family (Low-rise) | 80 | 220 | 7.35 | 0.60 | 0.14 | 0.46 | 0.69 | 0.43 | 0.25 | 588 | 11 | 37 | 35 | 20 |
| | | | | | | | | **TOTAL TRIPS:** | | **588** | **11** | **37** | **35** | **20** |
| | | | | | | | | **Transit Reduction** | | 5% | **48** | | **55** | |
| | | | | | | | | **TOTAL ADJUSTED TRIPS:** | | | **46** | | **52** | |

| | ITE Code | Basis of Rate | Time Period Used Above | Weekday Design Hour Distribution AM IN | AM OUT | PM IN | PM OUT |
|---|---|---|---|---|---|---|---|
| Multi-Family (Low-rise) | 220 | Fitted Curve | Peak Hour adjacent Street | 23% | 77% | 63% | 37% |

| **Directional Distribution and Trip Assignment** | | | | |
|---|---|---|---|---|
| | | 40% | | 60% |
| | | West oriented | | East oriented |
| | | IN(EBL) | OUT(SBR) | IN(WBR) | OUT(SBL) |
| | AM | 4 | 14 | 6 | 21 |
| | PM | 13 | 8 | 20 | 11 |

| **95th Percentile Queue Length (ft)** | | |
|---|---|---|
| EBL | SB (2) | SB (1) |
| IN | OUT | OUT |
| **41** | **30** | **40** |

CDOT AP %
306%

Auxiliary Lane Requirements **3.13 CATEGORY F-R** - Frontage Road

(4) Auxiliary turn lanes shall be installed on category F-R roadways according to the criteria below:
(a) A left turn lane with storage length plus taper length is required for any access with a projected peak hour left ingress turning volume greater than 25 vph. If the posted speed is greater than 40 mph, a deceleration lane and taper is required for any access with a projected peak hour left ingress turning volume greater than 10 vph. The taper length will be included within the deceleration length.
(b) A right turn lane with storage length plus taper length is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. If the posted speed is greater than 40 mph, a right turn deceleration lane with taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the deceleration length.

| | | | Design Hour Rates | | | | | | | Weekday Design Hour Traffic | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | Number of Units | ITE Code | Weekday Rate | AM Rate | AM Entering | AM Exiting | PM Rate | PM Entering | PM Exiting | Weekday Traffic | AM IN | AM OUT | PM IN | PM OUT |
| Nursery (Garden Center) | 2.5 | 817 | 68.10 | 2.43 | 1.22 | 1.22 | 6.94 | 3.47 | 3.47 | 91 | 3 | 3 | 9 | 9 |
| | | | | | | | | **TOTAL TRIPS:** | | **91** | **3** | **3** | **9** | **9** |
| | | | | | | | | | | | **6** | | **18** | |

| | ITE Code | Basis of Rate | Time Period Used Above | Weekday Design Hour Distribution AM IN | AM OUT | PM IN | PM OUT |
|---|---|---|---|---|---|---|---|
| Nursery (Garden Center) | 220 | Fitted Curve | Peak Hour adjacent Street | 50% | 50% | 50% | 50% |

| | 40% | | 60% | |
|---|---|---|---|---|
| | West oriented | | East oriented | |
| | in (EB Lt) | out (SB Rt) | in (WB Rt) | out (SB Lt) |
| **AM** | 1 | 1 | 2 | 2 |
| **PM** | 4 | 4 | 5 | 5 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.5 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | ↑ | ↑ | | Y | |
| Traffic Vol, veh/h | 13 | 278 | 411 | 20 | 11 | 8 |
| Future Vol, veh/h | 13 | 278 | 411 | 20 | 11 | 8 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 14 | 302 | 447 | 22 | 12 | 9 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 469 | 0 | - | 0 | 788 | 458 |
| Stage 1 | - | - | - | - | 458 | - |
| Stage 2 | - | - | - | - | 330 | - |
| Critical Hdwy | 4.12 | - | - | - | 6.42 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.42 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.42 | - |
| Follow-up Hdwy | 2.218 | - | - | - | 3.518 | 3.318 |
| Pot Cap-1 Maneuver | 1093 | - | - | - | 360 | 603 |
| Stage 1 | - | - | - | - | 637 | - |
| Stage 2 | - | - | - | - | 728 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | 1093 | - | - | - | 355 | 603 |
| Mov Cap-2 Maneuver | - | - | - | - | 355 | - |
| Stage 1 | - | - | - | - | 627 | - |
| Stage 2 | - | - | - | - | 728 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0.4 | 0 | 13.8 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1093 | - | - | - | 429 |
| HCM Lane V/C Ratio | 0.013 | - | - | - | 0.048 |
| HCM Control Delay (s) | 8.3 | - | - | - | 13.8 |
| HCM Lane LOS | A | - | - | - | B |
| HCM 95th %tile Q(veh) | 0 | - | - | - | 0.2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | ↑ | ↑ | | ↾ | |
| Traffic Vol, veh/h | 4 | 463 | 250 | 20 | 21 | 14 |
| Future Vol, veh/h | 4 | 463 | 250 | 20 | 21 | 14 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 4 | 503 | 272 | 22 | 23 | 15 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 294 | 0 | - | 0 | 794 | 283 |
| Stage 1 | - | - | - | - | 283 | - |
| Stage 2 | - | - | - | - | 511 | - |
| Critical Hdwy | 4.12 | - | - | - | 6.42 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.42 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.42 | - |
| Follow-up Hdwy | 2.218 | - | - | - | 3.518 | 3.318 |
| Pot Cap-1 Maneuver | 1268 | - | - | - | 357 | 756 |
| Stage 1 | - | - | - | - | 765 | - |
| Stage 2 | - | - | - | - | 602 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | 1268 | - | - | - | 356 | 756 |
| Mov Cap-2 Maneuver | - | - | - | - | 356 | - |
| Stage 1 | - | - | - | - | 762 | - |
| Stage 2 | - | - | - | - | 602 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0.1 | 0 | 13.7 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1268 | - | - | - | 452 |
| HCM Lane V/C Ratio | 0.003 | - | - | - | 0.084 |
| HCM Control Delay (s) | 7.8 | - | - | - | 13.7 |
| HCM Lane LOS | A | - | - | - | B |
| HCM 95th %tile Q(veh) | 0 | - | - | - | 0.3 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.5 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | ↑ | ↑ | | Y | |
| Traffic Vol, veh/h | 13 | 339 | 502 | 20 | 11 | 8 |
| Future Vol, veh/h | 13 | 339 | 502 | 20 | 11 | 8 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 14 | 368 | 546 | 22 | 12 | 9 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 568 | 0 | - | 0 | 953 | 557 |
| Stage 1 | - | - | - | - | 557 | - |
| Stage 2 | - | - | - | - | 396 | - |
| Critical Hdwy | 4.12 | - | - | - | 6.42 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.42 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.42 | - |
| Follow-up Hdwy | 2.218 | - | - | - | 3.518 | 3.318 |
| Pot Cap-1 Maneuver | 1004 | - | - | - | 287 | 530 |
| Stage 1 | - | - | - | - | 574 | - |
| Stage 2 | - | - | - | - | 680 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | 1004 | - | - | - | 282 | 530 |
| Mov Cap-2 Maneuver | - | - | - | - | 282 | - |
| Stage 1 | - | - | - | - | 564 | - |
| Stage 2 | - | - | - | - | 680 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0.3 | 0 | 15.9 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1004 | - | - | - | 351 |
| HCM Lane V/C Ratio | 0.014 | - | - | - | 0.059 |
| HCM Control Delay (s) | 8.6 | - | - | - | 15.9 |
| HCM Lane LOS | A | - | - | - | C |
| HCM 95th %tile Q(veh) | 0 | - | - | - | 0.2 |

## Intersection: 3: Hwy 6 & Canyon Vista

| Movement | EB | SB |
|---|---|---|
| Directions Served | LT | LR |
| Maximum Queue (ft) | 70 | 39 |
| Average Queue (ft) | 8 | 15 |
| 95th Queue (ft) | 41 | 40 |
| Link Distance (ft) | 394 | 248 |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Network Summary

Network wide Queuing Penalty: 0

## Intersection: 3: Hwy 6 & Canyon Vista

| Movement | EB | SB | SB |
|---|---|---|---|
| Directions Served | LT | L | R |
| Maximum Queue (ft) | 80 | 31 | 34 |
| Average Queue (ft) | 10 | 9 | 8 |
| 95th Queue (ft) | 45 | 31 | 29 |
| Link Distance (ft) | 382 | 247 | 247 |
| Upstream Blk Time (%) | | | |
| Queuing Penalty (veh) | | | |
| Storage Bay Dist (ft) | | | |
| Storage Blk Time (%) | | | |
| Queuing Penalty (veh) | | | |

## Network Summary

Network wide Queuing Penalty: 0

## Intersection: 3: Hwy 6 & Canyon Vista

| Movement | EB | SB |
|---|---|---|
| Directions Served | LT | LR |
| Maximum Queue (ft) | 21 | 32 |
| Average Queue (ft) | 5 | 17 |
| 95th Queue (ft) | 32 | 42 |
| Link Distance (ft) | 394 | 248 |
| Upstream Blk Time (%) | | |
| Queuing Penalty (veh) | | |
| Storage Bay Dist (ft) | | |
| Storage Blk Time (%) | | |
| Queuing Penalty (veh) | | |

## Network Summary

Network wide Queuing Penalty: 0

# *PRELIMINARY*
# *DRAINAGE REPORT*
# *FOR*
# *CANYON VISTA MULTI-FAMILY*
# *GLENWOOD SPRINGS, COLORADO*

PREPARED FOR:

Cohen -Esrey Development Group

PREPARED BY:

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January 28, 2025

HCE JOB NUMBER: 2251001.00

TABLE OF CONTENTS



EXHIBITS

1. Soils Map
2. Partner Geotechnical Report
3. FEMA FIRM Maps

APPENDICES:

A. NOAA ATLAS 14 - Rainfall Data
B. Proposed Drainage Map – Canyon Vista Multi-Family
C. Proposed Hydrologic Calculations
D. Proposed Hydraulic Calculations
E. Hydraulic Analysis

## Engineers Certification

*I hereby affirm that this report and the accompanying plans for the Phase 1 of Glenwood Meadows Multi-Family was prepared by me (or under my direct supervision) for the owners thereof in accordance with the provisions of the City of Glenwood Springs Stormwater, Drainage, Water Quality and Erosion Control Chapter and approved variances and exceptions listed thereto. I understand that it is the policy of the City of Glenwood Springs that the City of Glenwood Springs does not and will not assume liability for drainage facilities designed by others.*

License No._____
Licensed Professional Engineer, State of Colorado

## I. GENERAL LOCATION AND DESCRIPTION

A. Location

The site, located within the City of Glenwood Springs, situated in the NW1/4SE1/4 of Section 5, Township 6 South, Range 890 West, 6th P.M. The Plat describes the property with three parcels: Parcel 1, Parcel 2 and Parcel B, noted on the Improvement Survey Plat prepared by The Sexton survey Company with a revision date of 7/13/23. The site is identified as being 3.93+/- acres. The major drainage way downstream of the site is the Colorado River which is approximately 250' south of the site and separated by Highway 6 and 24 and I-70. A Vicinity Map has been included below.


*Figure 1- Vicinity Map*

B. Description of Existing Property

The subject property consists of three parcels approximately 3.93 acres in size. The existing lot consists of the previously operating Glenwood Gardens and two single family residences with numerous outbuildings associated with the greenhouse business. To the north of the site is Donegan road which is approximately 58' higher than the access off of Highway 6 & 24. A retaining wall separates Donegan road from the property line for about 75% of the Donegan frontage and the other 25% of the wall comes onto the property several feet at the northeast corner. To the west of the property is the Glenwood Springs, Elks Lodge. This property also contains a number of residential structures (10+) north of the lodge, some of which encroach on this property on the northeast corner. Additionally, there is a shared use area located on the southeast corner of the property that is utilized primarily by the Lodge and the other residential units on the Elk Lodge property. On the east is multifamily property that was previously a motel that has been converted to rental units for RFTA employees. The site receives no offsite drainage which would come from Donegan Road above the development since the road has curb and gutter and conveys storm flows west of this development. from undeveloped drainage basins uphill to the southwest. The

existing site is developed with site buildings and native and planted groundcover. Undeveloped vegetation would consist of scrub-oak, junipers, sagebrush and pinion.

C. Proposed Improvements

Proposed development consists of 80 multi-family residential units contained within three buildings. Additional improvements include asphalt parking areas and roadways, sidewalks, site amenities such as picnic tables, gathering areas and a multi-use recreational area. Much of the site will be utilized for a site solar array that will be constructed on the site walls that make up the vertical elevation from the upper parking elevation to the Donegan road elevation.

D. Soils Description

Per the NRCS Web Soil Survey, there are two soil unit types within the property:
**8 – Atencio-Azeltine complex, 1 to 3 percent slopes (96.9%),** well drained, low runoff, moderately high-high permeability and low water storage capacity, hydrologic soil group (HSG) "B" for Atencio and "A" for Azeltine.
**34 – Ildefonso stony loam, 25 to 45 percent slopes (3.1%),** well drained, low runoff, moderately high to high permeability and low water storage capacity, HSG "A".

Additional soils information and a soils map can be referenced in **Exhibit 1**.

A site specific geotechnical investigation has been performed by CTL Thompson prepared on May 3, 2023 (Project No. GS06741.000-120). CTL indicated that generally subsurface conditions consist of sandy to silty clay with occasional gravel underlain in two borings by silty to clayey gravel. They also indicated that there is existing fill with a maximum thickness of about 6 feet that has been placed as part of landscape grading at several locations. They also indicated that groundwater was found at the bottom of one boring which would be 20-30 below the area of development. The geotechnical investigation may be referenced in **Exhibit 2**.

E. Major Drainage Way Planning and Influential Parameters

The proposed site is located within FEMA's Flood Insurance Rate (FIRM) Maps 0800711431C, effective date October 15, 1985. According to both maps, the site is located in Zone C which is designated as areas of minimal flooding. FEMA Maps can be referenced in **Exhibit 3**.

F. Master Drainage Plan

The site is not located within any know master drainage area. The Colorado Department of Transportation controls the receiving basin which is the Highway 6 and 24 curb and gutter and storm sewer piping to the Colorado River. The storm inlet adjacent to the Canyon Vista project is an 18" pipe and directly discharges to the Colorado River. A utility permit will be required to make the connection from this development into the curb inlet. Flows into the inlet will be controlled via an orifice release from the detention facilities within the parking and drive areas of the Canyon Vista lower road.

G. Effects of Adjacent Drainage Issues

The Canyon Vista development will not be affected by offsite basins. Donegan road is crowned and does flow in the direction of this property but is curbed and carries storm flow west of the development before discharging to storm piping. In the event of overtopping the curb, storm flows would cascade over numerous retaining walls

and flow internally through the site and discharge on the lower side of the property into Highway 6 and 24 if not detained within the drainage infrastructure. Adjacent flows appear to generally be contained within the adjacent sites and do not affect the proposed development.

An offsite basin was analyzed as part of the contribution to a drop inlet located within the Highway 6 & 24 ROW, since we are proposing to discharge to this inlet.

All drainage from impervious areas of the proposed site will be collected and routed to the internal detention facilities located in the lower access into Canyon Vista. To our knowledge there are currently no adverse drainage impacts on adjacent properties from this site. There are no wetlands or irrigation ditches present on the site.

## II. Existing Drainage Basins

A. Basin Descriptions

The existing drainage basin is analyzed as a single basin. The site essentially drains to the south side of the site and into the curb and gutter on Highway 6 and 24. The drop inlet located adjacent to the site directs a portion of the existing stormwater flow to the CDOT ROW and then to the Colorado River. Remaining storm flows drain to the curb and gutter on the CDOT ROW and flow to the east to another storm inlet that flows out the Colorado River.

## III. DRAINAGE DESIGN CRITERIA

A. Criteria

This drainage study was prepared in conformance with Chapter 4 – Stormwater; of the City of Glenwood Springs engineering standards. Proposed improvements include development disturbance of approximately 3.93+/- acres, thus this site is subject to "Major Drainage Report" requirements.

The proposed site improvements have been analyzed with the preliminary plan as one basin. With final design more specific areas will be analyzed to determine more accurate storm sewer sizing. One basin is chosen at this level for simplicity and also because the detention basin covers the whole basin.

The site has been analyzed for the post-development drainage conditions using Hydraflow express. Development drainage characteristics are summarized in Table 2 below.

**Table 2 –Development Drainage Conditions**

| BASIN | AREA (AC) | RUNOFF COEF. | TC (MIN) | INTENSITY (IN/HR) | $Q_{100\ (CFS)}$ |
|---|---|---|---|---|---|
| EXISTING | 3.85 | 0.43 | 14 | 3.68 | 6.1 |
| PROPOSED | 3.85 | 0.71 | 7 | 4.58 | 12.53 |
| OS1 | 2.15 | .67 | 12 | 4.37 | 6.29 |

hydrologic calculations can be referenced in **Appendix C**.

B. Hydrologic Criteria

The Rational Method has been used to establish peak flow rates at design points for storm drain design. Per the rational method, rainfall intensity was determined using the one-hour rainfall depth, $P_1$. The 25-year storm event per City of Glenwood Springs is 1.06-inch 1-hour rainfall depth, and the 100-year storm has a 1.33-inch 1-hour rainfall depth. Time of concentration is calculated for each basin to determine the time of peak flow. Calculations can be found in **Appendix C**.

C. Hydraulic Criteria

The City of Glenwood Springs Standards provide criteria for hydraulic modeling of storm sewers that are used on this site. AutoCAD Civil 3D Hydraflow Storm Sewers was used to calculate Hydraulic Grade Lines (HGLs) and Energy Grade Lines (EGLs). Outputs for all hydraulic analysis is provided in **Appendix E**.

## IV. DRAINAGE FACILITY DESIGN

A. General Concept

Runoff from the site shall be collected within a proposed storm sewer system and routed to the proposed below grade detention system located with the parking and lower southwest access road. Stormwater management for the development will be handled with a **Landmax or Stormtech** detention system provided by ADS. This system will be located on the southwest corner of the property and will discharge into CDOT storm inlet that is located adjacent to the property. Water quality is managed via the first several rows or chambers of the system that will overflow via a weir to the detention portion of the system. Manholes and cleanouts are provided to clean debris from the system when required. Once the storm passes the system drains to the discharge point, which for this project is the storm inlet located southwest of the project in Highway 6 and 24.

B. Proposed Drainage Basin Description

The current drainage pattern onsite generally slopes from to northwest to southeast and surface discharges to Highway 6 and 24 ROW. Within the ROW storm flows are captured by drop inlets that flow across the I-70 corridor and discharge into the Colorado River. An existing curb inlet is located on the southwest corner of the property and is proposed to be the discharge point of this development.

The site has been analyzed as a single basin. The proposed basin delineation corresponds to a single site detention basin that will be located on the southwest corner of the site. A drainage conditions map, can be referenced in **Appendix B.**

Runoff from proposed parking areas and roadways is to be routed to inlets via curb and gutter and collected with proposed storm sewer systems. Runoff from the proposed buildings is to be collected within roof drain leaders and piped to proposed storm sewer systems. Piping roof drainage instead of surface discharging will reduce the adverse effects of introducing surface drainage back onto the moderately sloped site where there's the potential for scouring and erosion. The onsite storm sewer system will connect to the **Landmax or Stormtech** below grade detention system. Several of the chambers will act as the water quality control volume and will be accessible for cleanout to remove accumulated debris. From these chambers stormwater flows will flow into the rest of the system through weir overflow. The overall detention will need to be approximately 4500 cubic feet and the water quality portion of the system will need to be 2900 cubic feet. We believe this can be handled in an approximate 3900 square foot print as shown on the drainage conditions map in **Appendix B**.

The proposed drainage map shows details of each basin and can be found as part of this report.

## V. CONCLUSION

This drainage report has been prepared in accordance with the City of Glenwood Springs requirements. The proposed development shall utilize best management practices, (BMPs), both for construction and long-term to minimize erosion and promote stabilization. Temporary construction BMPs may include sediment control fence, straw bales, erosion control logs, inlet protection and vehicle tracking control. Long-term control includes the existing Glenwood Meadows stormwater management facilities. The proposed drainage design should be effective in providing the required conveyance for stormwater drainage to the existing facilities.

## VI. REFERENCES

United States Department of Agriculture, Soil Conservation Service: Rifle Area, Colorado, Parts of Garfield and Mesa Counties

National Oceanic and Atmospheric Administration, Atlas of the Western United States, Volume 14, Precipitation-Frequency Atlas.

# Exhibit 1 - WebSoils

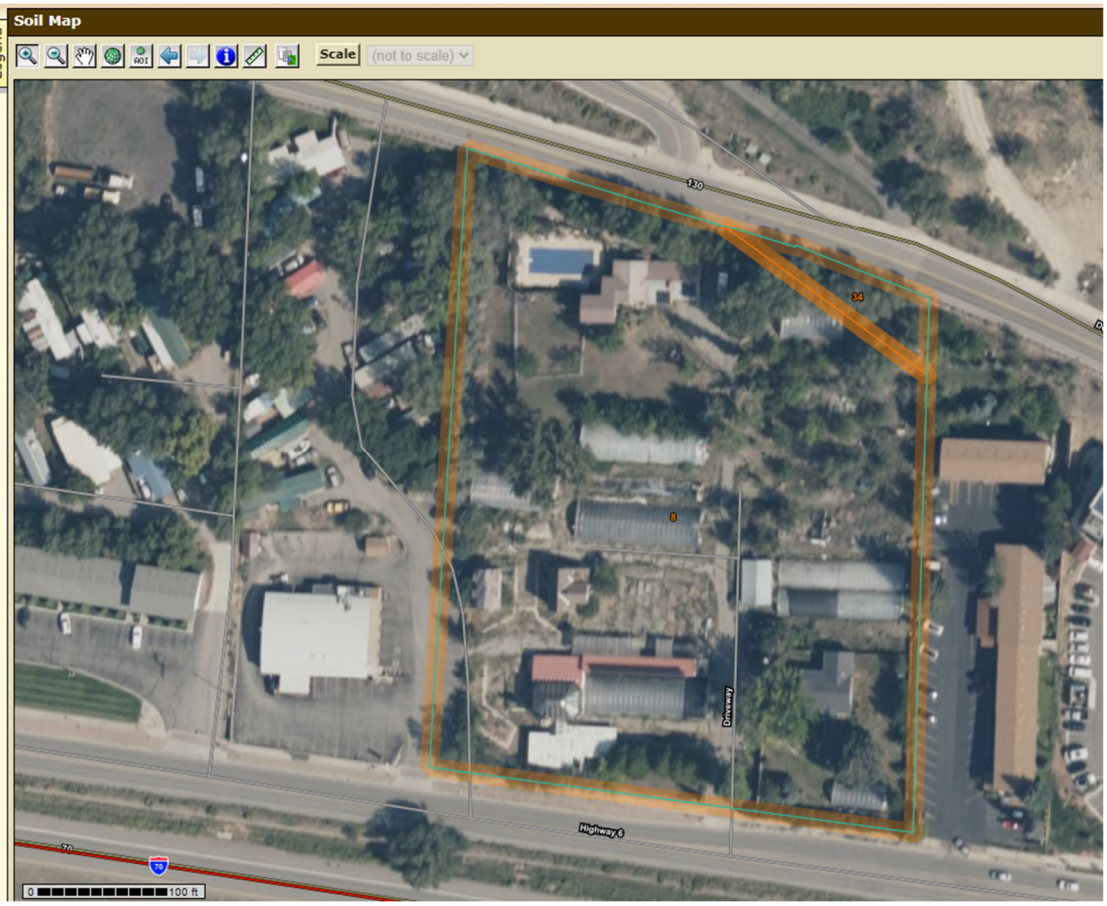
Search

Map Unit Legend

Rifle Area, Colorado, Parts of Garfield and Mesa Counties (CO683)

Rifle Area, Colorado, Parts of Garfield and Mesa Counties (CO683)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 8 | Atencio-Azeltine complex, 1 to 3 percent slopes | 3.7 | 96.9% |
| 34 | Ildefonso stony loam, 25 to 45 percent slopes | 0.1 | 3.1% |
| **Totals for Area of Interest** | | **3.8** | **100.0%** |




**8—Atencio-Azeltine complex, 1 to 3 percent slopes**

**Map Unit Setting**

- *National map unit symbol:* jnzd
- *Elevation:* 5,000 to 7,000 feet
- *Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

- *Atencio and similar soils:* 50 percent
- *Azeltine and similar soils:* 45 percent
- *Minor components:* 5 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Atencio**

**Setting**

- *Landform:* Terraces, alluvial fans
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Convex
- *Across-slope shape:* Convex
- *Parent material:* Mixed alluvium derived from sandstone and shale

**Typical profile**

- *H1 - 0 to 11 inches:* sandy loam
- *H2 - 11 to 23 inches:* gravelly sandy clay loam
- *H3 - 23 to 28 inches:* gravelly sandy loam
- *H4 - 28 to 60 inches:* extremely cobbly sand

**Properties and qualities**

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Low
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 2.00 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Low (about 3.8 inches)

**Interpretive groups**

- *Land capability classification (irrigated):* 4s
- *Land capability classification (nonirrigated):* 4s
- *Hydrologic Soil Group:* B
- *Ecological site:* R048AY306UT - Upland Loam (Wyoming Big Sagebrush)
- *Hydric soil rating:* No

**Description of Azeltine**

**Setting**

- *Landform:* Alluvial fans, terraces
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear, convex
- *Across-slope shape:* Linear, convex
- *Parent material:* Mixed alluvium derived from sandstone and shale

**Typical profile**

- *H1 - 0 to 18 inches:* gravelly sandy loam
- *H2 - 18 to 60 inches:* extremely gravelly sand

**Properties and qualities**

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Very low
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Very low (about 2.5 inches)

**Interpretive groups**

- *Land capability classification (irrigated):* 4s
- *Land capability classification (nonirrigated):* 4s
- *Hydrologic Soil Group:* A
- *Ecological site:* R048AY306UT - Upland Loam (Wyoming Big Sagebrush)
- *Hydric soil rating:* No

**Minor Components**

**Gravel pits**

- *Percent of map unit:* 5 percent
- *Landform:* Terraces, alluvial fans
- *Landform position (three-dimensional):* Tread
- *Hydric soil rating:* No

**34—Ildefonso stony loam, 25 to 45 percent slopes**

**Map Unit Setting**

- *National map unit symbol:* jny0
- *Elevation:* 5,000 to 6,500 feet
- *Farmland classification:* Not prime farmland

**Map Unit Composition**

- *Ildefonso and similar soils:* 90 percent
- *Minor components:* 10 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Ildefonso**

**Setting**

- *Landform:* Breaks, valley sides, alluvial fans
- *Down-slope shape:* Convex, linear
- *Across-slope shape:* Convex, linear
- *Parent material:* Mixed alluvium derived from basalt

**Typical profile**

- *H1 - 0 to 8 inches:* stony loam
- *H2 - 8 to 60 inches:* very stony loam

**Properties and qualities**

- *Slope:* 25 to 45 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 35 percent
- *Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Low (about 5.1 inches)

**Interpretive groups**

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 7e
- *Hydrologic Soil Group:* A
- *Ecological site:* R034BY330UT - Upland Stony Loam (Pinyon-Utah Juniper)
- *Hydric soil rating:* No

**Minor Components**

**Ascalon**

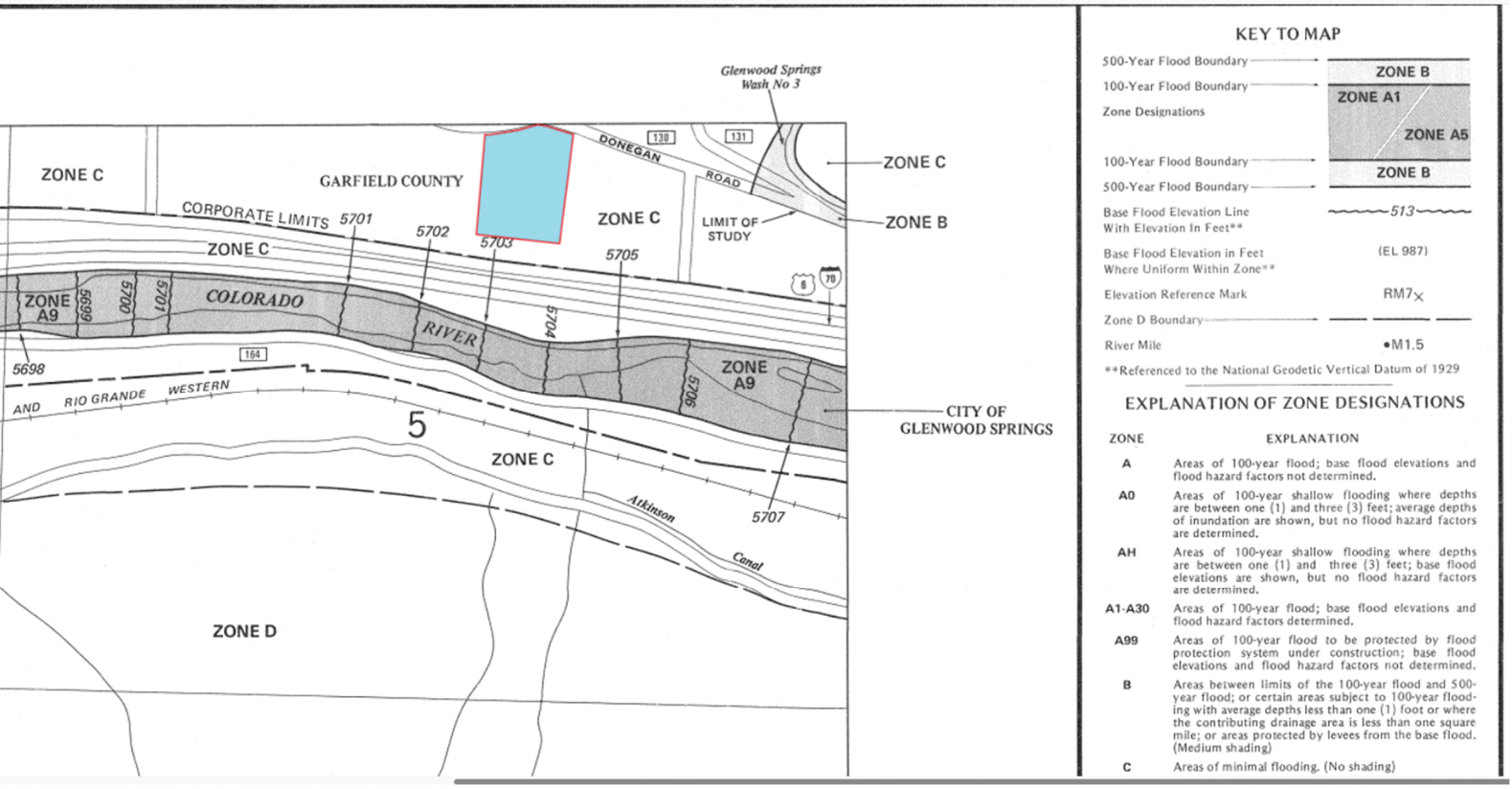
- *Percent of map unit:* 5 percent
- *Hydric soil rating:* No

**Potts**

- *Percent of map unit:* 5 percent
- *Hydric soil rating:* No

# Exhibit 2 – Geotechnical Report

# Exhibit 3 - FEMA



# Appendix A

# NOAA Atlas 14 Vol. 8 Rainfall Data


**POINT PRECIPITATION FREQUENCY (PF) ESTIMATES**

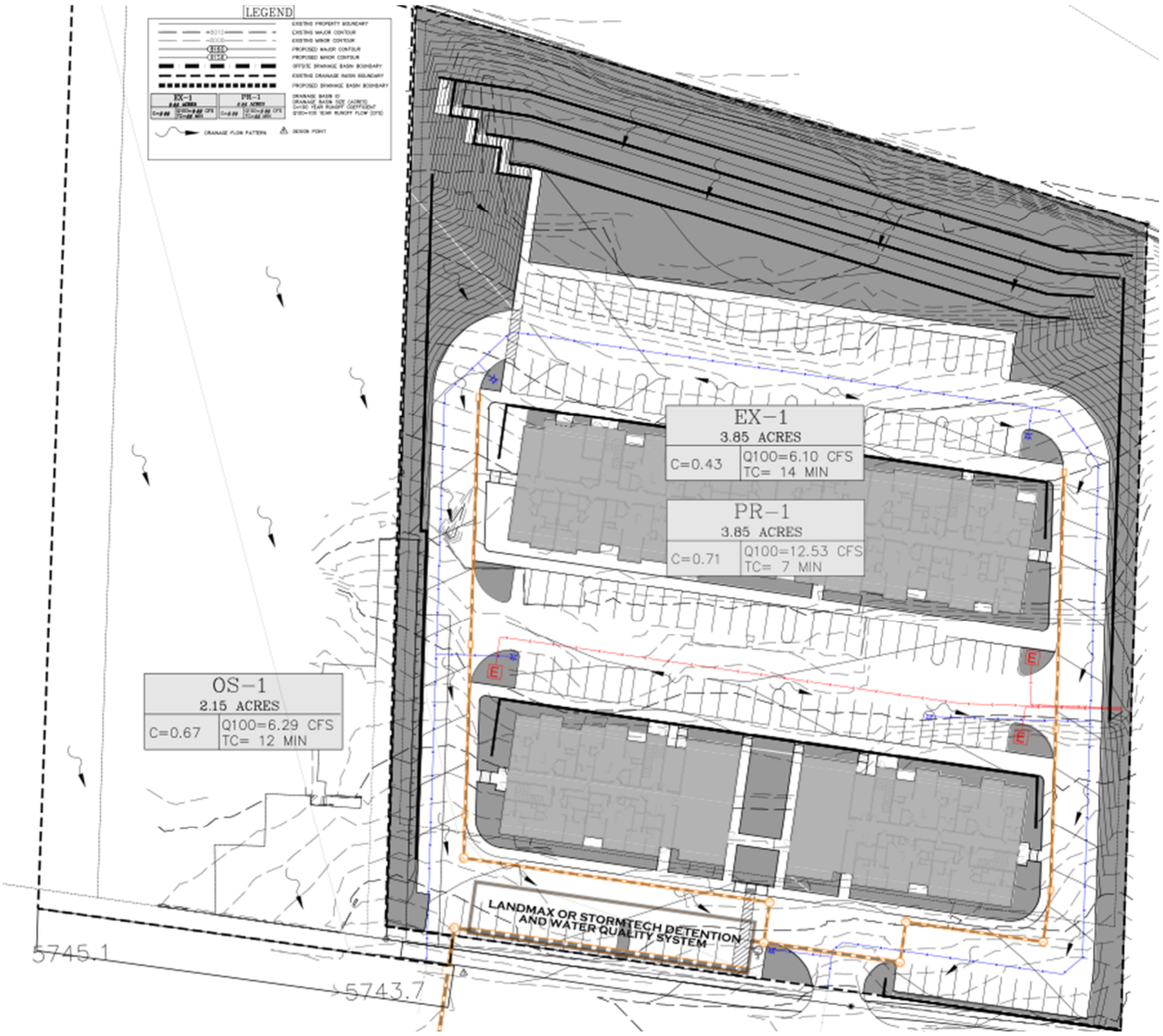
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 8, Version 2

PF tabular | PF graphical | Supplementary information | Print page

**PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]**

| Duration | Average recurrence interval (years) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 0.124 (0.098-0.161) | 0.178 (0.140-0.230) | 0.262 (0.206-0.340) | 0.330 (0.257-0.430) | 0.418 (0.311-0.562) | 0.484 (0.353-0.662) | 0.547 (0.385-0.769) | 0.608 (0.409-0.883) | 0.684 (0.443-1.03) | 0.739 (0.468-1.14) |
| 10-min | 0.182 (0.144-0.236) | 0.260 (0.205-0.337) | 0.384 (0.301-0.498) | 0.483 (0.376-0.630) | 0.613 (0.456-0.823) | 0.709 (0.516-0.969) | 0.801 (0.563-1.13) | 0.890 (0.599-1.29) | 1.00 (0.648-1.50) | 1.08 (0.685-1.66) |
| 15-min | 0.222 (0.175-0.287) | 0.317 (0.250-0.411) | 0.468 (0.367-0.608) | 0.588 (0.459-0.768) | 0.747 (0.556-1.00) | 0.864 (0.630-1.18) | 0.976 (0.687-1.37) | 1.08 (0.731-1.58) | 1.22 (0.790-1.83) | 1.32 (0.835-2.03) |
| 30-min | 0.295 (0.232-0.381) | 0.414 (0.326-0.535) | 0.600 (0.471-0.779) | 0.747 (0.583-0.975) | 0.938 (0.697-1.26) | 1.08 (0.783-1.47) | 1.21 (0.847-1.69) | 1.33 (0.895-1.93) | 1.48 (0.957-2.22) | 1.59 (1.00-2.44) |
| 60-min | 0.390 (0.308-0.505) | 0.514 (0.404-0.665) | 0.707 (0.555-0.918) | 0.861 (0.671-1.12) | 1.06 (0.789-1.42) | 1.21 (0.879-1.65) | 1.34 (0.945-1.89) | 1.48 (0.993-2.14) | 1.64 (1.06-2.45) | 1.75 (1.11-2.69) |
| 2-hr | 0.486 (0.387-0.619) | 0.614 (0.489-0.783) | 0.815 (0.647-1.04) | 0.974 (0.769-1.25) | 1.18 (0.892-1.56) | 1.34 (0.985-1.80) | 1.48 (1.05-2.05) | 1.62 (1.10-2.32) | 1.79 (1.17-2.65) | 1.91 (1.22-2.90) |
| 3-hr | 0.569 (0.457-0.720) | 0.686 (0.551-0.869) | 0.873 (0.698-1.11) | 1.02 (0.812-1.30) | 1.22 (0.930-1.60) | 1.37 (1.02-1.83) | 1.51 (1.08-2.08) | 1.65 (1.13-2.34) | 1.83 (1.20-2.68) | 1.95 (1.26-2.93) |
| 6-hr | 0.742 (0.603-0.925) | 0.844 (0.685-1.05) | 1.01 (0.820-1.27) | 1.16 (0.931-1.46) | 1.36 (1.06-1.78) | 1.52 (1.15-2.01) | 1.68 (1.22-2.29) | 1.84 (1.29-2.60) | 2.07 (1.38-3.01) | 2.24 (1.46-3.32) |
| 12-hr | 0.923 (0.759-1.14) | 1.05 (0.864-1.30) | 1.27 (1.04-1.57) | 1.46 (1.18-1.81) | 1.72 (1.35-2.22) | 1.93 (1.48-2.53) | 2.15 (1.59-2.90) | 2.38 (1.68-3.30) | 2.68 (1.82-3.85) | 2.92 (1.92-4.26) |
| 24-hr | 1.12 (0.934-1.36) | 1.29 (1.07-1.56) | 1.57 (1.30-1.91) | 1.81 (1.49-2.22) | 2.16 (1.72-2.75) | 2.44 (1.89-3.15) | 2.73 (2.04-3.63) | 3.03 (2.16-4.15) | 3.45 (2.36-4.87) | 3.77 (2.50-5.42) |

# Appendix B Drainage Map



# Appendix C Hydrologic Calculations

## HYDROLOGIC COMPUTATIONS

| BASIN ID | TOTAL AREA (AC) | SOIL | | | LAND USE | | RESULTS | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | % TYPE A | % TYPE B | % TYPE C | Paved | Open Space | IMP % | C2 | C5 | C10 | C100 |
| PR-1 | 3.86 | 0.00% | 100.00% | 0.00% | 2.45 | 1.41 | 60.61 | 0.47 | 0.50 | 0.55 | 0.71 |
| OS1 | 2.15 | 0.00% | 100.00% | 0.00% | 1.15 | 1.00 | 51.21 | 0.38 | 0.42 | 0.47 | 0.67 |
| EXISTING | 6.00 | 0.00% | 100.00% | 0.00% | 0.00 | 6.00 | 1.00 | 0.00 | 0.01 | 0.07 | 0.43 |

| LAND USE | % IMP |
|---|---|
| Paved | 95 |
| Open Space | 1 |

**Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period**

| NRCS Soil Group | Storm Return Period | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2-Year | 5-Year | 10-Year | 25-Year | 50-Year | 100-Year | 500-Year |
| A | $C_A = 0.84i^{1.302}$ | $C_A = 0.86i^{1.276}$ | $C_A = 0.87i^{1.232}$ | $C_A = 0.88i^{1.124}$ | $C_A = 0.85i+0.025$ | $C_A = 0.78i+0.110$ | $C_A = 0.65i+0.254$ |
| B | $C_B = 0.84i^{1.169}$ | $C_B = 0.86i^{1.088}$ | $C_B = 0.81i+0.057$ | $C_B = 0.63i+0.249$ | $C_B = 0.56i+0.328$ | $C_B = 0.47i+0.426$ | $C_B = 0.37i+0.536$ |
| C/D | $C_{C/D} = 0.83i^{1.122}$ | $C_{C/D} = 0.82i+0.035$ | $C_{C/D} = 0.74i+0.132$ | $C_{C/D} = 0.56i+0.319$ | $C_{C/D} = 0.49i+0.393$ | $C_{C/D} = 0.41i+0.484$ | $C_{C/D} = 0.32i+0.588$ |

Where:

$i$ = % imperviousness (expressed as a decimal)

$C_A$ = Runoff coefficient for Natural Resources Conservation Service (NRCS) HSG A soils

$C_B$ = Runoff coefficient for NRCS HSG B soils

$C_{C/D}$ = Runoff coefficient for NRCS HSG C and D soils.

# Existing basin 100yr

**EX**

| | | | |
|---|---|---|---|
| Hydrograph type | = Rational | Peak discharge (cfs) | = 6.101 |
| Storm frequency (yrs) | = 100 | Time interval (min) | = 1 |
| Drainage area (ac) | = 3.860 | Runoff coeff. (C) | = 0.43 |
| Rainfall Inten (in/hr) | = 3.676 | Tc by FAA (min) | = 16 |
| IDF Curve | = IDF glenwood springs.IDF | Rec limb factor | = 1.00 |

Hydrograph Volume = 5,857 (cuft); 0.134 (acft)

## FAA Formula Tc Worksheet

Tc = 1.8(1.1 - C) x Flow length^0.5 / Watercourse slope^0.333 — Hydraflow Express by Intelisolve

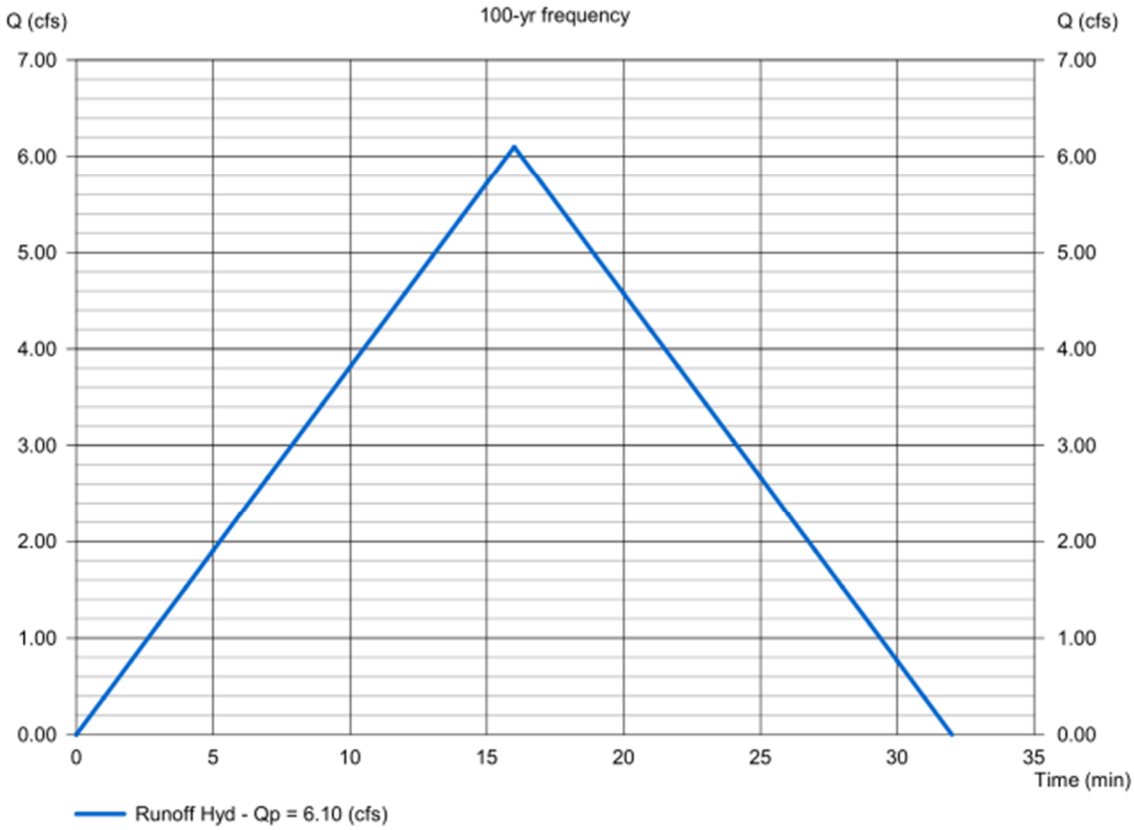
**Rational**

EX

**Description**

| | |
|---|---|
| Flow length (ft) | = 656.00 |
| Watercourse slope (%) | = 7.62 |
| Runoff coefficient (C) | = 0.43 |
| **Time of Conc. (min)** | **= 16** |

**Runoff Hydrograph**



# Proposed basin 100yr

**PR**

| | | | |
|---|---|---|---|
| Hydrograph type | = Rational | Peak discharge (cfs) | = 12.53 |
| Storm frequency (yrs) | = 100 | Time interval (min) | = 1 |
| Drainage area (ac) | = 3.850 | Runoff coeff. (C) | = 0.71 |
| Rainfall Inten (in/hr) | = 4.582 | Tc by FAA (min) | = 11 |
| IDF Curve | = IDF glenwood springs.IDF | Rec limb factor | = 1.00 |

Hydrograph Volume = 8,267 (cuft); 0.190 (acft)

## FAA Formula Tc Worksheet

Tc = 1.8(1.1 - C) x Flow length^0.5 / Watercourse slope^0.333 — Hydraflow Express by Intelisolve

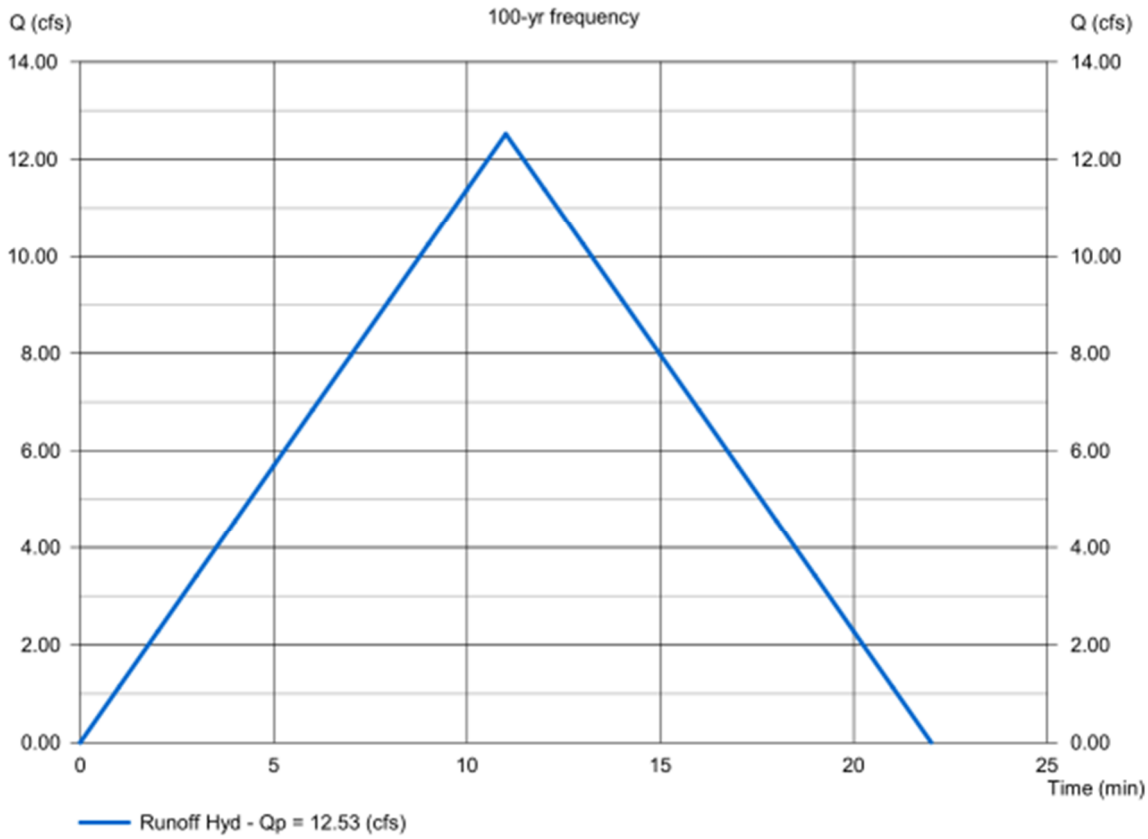
### Rational

PR

**Description**

| | |
|---|---|
| Flow length (ft) | = 783.00 |
| Watercourse slope (%) | = 6.40 |
| Runoff coefficient (C) | = 0.71 |
| **Time of Conc. (min)** | **= 11** |

**Runoff Hydrograph**

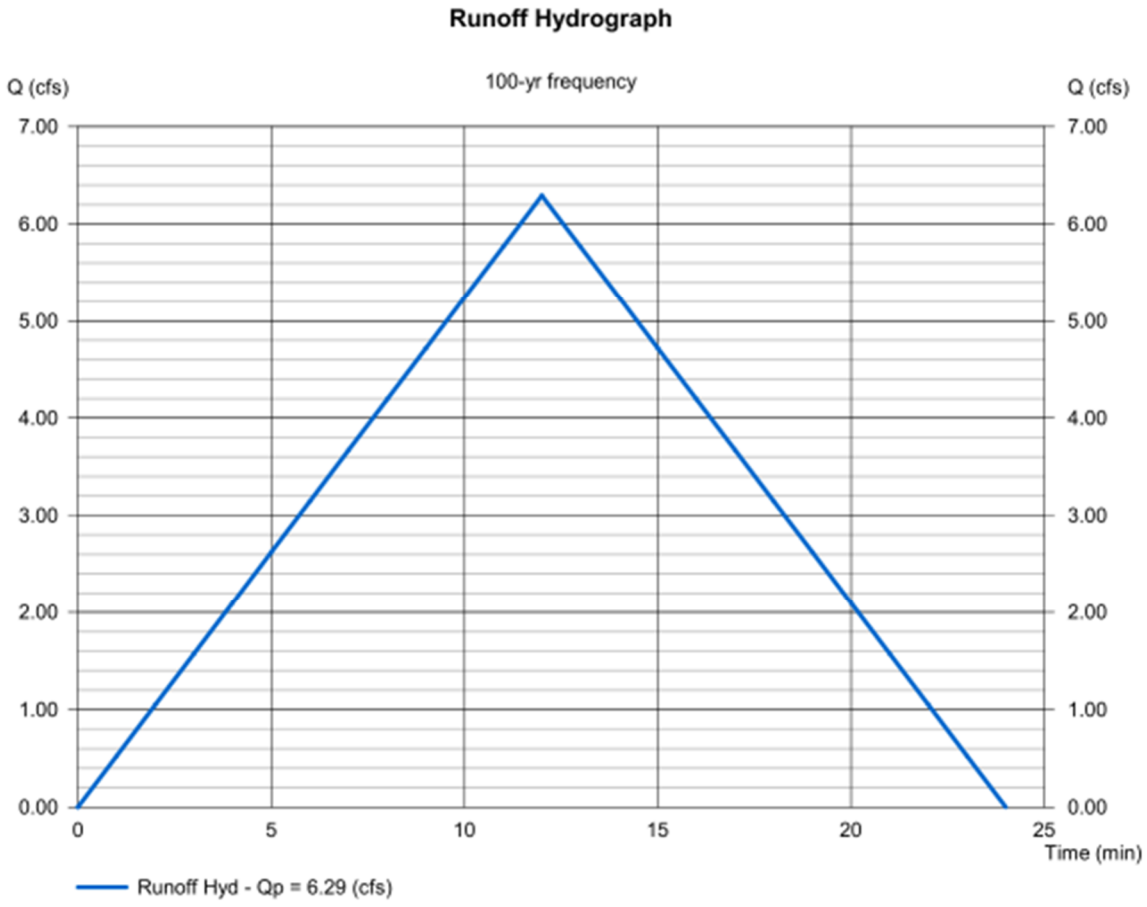


# OS1 Basin 100 yr

## OS1

| | | | |
|---|---|---|---|
| Hydrograph type | = Rational | Peak discharge (cfs) | = 6.291 |
| Storm frequency (yrs) | = 100 | Time interval (min) | = 1 |
| Drainage area (ac) | = 2.150 | Runoff coeff. (C) | = 0.67 |
| Rainfall Inten (in/hr) | = 4.367 | Tc by User (min) | = 12 |
| IDF Curve | = IDF glenwood springs.IDF | Rec limb factor | = 1.00 |

Hydrograph Volume = 4,529 (cuft); 0.104 (acft)



# Proposed Water Quality Control Volume

**WQCV**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | WQCV = | 0.1334 | watershed-inches | = | 0.06684 | ac-ft | = | 2911.40 | $ft^3$ |
| | Impervious | 0.606 | | | | | | | |
| | a | 0.8 | | | | | | | |
| | area (ac) | 6.0130 | | | | | | | |

$$WQCV = 0.70\,Aa(0.91I^3 - 1.19I^2 + 0.78I)/12$$ **EQ. 11.1**

Where:
WQCV = Water Quality Capture Volume (ft3)
A = Area draining to the treatment facility (ft2)
a = Coefficient corresponding to BMP type and from Table 4.11
I = Imperviousness (percent expressed as a decimal)

# Proposed Detention 100 yr

**PR DENTENTION**

| | | | |
|---|---|---|---|
| Hydrograph type | = Rational | Peak discharge (cfs) | = 12.53 |
| Storm frequency (yrs) | = 100 | Time interval (min) | = 1 |
| Drainage area (ac) | = 3.850 | Runoff coeff. (C) | = 0.71 |
| Rainfall Inten (in/hr) | = 4.582 | Tc by FAA (min) | = 11 |
| IDF Curve | = IDF glenwood springs.IDF | Rec limb factor | = 1.00 |

Hydrograph Volume = 8,267 (cuft); 0.190 (acft)

## FAA Formula Tc Worksheet

Tc = 1.8(1.1 - C) x Flow length^0.5 / Watercourse slope^0.333 — Hydraflow Express by Intelisolve

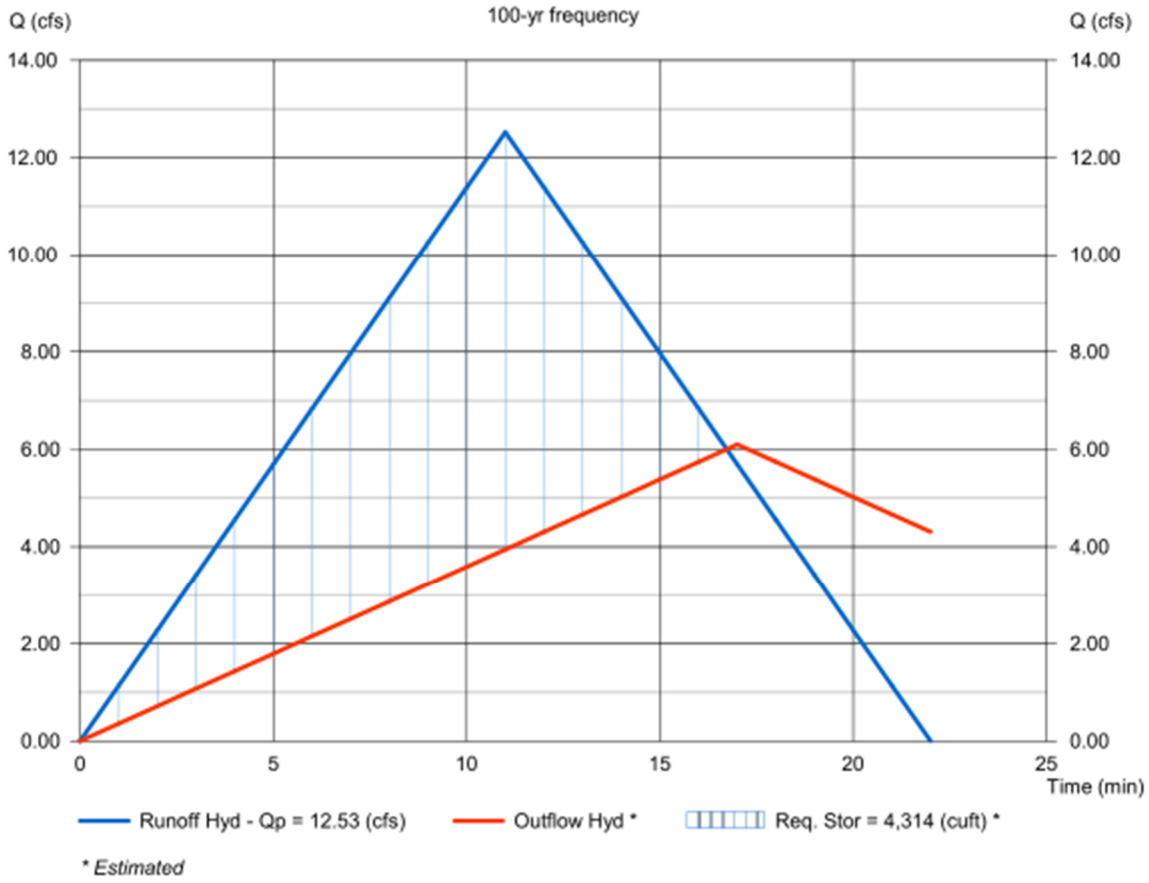
**Rational**

PR DENTENTION

**Description**

| | |
|---|---|
| Flow length (ft) | = 783.00 |
| Watercourse slope (%) | = 6.40 |
| Runoff coefficient (C) | = 0.71 |
| **Time of Conc. (min)** | **= 11** |

**Runoff Hydrograph**




** Estimated*

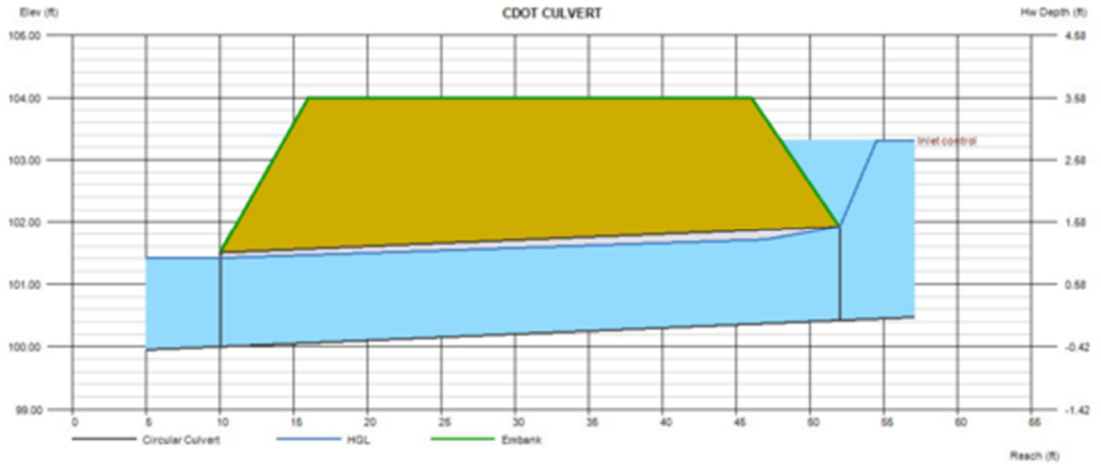
# Appendix D Hydraulic Calculations

## Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Jan 24 2025

### CDOT CULVERT

| | | | |
|---|---|---|---|
| Invert Elev Dn (ft) | = 100.00 | **Calculations** | |
| Pipe Length (ft) | = 42.00 | Qmin (cfs) | = 12.39 |
| Slope (%) | = 1.00 | Qmax (cfs) | = 12.39 |
| Invert Elev Up (ft) | = 100.42 | Tailwater Elev (ft) | = (dc+D)/2 |
| Rise (in) | = 18.0 | | |
| Shape | = Circular | **Highlighted** | |
| Span (in) | = 18.0 | Qtotal (cfs) | = 12.39 |
| No. Barrels | = 1 | Qpipe (cfs) | = 12.39 |
| n-Value | = 0.012 | Qovertop (cfs) | = 0.00 |
| Culvert Type | = Circular Corrugate Metal Pipe | Veloc Dn (ft/s) | = 7.17 |
| Culvert Entrance | = Headwall | Veloc Up (ft/s) | = 7.47 |
| Coeff. K,M,c,Y,k | = 0.0078, 2, 0.0379, 0.69, 0.5 | HGL Dn (ft) | = 101.41 |
| | | HGL Up (ft) | = 101.75 |
| **Embankment** | | Hw Elev (ft) | = 103.31 |
| Top Elevation (ft) | = 104.00 | Hw/D (ft) | = 1.93 |
| Top Width (ft) | = 30.00 | Flow Regime | = Inlet Control |
| Crest Width (ft) | = 15.00 | | |



# Appendix x

# CAYON VISTA
# MULTI-FAMILY

# PRELIMINARY UTILITY REPORT

## PREPARED FOR:

**Cohen- Esrey Deverlopment Group**
(913) 671-3447 | kervin@cohenesrey.com

Prepared By:

**HIGH COUNTRY ENGINEERING, INC.**
1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
(970) 945-8676

**HCE Project No. 2251001.00**

**January 28, 2025**

# TABLE OF CONTENTS

## INTRODUCTION

### Location

The subject property is located in Glenwood Springs, Colorado. Specifically, the property is in northwest Glenwood Springs directly off of Highway 6 & 24. The current address is 51993 Highway 6 & 24.

### Existing Land Use

The subject property consists of three parcels approximately 3.93 acres in size. The existing lot consists of the previously operating Glenwood Gardens and two single family residences with numerous outbuildings associated with the greenhouse business. To the north of the site is Donegan road which is approximately 58' higher than the access off of Highway 6 & 24. A retaining wall separates Donegan road from the property line for about 75% of the Donegan frontage and the other 25% of the wall comes onto the property several feet at the northeast corner. To the west of the property is the Glenwood Springs, Elks Lodge. This property also contains a number of residential structures (10+) north of the lodge, some of which encroach on this property on the northeast corner. Additionally, there is a shared use area located on the southeast corner of the property that is utilized primarily by the Lodge and the other residential units on the Elk Lodge property. On the east is multifamily property that was previously a motel that has been converted to rental units for RFTA employees. Access to the development is proposed directly from Highway 6 & 24 near the existing access location.

### Proposed Land Use

Proposed development consists of 80 multi-family residential units contained within three buildings. Additional improvements include asphalt parking areas and roadways, sidewalks, site amenities such as picnic tables, gathering areas and a multi-use recreational area. Much of the site will be utilized for a site solar array that will be constructed on the site walls that make up the vertical elevation from the upper parking elevation to the Donegan road elevation.

## WASTEWATER SYSTEM

### Sanitary Sewer System

An existing West Glenwood Springs Sanitation sewer main is located in Highway 6 & 24. A sanitary sewer manhole is located east of the proposed entrance approximately 110' away. The connection to this system will be into the existing manhole within Highway 6 & 24. An 8-inch gravity sewer main is proposed to be extended into the development on the east side of the buildings with a short leg going to the west to a manhole between the lower two buildings. Services will be extended into the new lines from the three buildings.

The proposed development has and will have minimal system flows and the proposed sanitary system will serve residential uses. A single service is proposed for each building. For calculation purposes, each unit has been considered a single-family residence. In total the system demand has been analyzed for 300 single-family residences. Effluent flows are estimated to be 22,400 gallons per day, with a peak flow of 89,600 gallons per day. These flows will be conveyed by 8" diameter main pipes, and 6" diameter building service pipes. At maximum capacity the pipes are under 80% capacity.

## WATER DISTRIBUTION

### Water Distribution

The development will be served by the City of Glenwood Springs water by connecting to existing water main located in Highway 6 & 24. Two connections will be made to the main via an existing 6" fire hydrant that will be relocated and an existing 8" line located at the current entrance to the property. Within the property there will also be a loop to connect the 8" stub to the short 6" stub. The loop will be completed with 8-inch Class 52 Ductile Iron Pipe or C900 PVC main. The on-site loop will loop north on the east and west sides of the buildings and connect on the north side of the uppermost building. Fire hydrants will be located on the east and west sides of the uppermost building and the east side of the southeast building and the west side of the southeast building. These locations will provide

ample access for the fire department to pull hoses to the extremities of the buildings within 150’ hose lengths. The proposed 8-inch line provides system demand and fire flows to the development.

Fire Flows for the loop within the property should exceed 2700 gpm at the high point based on a fireflow test provided by the City of Glenwood Springs Fire Department which was run on the hydrant located 270’ east of this site (hydrant 499) and the guage hydrant located on this site (hydrant 500). Test flow at this hydrant was 2674 with a residual reading of 62 psi at the guage hydrant which had a static pressure of 115 psi. Flow available at 20 psi would be around 3640 gpm. Flow at the high point on the property would be 2700 gpm + based on losses in an 8” pipe and a 400’ pipe run. A detailed watercad analysis with demands will be provided with the final plan submittal. The Static pressure at the highest hydrant should be approximately 105 psi which indicates there will be more than adequate pressure for domestic and fire flow to the structures. The proposed 8-inch line provides system demand and fire flows to the development.

**System Demand**

Glenwood Springs Municipal Code section 080.060.020 classifies multi-family residential units as the greater of 0.25 EQR per bedroom or 0.06 EQR per 100 square feet, not to exceed 1.00 EQR. Assuming a demand of 1 EQR being the equivalent of 350 gpd and a 16-hour day for 80 multi-family residential units and other uses, the Average Daily Demand for the phase I development will be 28,000 gallons per day or for a 16 hour day (29.2 gpm). Peak hour would typically be 4 times the average daily demand or 117 gpm. The overall 117 gpm will be used for determination of service sizes and demand on top of fire flows, which will be the most conservative design approach.

## DRY UTILITIES

### Electric

The point of contact for electrical service is Doug Hazzard with the City of Glenwood Springs Electric Department (970-384-6353).

Currently power is provided to the property via overhead power lines on the adjacent property to the east that drops to an electric manhole at the pole. From this location we will have a short run to the southwest and a short run to the northwest to transformers that will serve the north building and the south two buildings. The secondary run from the southeast transformer to the southwest building will be approximately 150'. The developer will contract with the City of Glenwood Springs Electric Department for costs associated with extending the electric utility to the site.

### Gas

Gas is not proposed for this development.

### Cable

Cable TV is proposed to be installed from existing infrastructure adjacent to the develop. The point of contact for Comcast Cable Television service is (970-945-7292). The contractor will contract with Comcast Cable for cable tv service extension.

### Telecommunications

Telecommunication is proposed to be installed from existing infrastructure adjacent to the develop. The point of contact for Telecommunications service is Michael Gardner with City of Glenwood Springs broadband.

## CONCLUSION

**Water and Sewer**

This report and the associated plans identify the proposed water, sewer and dry utility layouts for the proposed Canyon View Development. The proposed onsite sanitary sewer will provide adequate capacity to serve the proposed residential development. The existing water main within Highway 6 will provide adequate water service to meet the domestic water demands and fire flows required when construction is completed. All lots will be required to meet building code requirements when constructing the final water system for each building.

## REFERENCES

International Fire Code: International Code Council. International Conference of Building Officials, Whittier, CA, 2009.

Uniform Building Code: International Conference of Building Officials. Whittier, CA, 2009.

# CANYON VISTA MULTI-FAMILY HOUSING

GLENWOOD SPRINGS, COLORADO

MAJOR SITE / ARCHITECTURAL REVIEW

JANUARY 28, 2025

PRELIMINARY NOT FOR CONSTRUCTION

## SHEET INDEX



## PROJECT TEAM


OWNER
MARGARET O. MCPHERSON
51993 HIGHWAY 6
GLENWOOD SPRINGS, CO 81601

DEVELOPER
COHEN-ESRY DEVELOPMENT GROUP
8500 SHAWNEE MISSION PKWY, SUITE 150
MERRIAM, KS 66202
(913) 671-3300

APPLICANT
COHEN-ESRY DEVELOPMENT GROUP
8500 SHAWNEE MISSION PKWY, SUITE 150
MERRIAM, KS 66202
(913) 671-3300

LANDSCAPE ARCHITECT
THE LAND STUDIO, INC.
365 RIVER BEND WAY
GLENWOOD SPRINGS, CO 81601
(970) 927-3690

CIVIL ENGINEER
HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVE.
GLENWOOD SPRINGS, CO 81601
(970) 945-8676

ARCHITECT
KTGY
3360 BLAKE ST. #500
DENVER, CO 80205
(303) 825-6400


## BASIS OF BEARING / BENCHMARK

ALL BEARINGS ARE RELATIVE TO A BEARING OF N01°51'00"E ALONG THE WESTERLY BOUNDARY LINE OF PARCEL 1 AND 2-B AS SHOWN ON THE IMPROVEMENT SURVEY PLAT.

ELEVATIONS ARE BASED ON AN ASSUMED WGS84 ELEVATION OF 5724.12 FEET ON THE NORTHWEST CORNER OF PARCEL NO. 1.

## FEMA FLOODPLAIN STATEMENT

PARCELS 1, 2-A AND 2-B ARE LOCATED WITHIN ZONE C ACCORDING TO THE FEMA MAP PANEL 0800711431C EFFECTIVE OCTOBER 15, 1985.

## PUBLIC FACILITIES STATEMENT

PUBLIC FACILITIES IMPROVEMENTS INCLUDE:

1. EIGHT FOOT WIDE PEDESTRIAN PATH NORTH OF HIGHWAY 6 WHICH SITS PARTIALLY IN CDOT RIGHT-OF-WAY AND THE SUBJECT PROPERTY.
2. RIDE GLENWOOD SPRINGS BUS SHELTER.

## GEOLOGIC HAZARDS DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS REPORT PREPARED BY LINCOLN-DEVORE DATED 1978, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD/S ON THE PROPERTY: SLIGHT POTENTIAL FOR HYDROCOMPACTION AND RELATED SETTLEMENT HAZARDS, VERY LOW PROBABILITY OF RAPID MAJOR SETTLEMENT, MODERATE PROBABILITY OF SIGNIFICANT LONG-TERM SETTLEMENT.

A COPY OF SAID REPORT HAS BEEN PLACED ON FILE WITH THE CITY OF GLENWOOD SPRINGS COMMUNITY DEVELOPMENT. CONTACT THE COMMUNITY DEVELOPMENT OFFICE AT 101 W. 8TH ST. GLENWOOD SPRINGS , COLORADO, TO VIEW SAID REPORT.

## LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NW¼SE¼ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 295 AT PAGE 537 IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDER; LYING NORTHERLY OF U.S. HIGHWAY NO. 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF U.S. HIGHWAY NO. 24 WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION BEARS S.15°02'40"W. 1864.87 FEET; THENCE N.01°51'00"E. 240.50 FEET; THENCE S.85°58'35"E. 240.19 FEET; THENCE S.01°51'00"W. 258.18 FEET TO A POINT ON
THE NORTH LINE OF U.S. HIGHWAY NO. 24; THENCE N.81°47'00"W. 241.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF GARFIELD, STATE OF COLORADO.

PARCEL 2:

PARCEL A:
A TRACT OF LAND SITUATE IN THE NW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M., LYING BETWEEN COUNTY ROAD AND U.S. HIGHWAY NO. 24, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF U.S. HIGHWAY NO. 24, WHENCE THE SE CORNER OF SAID SECTION 5 BEARS SOUTH 44 DEGREES 36' E. 2587.76 FEET;
THENCE N. 81 DEGREES 47' W. 140 FEET ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 24;
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THENCE S. 73 DEGREES 19' E. 143.94 FEET ALONG THE SOUTH LINE OF COUNTY ROAD;
THENCE S. 1 DEGREES 51' W. 422.67 FEET TO THE NORTH LINE OF U.S HIGHWAY NO. 24, THE POINT OF BEGINNING.

PARCEL B:
A TRACT OF LAND SITUATE IN THE NW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M., LYING BETWEEN COUNTY ROAD AND U.S. HIGHWAY NO. 24, MORE FULLY DESCRIBED AS FOLLOWS:

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THENCE N. 73 DEGREES 19' W. 248.29 FEET ALONG THE SOUTH LINE OF COUNTY ROAD;
THENCE S. 1 DEGREES 51' W. 480.78 FEET TO THE NORTH LINE OF U.S HIGHWAY NO. 24, THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND LOCATED IN THE NW1/4SE14 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M., BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 295 AT PAGE 537 IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDER, LYING NORTHERLY OF U.S. HIGHWAY NO. 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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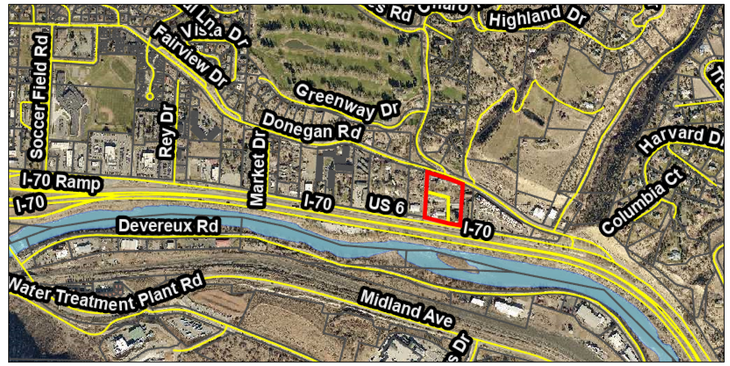
THENCE S. 01 DEGREES 51'00" W. 258.18 FEET TO A POINT ON THE NORTH LINE OF U.S. HIGHWAY NO. 24;
THENCE N. 81 DEGREES 47'00" W. 241.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CITY OF GLENWOOD SPRINGS
COUNTY OF GARFIELD
STATE OF COLORADO

## VICINITY MAP




## PROJECT SUMMARY TABLE

**Project Description**

| | | | | | |
|---|---|---|---|---|---|
| **Lot Size Information** | Acres | Square Feet | **Lot Coverage** | Existing (Sq. Ft. & %) | Proposed (Sq. Ft. & %) |
| | 3.98 | 171,190.80 | | | 31,663 (18.5%) |
| **Limits of Disturbance** | Existing (Sq. Ft. & %) | Proposed (Sq. Ft. & %) | **Average Slope within Limits of Disturbance** | Percentage % | |
| | | 170,646 (99.7%) | | 12.40% | |
| **Off-street Parking Spaces** | Existing# Vehicle Spaces | Proposed# Vehicle Spaces | **Bicycle Parking** | Existing # Spaces | Proposed# Spaces |
| | | 138 | | 0 | 16 |
| **Residential Units** | # Existing Units | # Proposed Units | **Non-residential Uses** | Type of Use(s) | Gross Floor Area (Sq. Ft.) |
| | 1 | 80 | | NA | 4,085 |
| **Open Space** | Existing (Sq. Ft. & %) | Proposed (Sq Ft & %) | **Total Landscaped Area** | Existing (Sq. Ft. & %) | Proposed (Sq. Ft. & %) |
| | | 34,291 (20.03%) | | | 43,036 (25%) |
| **Building Height** | Existing | Proposed | **Total Impervious Area** | Existing (Sq. Ft. & %) | Proposed (Sq. Ft. & %) |
| | | 39.6' | | | 110,046 (64%) |
| **Snow Storage** | Require (Sq. Ft.) | Proposed (Sq. Ft.) | **Other** | | |
| | | 13,300 | | | |

COLORADO 811 CALL BEFORE YOU DIG Utility Notification Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 1/28/25 | MAJOR SITE - ARCH. REVIEW | MGG |

DRAWN BY: MGG
CHECKED BY: MGG
DATE: 1/27/2025
FILE: SCALE: ########


HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2555
WWW.HCENG.COM


COHEN-ESRY DEVELOPMENT GROUP
GLENWOOD SPRINGS, CO

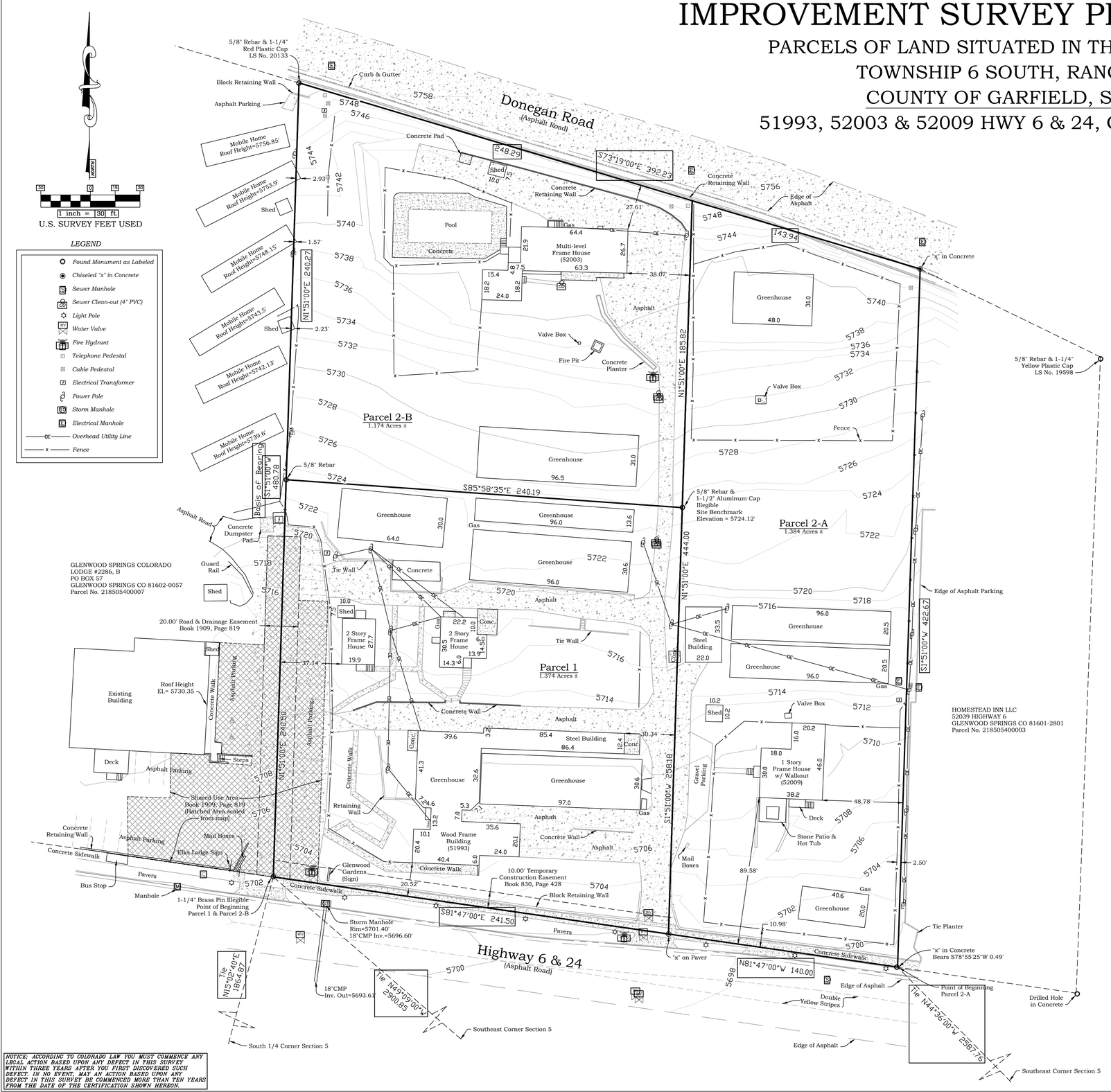
**CANYON VISTA MULTI-FAMILY**

**TITLE SHEET**

PROJECT NO.
**2251001.00**

# IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

## PARCELS OF LAND SITUATED IN THE NW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
## COUNTY OF GARFIELD, STATE OF COLORADO
## 51993, 52003 & 52009 HWY 6 & 24, GLENWOOD SPRINGS, CO 81601




*LEGEND*

- *Found Monument as Labeled*
- *Chiseled "x" in Concrete*
- *Sewer Manhole*
- *Sewer Clean-out (4" PVC)*
- *Light Pole*
- *Water Valve*
- *Fire Hydrant*
- *Telephone Pedestal*
- *Cable Pedestal*
- *Electrical Transformer*
- *Power Pole*
- *Storm Manhole*
- *Electrical Manhole*
- *Overhead Utility Line*
- *Fence*

*NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.*

## PROPERTY DESCRIPTION

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THENCE S. 81 DEGREES 47' E. 241.5 FEET ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 24;
THENCE N. 1 DEGREES 51' E. 444 FEET TO THE SOUTH LINE OF COUNTY ROAD;
THENCE N. 73 DEGREES 19' W. 248.29 FEET ALONG THE SOUTH LINE OF COUNTY ROAD;
THENCE S. 1 DEGREES 51' W. 480.78 FEET TO THE NORTH LINE OF U.S HIGHWAY NO. 24, THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND LOCATED IN THE NW1/4SE14 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M., BEING A PART OF THAT TRACT OF LAND DESCRIBED IN BOOK 295 AT PAGE 537 IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDER, LYING NORTHERLY OF U.S. HIGHWAY NO. 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF U.S. HIGHWAY NO. 24 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 5 BEARS S. 49 DEGREES 09' E. 2900.85 FEET;
THENCE N. 01 DEGREES 51'00" E. 240.50 FEET;
THENCE S. 85 DEGREES 58'35" E. 240.19 FEET;
THENCE S. 01 DEGREES 51'00" W. 258.18 FEET TO A POINT ON THE NORTH LINE OF U.S. HIGHWAY NO. 24;
THENCE N. 81 DEGREES 47'00" W. 241.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CITY OF GLENWOOD SPRINGS
COUNTY OF GARFIELD
STATE OF COLORADO

## NOTES:

1.) THE DATE OF THE FIELD SURVEY WAS JUNE 24, 2022 AND TOPOGRAPHY WAS ADDED ON NOVEMBER 2, 2022.

2.) THIS DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM OR SURVEYOR.

3.) THIS SURVEY IS BASED ON A TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY DATED MAY 20, 2022, FILE NO. ABS63018918.

4.) ALL BEARINGS ARE RELATIVE TO A BEARING OF N01°51'00"E ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AS SHOWN HEREON.

5.) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE INCLUDING AN EASEMENT AND RIGHT-OF-WAY RECORDED AT BOOK 283, PAGE 552. (THE EXACT LOCATION IS NOT DEFINED)

6.) ALL ELEVATIONS ARE BASED ON AN ASSUMED WGS84 ELEVATION OF 5724.12 FEET ON THE NORTHWEST CORNER OF PARCEL NO. 1.

7.) THE CONTOUR INTERVALS ARE TWO FEET.

## SURVEYOR'S CERTIFICATE:

I, SCOTT R. BLACKARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO *SEE BELOW* THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY OF THE PROPERTY CORNER MONUMENTS, BOTH FOUND AND SET, UNDER MY DIRECT SUPERVISION AND CHECKING; THAT IT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR WERE DETERMINED BY AN ACCURATE CONTROL SURVEY IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS); I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 24, 2022, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS IS NOT A GUARANTY OR A WARRANTY.

*LAND TITLE GUARANTEE COMPANY
*FILE NO. ABS63018918
*EFFECTIVE DATE: MAY 20, 2022
*LONGHORN OPPORTUNITY FUND I, LP

SCOTT R. BLACKARD L.S. 38342 — DATE
sblackard11@gmail.com


THE SEXTON SURVEY COMPANY
PO BOX 912
SILT, CO 81652
970-456-3081


| |
|---|
| JOB NO: 22048topo |
| DATE: 6/25/22 |
| DWG BY: SRB |
| REV: 7/13/23 |
| REV: 1/22/25 |

1 of 1

# IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

PARCELS OF LAND SITUATED IN THE NW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993, 52003 & 52009 HWY 6 & 24, GLENWOOD SPRINGS, CO 81601


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY NOT FOR CONSTRUCTION

## LEGEND

| EXISTING | PROPOSED |
|---|---|
| STORM MANHOLE | FIRE HYDRANT |
| SANITARY MANHOLE | INLET |
| FIRE HYDRANT | CURB INLET |
| WATER VALVE | STORM MANHOLE |
| ELECTRIC MANHOLE | SANITARY MANHOLE |
| GAS METER | CABLE MANHOLE |
| TELEPHONE PEDESTAL | ELECTRIC TRANSFORMER |
| LIGHT POLE | |
| UTILITY POLE | |
| SIGN | |

BOUNDARY
RIGHT-OF-WAY
EASEMENT
STRUCTURE
ASPHALT
CONCRETE
RETAINING WALL
CENTERLINE ROAD
CURB AND GUTTER
PAVEMENT STRIPING
GUARDRAIL
WATER MAIN (W)
WATER SERVICE (WS)
SEWER MAIN (S)
SEWER SERVICE (SS)
OVERHEAD ELECTRIC (OE)
ELECTRIC (E)
CATV (CTV)
TELEPHONE (T)
STORM SEWER
CONTOUR (6158)
LIMITS OF DISTURBANCE
DRAINAGE FLOW PATTERN
SNOW STORAGE AREA

**NOTES**

1. SURVEY COMPLETED BY THE SEXTON SURVEY COMPANY. REFER TO IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY SURVEY DATED 1/22/25 FOR EXISTING CONDITIONS INFORMATION. DATE OF SURVEY JUNE 24, 2022 WITH TOPOGRAPHY ADDED NOVEMBER 2, 2022.
2. ALL BEARINGS ARE RELATIVE TO A BEARING OF N01°51'00"E ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AS SHOWN HEREON.
3. ELEVATIONS ARE BASED ON AN ASSUMED WGS84 ELEVATION OF 5724.12 FEET ON THE NORTHWEST CORNER OF PARCEL NO. 1.
4. APPROXIMATE SNOW STORAGE AREA PROVIDED: 13,300-SF

COLORADO 811 CALL BEFORE YOU DIG Utility Notification Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 1/28/25 | MAJOR SITE - ARCH. REVIEW | MGG |

DRAWN BY: MGG
CHECKED BY: MGG
DATE:
FILE:


HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 · FAX (970) 945-2555
WWW.HCENG.COM

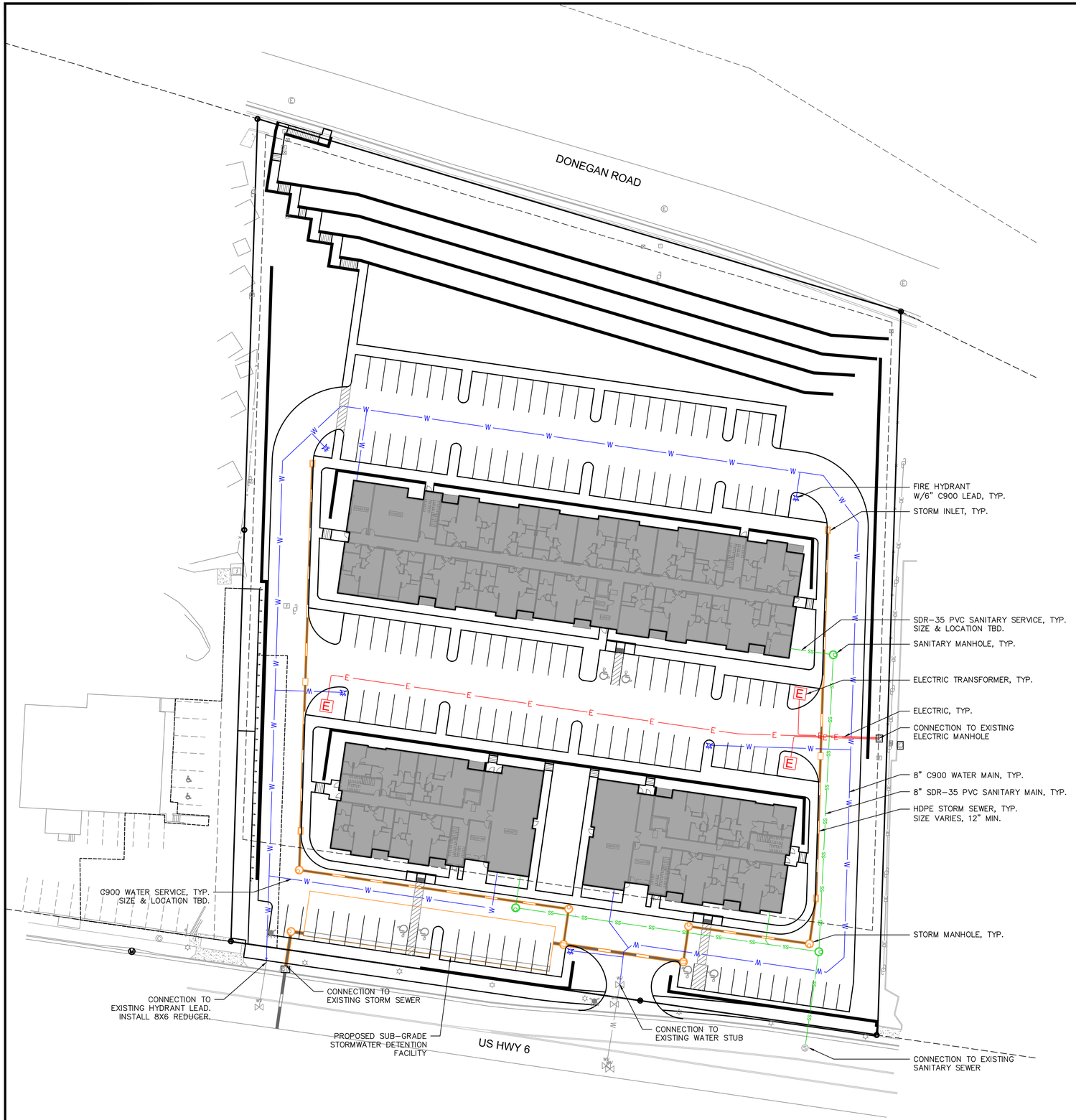

COHEN ESRY DEVELOPMENT GROUP
GLENWOOD SPRINGS, CO

**CANYON VISTA MULTI-FAMILY**

**PRELIMINARY GRADING PLAN**

PROJECT NO.
2251001.00

C2.0




GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| | STORM MANHOLE | FIRE HYDRANT |
| | SANITARY MANHOLE | INLET |
| | FIRE HYDRANT | CURB INLET |
| | WATER VALVE | STORM MANHOLE |
| | ELECTRIC MANHOLE | SANITARY MANHOLE |
| | GAS METER | CABLE MANHOLE |
| | TELEPHONE PEDESTAL | ELECTRIC TRANSFORMER |
| | LIGHT POLE | |
| | UTILITY POLE | |
| | SIGN | |
| BOUNDARY | | |
| RIGHT-OF-WAY | | |
| EASEMENT | | |
| STRUCTURE | | |
| ASPHALT | | |
| CONCRETE | | |
| RETAINING WALL | | |
| CENTERLINE ROAD | | |
| CURB AND GUTTER | | |
| PAVEMENT STRIPING | | |
| GUARDRAIL | | |
| WATER MAIN | W | W |
| WATER SERVICE | | WS |
| SEWER MAIN | SS | S |
| SEWER SERVICE | SS SS | SS SS |
| OVERHEAD ELECTRIC | OE | |
| ELECTRIC | E | E |
| CATV | CTV | C |
| TELEPHONE | T | T |
| STORM SEWER | | |

**NOTES**

1. SURVEY COMPLETED BY THE SEXTON SURVEY COMPANY. REFER TO IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY SURVEY DATED 1/22/25 FOR EXISTING CONDITIONS INFORMATION. DATE OF SURVEY JUNE 24, 2022 WITH TOPOGRAPHY ADDED NOVEMBER 2, 2022.
2. ALL BEARINGS ARE RELATIVE TO A BEARING OF N01°51'00"E ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AS SHOWN HEREON.
3. ELEVATIONS ARE BASED ON AN ASSUMED WGS84 ELEVATION OF 5724.12 FEET ON THE NORTHWEST CORNER OF PARCEL NO. 1.

PRELIMINARY
NOT FOR
CONSTRUCTION

COLORADO 811
CALL BEFORE
YOU DIG
Utility Notification
Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 1/28/25 | MAJOR SITE - ARCH. REVIEW | MGG |

DRAWN BY: MGG
CHECKED BY: MGG
DATE:
FILE:


HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
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COHEN ESRY DEVELOPMENT GROUP
GLENWOOD SPRINGS, CO

**CANYON VISTA MULTI-FAMILY**

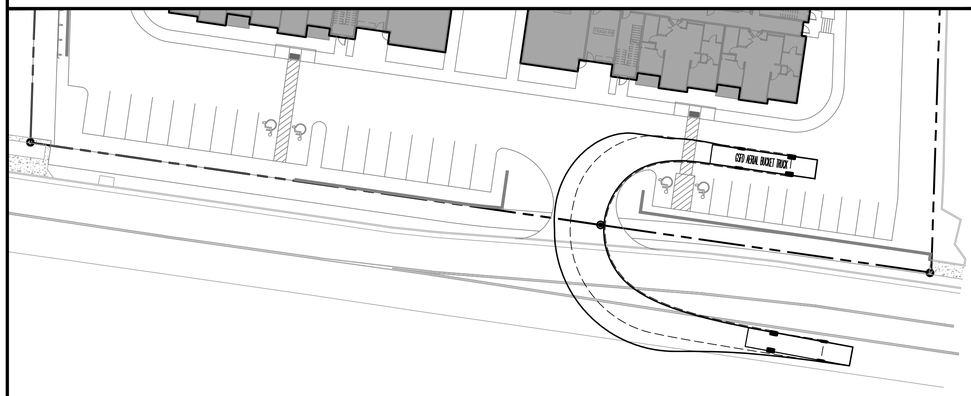
**PRELIMINARY UTILITY PLAN**

PROJECT NO.
**2251001.00**

**C3.0**


WESTBOUND INGRESS / SITE LOOP


MID ROAD LOOP




EASTBOUND EGRESS

0 30' 60'

PRELIMINARY NOT FOR CONSTRUCTION

COLORADO 811
CALL BEFORE YOU DIG
Utility Notification Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 1/28/25 | MAJOR SITE - ARCH. REVIEW | MGG |

DRAWN BY: MGG
CHECKED BY: MGG
DATE: 1/27/2025
FILE:
SCALE 1" = 30'

HIGH COUNTRY ENGINEERING, INC.
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COHEN-ESRY DEVELOPMENT GROUP
GLENWOOD SPRINGS, CO

# CANYON VISTA MULTI-FAMILY

## VEHICLE TRACKING ANALYSIS
## GSFD AERIAL BUCKET TRUCK

PROJECT NO.
2251001.00

C4.0

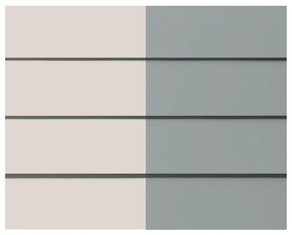
# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601

**Building**
Exterior Palette

ADHERED STONE
ELDERADO STONE:
MOONLIGHT ROUGHCUT



FC LAP SIDING
SW7017, DORIAN GRAY

FC LAP SIDING
SW6255, MORNING FOG

FC PANEL
SW 7675, SEALSKIN

VERTICAL SIDING
ATAS CORRA-LOK
COLOR: MATTE BLACK

ACCENT FC WOOD-LOOK SIDING
WOODTONE RUSTIC SERIES
COLOR: SUMMER WHEAT

## INDEX OF DRAWINGS



### PROJECT SUMMARY

| | | | | | |
|---|---|---|---|---|---|
| GROSS SITE AREA | 3.98 | AC +/- | | | |
| DWELLING UNITS | 80 | DU | PARKING PROVIDED | 138 | SP |
| DENSITY | 20 | DU/AC | PARKING RATIO | 1.73 | SP / DU |
| CONSTRUCTION TYPE | 3 STORY, 3 OVER 1 VA | | | | |

| TYPE | NET SF* | LAYOUT A | LAYOUT B | LAYOUT C | AVG MIX | MIX | LSF | AVG UNIT SF |
|---|---|---|---|---|---|---|---|---|
| S1 | 520 | | | 4 | 4 | 5% | 2,080 | 852 |
| 1A | 630 | | | 21 | 21 | 26% | 13,230 | |
| 2A | 945 | 10 | 10 | 18 | 52 | 65% | 35,910 | |
| 2B | 938 | 3 | 3 | | | | 5,628 | |
| 2C | 945 | | | 2 | | | 1,890 | |
| 2D | 904 | 3 | 3 | | | | 5,424 | |
| 3A | 1,330 | | | 3 | 3 | 4% | 3,990 | |
| TOTAL | | 16 | 16 | 48 | 80 | 100% | 68,152 | |

| BUILDING AREA | NET SF* | COMMON SPACE (CORRIDOR & TRASH ROOM) SF | STORAGE SF | BUILDING GROSS SF** |
|---|---|---|---|---|
| LAYOUT A | 14,976 | 4,349 | 400 | 19,725 |
| LAYOUT B | 14,976 | 4,349 | 400 | 19,725 |
| LAYOUT C | 38,200 | 8,040 | 2,820 | 49,060 |
| TOTAL | 68,152 | 20,358 | 3,620 | 88,510 |
| AMENITY/ LEASING OFFICE | | | | 2250 |
| OFFICE SPACE | | | | 500 |
| ROOF DECK | | | | 1335 |
| TOTAL GROSS SF ** | | | | 92,595 |

* NET DOES NOT INCLUDE STORAGE

** BUILDING GROSS DOES NOT INCLUDE BALCONIES

| PARKING SUMMARY | DU | REQ SP / DU | TOTAL REQ | REDUCTIONS | TOTAL PROVIDED | |
|---|---|---|---|---|---|---|
| COMPACT PARKING | 80 | 1.5 | 120 | 20% REDUCTION FOR PROXIMITY TO TRANSIT, 45 STRUCTURED PARKING SPACES, & BIKE STORAGE FOR 30 BIKES BEYOND REQUIRED. TOTAL AFTER REDUCTION = 109 | 22 | 138 |
| SURFACE PARKING | | | | | 98 | |
| VISITOR PARKING | 1 PER 5 UNITS | | 16 | | 16 | |
| OFFICE PARKING | 1 PER 300 SQFT | | 2 | 2 | 2 | |
| TOTAL | | | 138 | 111 | 138 | |

*EV = 14 EV-READY SPACES PER CHFA STANDARDS


**OWNER**
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Cohen-Esrey Development Group
kervin@cohenesrey.com
(913) 671-3447

**CIVIL ENGINEER**
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High Country Engineering
mikeg@hceng.com
(303) 753-6568

**ARCHITECT**
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Denver CO, 802025
esivcevic@ktgy.com
(303) 825-6400

**LANDSCAPE ARCHITECT**
DOUGLAS PRATTE, ASLA
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, Colorado 81601
(970) 927-3690 Office
(970) 948-6033 Mobile
dougpratte@thelandstudio.com

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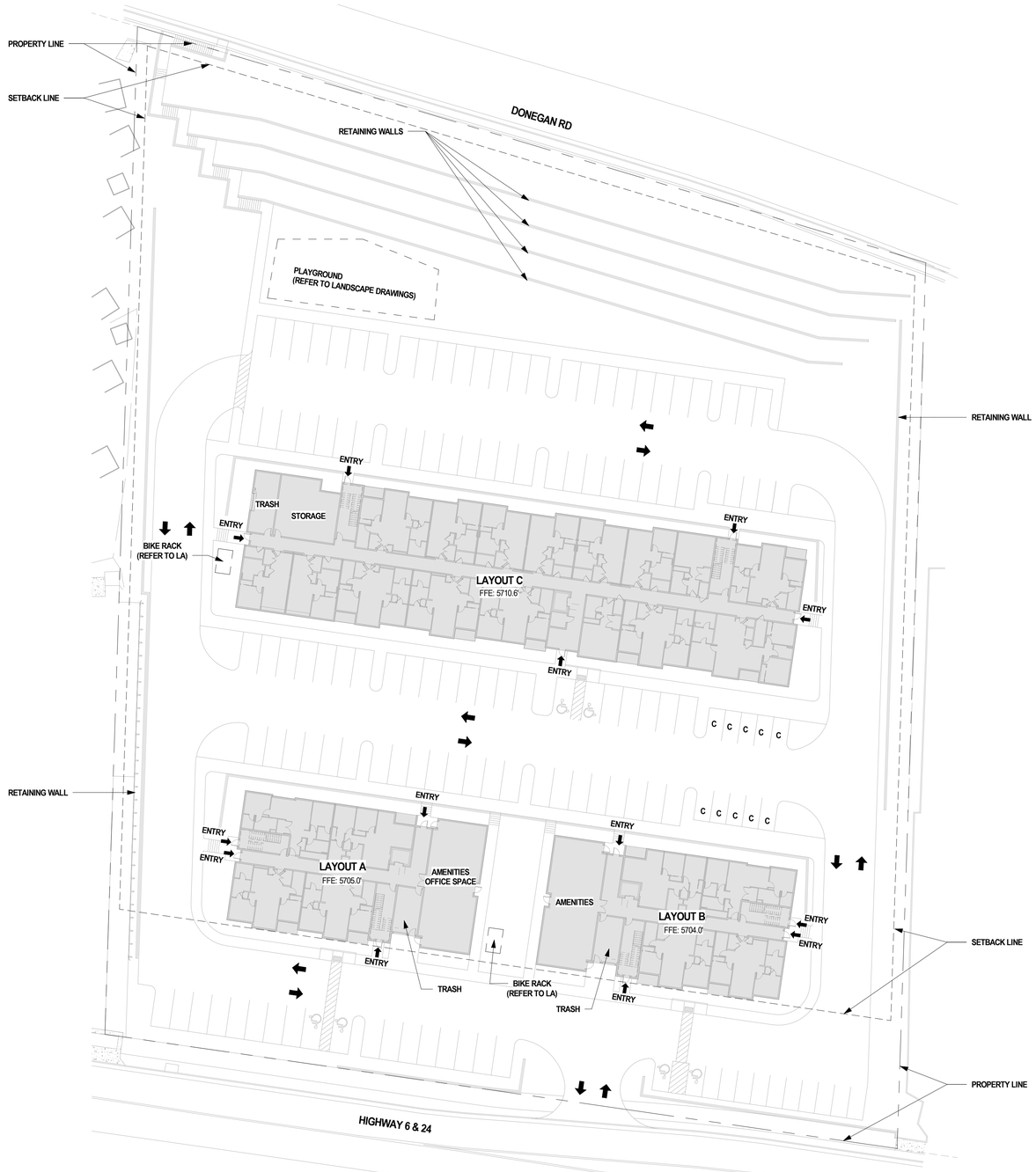
COVER SHEET
SHEET 1 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601

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ARCHITECTURAL
SITE PLAN
SHEET 2 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601


LAYOUT A - EAST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT A - NORTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

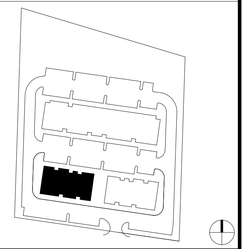
## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
| 9 | ASPHALT ROOF SHINGLES |
| 10 | FIBER CEMENT BOARD FASCIA, EAVES, PARAPET |
| 11 | METAL AWNING |
| 12 | METAL HANDRAIL |
| 13 | OVERHEAD GARAGE DOOR |
| 14 | VINYL WINDOW |
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT A EAST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2844 | - |
| NET GLAZING | 401 | 14% |
| NET FC WOODTONE | 164 | 6% |
| NET FC PANEL | 64 | 2% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | 1122 | 39% |
| NET FC STONE VENEER | 491 | 17% |

| LAYOUT A NORTH | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 4510 | - |
| NET GLAZING | 903 | 20% |
| NET FC WOODTONE | - | - |
| NET FC PANEL | 794 | 18% |
| NET FC LAP SIDING | 656 | 15% |
| NET FC VERTICAL SIDING | 512 | 11% |
| NET FC STONE VENEER | 1294 | 29% |

## SITE KEY PLAN



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LAYOUT A - ELEVATIONS
SHEET 3 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601


LAYOUT A - WEST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT A - SOUTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

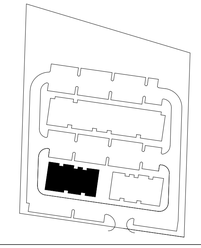
## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
| 9 | ASPHALT ROOF SHINGLES |
| 10 | FIBER CEMENT BOARD FASCIA, EAVES, PARAPET |
| 11 | METAL AWNING |
| 12 | METAL HANDRAIL |
| 13 | OVERHEAD GARAGE DOOR |
| 14 | VINYL WINDOW |
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT A WEST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2844 | - |
| NET GLAZING | 261 | 9% |
| NET FC WOODTONE | 168 | 6% |
| NET FC PANEL | 1867 | 66% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

| LAYOUT A SOUTH | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 4510 | - |
| NET GLAZING | 858 | 19% |
| NET FC WOODTONE | - | - |
| NET FC PANEL | 881 | 20% |
| NET FC LAP SIDING | 546 | 12% |
| NET FC VERTICAL SIDING | 522 | 12% |
| NET FC STONE VENEER | 1173 | 26% |

## SITE KEY PLAN



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LAYOUT A - ELEVATIONS
SHEET 4 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601


LAYOUT B - EAST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT B - NORTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

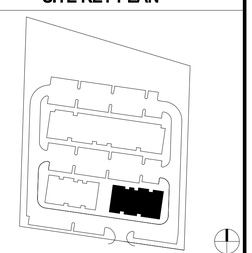
## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
| 9 | ASPHALT ROOF SHINGLES |
| 10 | FIBER CEMENT BOARD FASCIA, EAVES, PARAPET |
| 11 | METAL AWNING |
| 12 | METAL HANDRAIL |
| 13 | OVERHEAD GARAGE DOOR |
| 14 | VINYL WINDOW |
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT B EAST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2844 | - |
| NET GLAZING | 261 | 9% |
| NET FC WOODTONE | 168 | 6% |
| NET FC PANEL | 1867 | 66% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

| LAYOUT B NORTH | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 4510 | - |
| NET GLAZING | 903 | 20% |
| NET FC WOODTONE | - | - |
| NET FC PANEL | 794 | 18% |
| NET FC LAP SIDING | 656 | 15% |
| NET FC VERTICAL SIDING | 512 | 11% |
| NET FC STONE VENEER | 1294 | 29% |

## SITE KEY PLAN



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# LAYOUT B - ELEVATIONS

SHEET 5 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
51993 HWY 6, GLENWOOD SPRINGS, CO 81601


LAYOUT B - WEST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT B - SOUTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

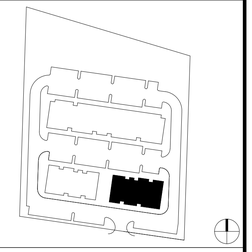
1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
| 9 | ASPHALT ROOF SHINGLES |
| 10 | FIBER CEMENT BOARD FASCIA, EAVES, PARAPET |
| 11 | METAL AWNING |
| 12 | METAL HANDRAIL |
| 13 | OVERHEAD GARAGE DOOR |
| 14 | VINYL WINDOW |
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT B WEST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2844 | - |
| NET GLAZING | 401 | 14% |
| NET FC WOODTONE | 164 | 6% |
| NET FC PANEL | 64 | 2% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | 1122 | 39% |
| NET FC STONE VENEER | 491 | 17% |
| **LAYOUT B SOUTH** | | |
| | SF | % |
| GROSS WALL AREA | 4510 | - |
| NET GLAZING | 858 | 19% |
| NET FC WOODTONE | - | - |
| NET FC PANEL | 881 | 20% |
| NET FC LAP SIDING | 546 | 12% |
| NET FC VERTICAL SIDING | 522 | 12% |
| NET FC STONE VENEER | 1173 | 26% |

## SITE KEY PLAN



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LAYOUT B - ELEVATIONS
SHEET 6 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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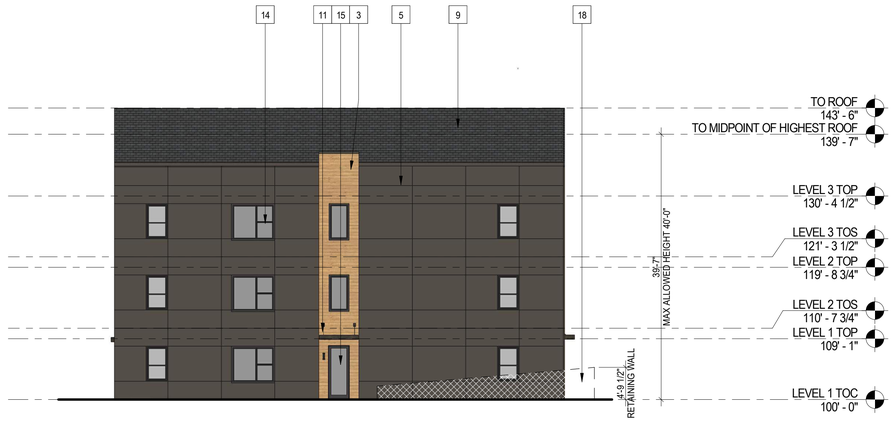



LAYOUT C - EAST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT C - NORTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

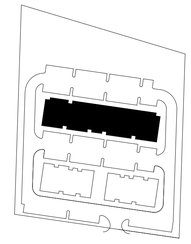
## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
| 9 | ASPHALT ROOF SHINGLES |
| 10 | FIBER CEMENT BOARD FASCIA, EAVES, PARAPET |
| 11 | METAL AWNING |
| 12 | METAL HANDRAIL |
| 13 | OVERHEAD GARAGE DOOR |
| 14 | VINYL WINDOW |
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT C EAST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2930 | - |
| NET GLAZING | 231 | 8% |
| NET FC WOODTONE | 167 | 6% |
| NET FC PANEL | 1955 | 67% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

| LAYOUT C NORTH | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 10232 | - |
| NET GLAZING | 2057 | 20% |
| NET FC WOODTONE | 2510 | 25% |
| NET FC PANEL | 262 | 3% |
| NET FC LAP SIDING | 4371 | 43% |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

## SITE KEY PLAN



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LAYOUT C - ELEVATIONS

SHEET 7 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

PARCELS OF LAND SITUATED IN THE NW1 / 4SE1 / 4 OF SECTION 5,TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M.
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LAYOUT C - WEST ELEVATION | SCALE: 3/32" = 1'-0" | 2


LAYOUT C - SOUTH ELEVATION | SCALE: 3/32" = 1'-0" | 1

## ELEVATION LEGEND

- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- LAP SIDING - WOOD-LOOK COLOR 3
- FIBER CEMENT PANEL - COLOR 1
- VERTICAL SIDING - COLOR 1
- ADHERED STONE - COLOR 1
- ASPHALT ROOF SHINGLES

## ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

## KEYNOTES - SDP

| # | |
|---|---|
| 1 | FIBER CEMENT LAP SIDING - COLOR 1 |
| 2 | FIBER CEMENT LAP SIDING - COLOR 2 |
| 3 | FIBER CEMENT LAP SIDING - WOOD-LOOK COLOR 3 |
| 4 | FIBER CEMENT PANELING - COLOR 1 |
| 5 | FIBER CEMENT PANELING - COLOR 2 |
| 6 | FIBER CEMENT VERTICAL SIDING - COLOR 2 |
| 7 | STONE VENEER - COLOR 1 |
| 8 | ROOF TRELLIS |
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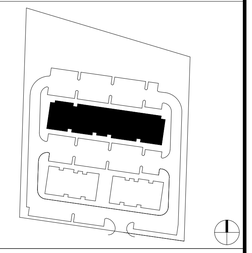
| 15 | BUILDING ENTRY |
| 18 | RETAINING WALL |
| 19 | EXTERIOR WALL MOUNT LIGHT SCONCE |
| 20 | STOREFRONT |

| LAYOUT C WEST | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 2930 | - |
| NET GLAZING | 101 | 3% |
| NET FC WOODTONE | 162 | 6% |
| NET FC PANEL | 2018 | 69% |
| NET FC LAP SIDING | - | - |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

| LAYOUT C SOUTH | | |
|---|---|---|
| | SF | % |
| GROSS WALL AREA | 10308 | - |
| NET GLAZING | 1761 | 17% |
| NET FC WOODTONE | 3367 | 33% |
| NET FC PANEL | - | - |
| NET FC LAP SIDING | 4200 | 41% |
| NET FC VERTICAL SIDING | - | - |
| NET FC STONE VENEER | - | - |

## SITE KEY PLAN



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LAYOUT C - ELEVATIONS

SHEET 8 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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LAYOUT A - LEVEL 1 FLOOR PLAN | SCALE: 3/32" = 1'-0" | 1

LAYOUT A&B LEVEL 1 SAMPLE PLAN

SHEET 9 OF 16

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# CANYON VISTA HOUSING

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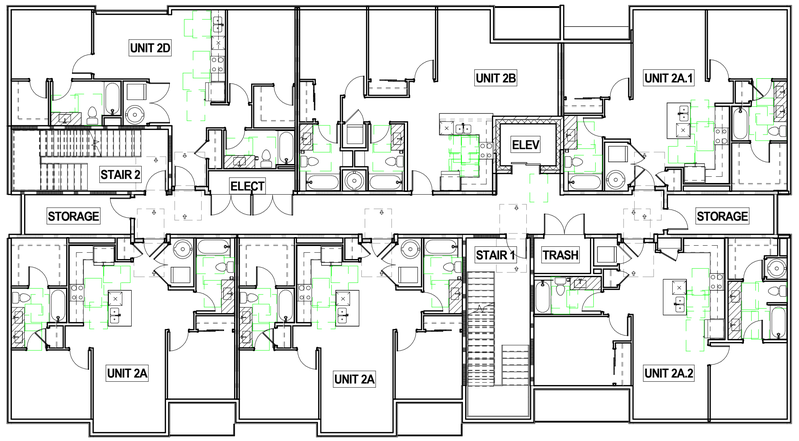


LAYOUT A - LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

LAYOUT A&B LEVEL 2 SAMPLE PLAN

SHEET 10 OF 16

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# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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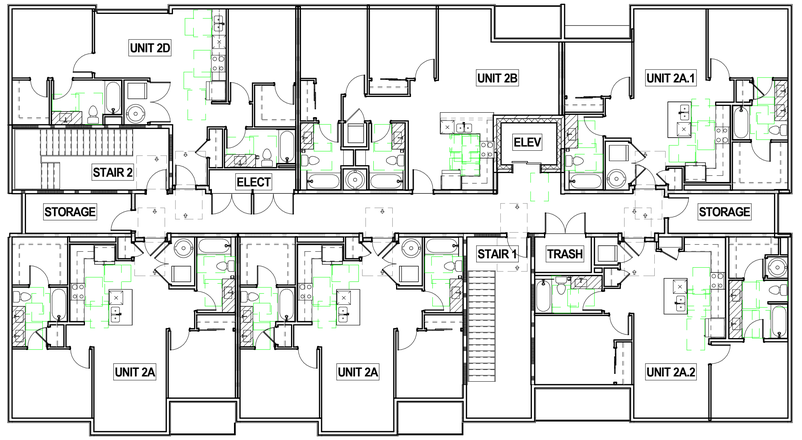


LAYOUT A - LEVEL 3 FLOOR PLAN | SCALE: 3/32" = 1'-0" | 1

LAYOUT A&B LEVEL 3 SAMPLE PLAN

SHEET 11 OF 16

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# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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LAYOUT C LEVEL 1
SAMPLE PLAN
SHEET 12 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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LAYOUT C LEVEL 2
SAMPLE PLAN
SHEET 13 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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LAYOUT C LEVEL 3
SAMPLE PLAN
SHEET 14 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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HEIGHT TRANSITION SITE SECTION | SCALE: 1/16" = 1'-0" | 1

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HEIGHT TRANSITION SECTION
SHEET 15 OF 16

# CANYON VISTA HOUSING

## SITE DEVELOPMENT PLAN

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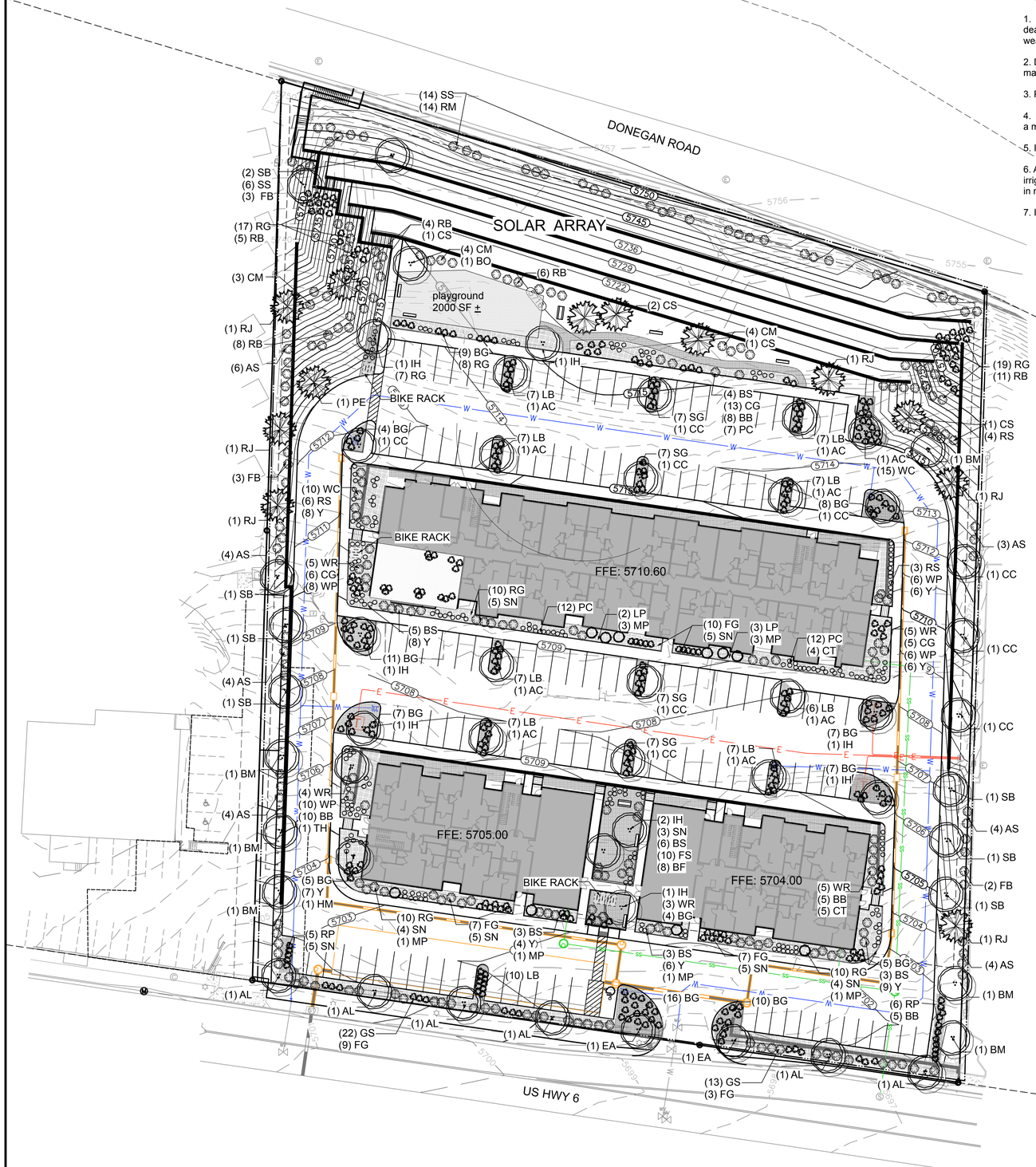
RENDERING
SHEET 16 OF 16




## Notes:

1. Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.

2. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

3. Plants shall be specimen quality, typical of their species or variety.

4. Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch.

5. Install "Weed Restrictor Fabric" between soil and rock or bark mulch.

6. An underground irrigation system will be installed. All seed areas are to be irrigated with an underground system utilizing rotating sprinkler nozzels. All plant material in mulch or rock areas will be irrigated with an underground drip zone system.

7. Install metal edging to all landscape transition areas.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BIKE RACK
PICNIC TABLE
BENCH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
EVERGREEN SHRUB
ORNAMENTAL GRASS
PERENNIALS

DWARF NATIVE GRASS SEED MIX
1/2" CRUSHED GRANITE
CEDAR MULCH

## Plant Materials Legend

| | | | Qty | DT and Native | Hydrozones |
|---|---|---|---|---|---|
| **Trees** | | | | | |
| All deciduous trees to be 2.5" cal. when available | | | | | |
| SB | Sensation Box Elder | Acer negundo 'sensation' | 8 | yes | 1 |
| AC | Amur Chokecherry | Prunus maacki | 9 | dt | 3 |
| EA | European Mountain Ash | Sorbus aucuparia | 2 | dt | 3 |
| IH | Imperial Honeylocust | Gleditsia triacanthos inermis imperial | 9 | yes | 1 |
| TH | Thornless Cockspur Hawthorn | Crataegus crusgalli | 1 | dt | 1 |
| BO | Bur Oak | Quercus macrocarpa | 1 | dt | 1 |
| HM | Hot Wings Maple | Acer tataricum | 1 | dt | 1 |
| PE | Pinyon Pine 6' ht. | Pinus edulis | 1 | yes | 1 |
| RJ | Rocky Mountain Juniper 6' | Juniperus scopulorum | 6 | yes | 1 |
| BM | Bigtooth Maple | Acer grandidentatum | 6 | yes | 2 |
| CS | Colorado Blue Spruce 10' ht. | Picea pungens | 5 | yes | 2 |
| AL | American Linden | Tilia americana | 6 | no | 3 |
| CC | Chokecherry Canada Red | Prunus virginiana | 9 | yes | 2 |
| | | Total Trees | 64 | (44) DT & N | |
| **Shrubs** | | | | | |
| All shrubs #5 container when available | | | | | |
| RS | Russian Sage | Perovskia atriplicifolia | 13 | dt | 1 |
| GS | GrowLow Sumac | Rhus trilobata 'GrowLow' | 35 | dt | 1 |
| MP | Mugo Pine | Pinus mugo | 10 | dt | 1 |
| AS | Autumn Brilliance Serviceberry | Amelanchier x grandiflora 'Autumn Brill' | 29 | dt | 2 |
| SN | Snowberry | Symphoricarpos occidentalis | 36 | yes | 1 |
| BS | Blue Mist Spirea | Caryopteris x clandonensis 'Blue Mist' | 24 | yes | 1 |
| LP | Leadplant | Amorpha canescens | 5 | yes | 1 |
| CM | Curlleaf mountain mahogany | Cercocarpus ledifolius | 11 | yes | 1 |
| RB | Rabbitbrush | Chrysothamnus spp. | 33 | yes | 1 |
| WR | Nearly Wild Rose | Rosa woodsii x 'Nearly wild' | 22 | yes | 2 |
| RM | Rocky Mountin Maple | Acer glabrum | 14 | yes | 2 |
| SS | Smooth Sumac | Rhus glabra | 20 | yes | 2 |
| FB | Fountain Butterfly Bush | Buddleja alternifolia 'Argentea' | 8 | yes | 2 |
| | | Total Shrubs | 260 | (168) DT & N | |
| **Perennials & Grasses** | | | | | |
| #1 container | | | | | |
| BG | Blue Grama 'Blonde ambition' | Bouteloua gracilis 'Blonde Ambition' | 93 | yes | 1 |
| LB | Little Bluestem | Schizachyrium scoparium | 65 | yes | 1 |
| WP | White-tufted Evening Primrose | Oenothera caespitosa | 30 | yes | 1 |
| SG | Scarlet Globemallow | Sphaeralcea coccinea | 28 | yes | 1 |
| FG | Foerster's Feather Reed Grass | Calmagrostis acutifolia 'Karl Foerster' | 36 | dt | 2 |
| CG | Chinese Fountain Grass | Pennisetum alopecuroides | 24 | dt | 2 |
| BF | Blanket Flower | Gaillardia aristata | 8 | yes | 2 |
| RG | Black-Eyed Susan | Rudbeckia fulgida 'Goldstrum' | 81 | yes | 2 |
| CT | Catmint | Nepeta mussinii 'Walkers low' | 9 | dt | 2 |
| RP | Rocky Mountain Penstemon | Penstemon strictus | 11 | yes | 2 |
| Y | Yarrow 'Moonshine' | Achillea millefolium 'moonshine' | 48 | yes | 2 |
| PC | Prairie Coneflower | Ratibida columnifera | 31 | yes | 2 |
| BB | Bee Balm | Monarda fistulosa | 28 | yes | 2 |
| WC | Wine Cups | Callirhoe involucrata | 25 | yes | 2 |
| FS | Fringed Sagebrush | Artemisia frigida | 10 | yes | 2 |
| | | Total Perennials & Grasses | 527 | (458) DT & N | |
| | | Total Plan Material | 851 | | |
| | | DT AND native Plant Material | 675 ( 79% of total plant material) | | |

The selected plant material can be grouped together on one drip zone with a variety of drip heads to accomodate each individual plan's water needs. A spray irrigation system will be used for the seeded area and a drip irrigation system will be used for all trees, shrubs, perennials, and ornamental grasses.

Landscape requirements

- Lot Standards: Minimum Landscape Area 10%
  - Lot Size: 3.93 Acres, 171,190.8 square feet
  - Required Landscape Area = 25,678 square feet
  - Proposed Landscape Area= 43,036 square feet (25.1%)
- Minimum Plant Material:
  - One tree per 400 square feet of Min. Landscape Area = 64 Trees (64 provided)
  - One shrub per 100 square feet of Min. Landscape Area = 257 Shrubs (258 provided)
  - One perennial per 50 square feet of Min. Landscape Area = 514 Perennials (527 provided)
- Streetscape Requirements:
  - One tree per 75 feet of frontage
  - Highway 6 frontage = 369' at Property Line = 5 Street Trees required, 8 trees provided

**Rivendell's Native Low Grow Seed Mix (or approved similar)**
Rate: 1/2 lb per 1,000 sq. ft.
20% Blue Fescue
15% Blue Grama
15% Rocky Mountain Fescue
15% Canby Bluegrass
10% Indian Ricegrass
10% Sandberg Bluegrass
10% Sideoats Grama
2.5% Alpine Bluegrass
2.5% Bottlebrush Squirreltail

THE LANDSTUDIO INC.
landscape architecture land planning community planning

# LANDSCAPE PLAN
PREPARED 1.27.25

PRELIMINARY NOT FOR CONSTRUCTION

COLORADO 811 CALL BEFORE YOU DIG Utility Notification Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

DRAWN BY: | CHECKED BY: | DATE: | FILE:


HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101 ;
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 - FAX (970) 945-2555
WWW.HCENG.COM


COHEN-ESRY DEVELOPMENT GROUP
GLENWOOD SPRINGS, CO

**CANYON VISTA MULTI-FAMILY**
**CONCEPTUAL GRADING**
**EXHIBIT**

PROJECT NO.
2251001.00


PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Common Open Space needed= 34,238 SF
Open Space as shown = 34,291 SF

Landscape Area needed = 25,678 SF
Landscape Area as shown = 43,036 SF

Parking Area landscape needed =
20% of totals surface parking area or 4,501 SF
Parking landscape area shown = 4770 SF
Interior landscape parking needed = 1,139 SF
Interior landscape parking shown = 1,468 SF

## OPEN SPACE/LANDSCAPE CALCULATIONS

PREPARED 1.27.25

THE LANDSTUDIO INC.
landscape architecture land planning community planning

COLORADO 811
CALL BEFORE
YOU DIG
Utility Notification
Center of Colorado

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

DRAWN BY:
CHECKED BY:
DATE:
FILE:

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GLENWOOD SPRINGS, CO 81601
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GLENWOOD SPRINGS, CO

**CANYON VISTA MULTI-FAMILY**
**CONCEPTUAL GRADING**
**EXHIBIT**

PROJECT NO.
2251001.00

**West Glenwood Springs Sanitation District**
51 Riverine Rd.
Glenwood Springs, CO 81601
970.618.5147 phone
wgssanitation@gmail.com

27 January 2025

Via email only kervin@cohenesrey.com

Mr. Kyle Ervin
Cohen-Esrey Development Group
8500 Shawnee Mission Parkway #150
Merriam, KS 66202

***Re: 51993 Hwy 6, Glenwood Springs, CO 81601***
***Can and Will Serve***

Dear Kyle:

The District has the capacity in its wastewater treatment plant and can and will serve the above property with 80 EQRs for the proposed Glenwood Gardens multi-family apartment complex with wastewater treatment service so long it complies with the District's following conditions:

1. The payment of all applicable tap fees (currently $7,000/EQR) at the time of issuance of the building permit; and
2. Pursuant to the District's Rules and Regulations, an applicant for sewer service shall reimburse the District for all costs incurred by the District regarding the project, including, but not limited to legal and engineering review.

Please contact and coordinate with the District's Plant Superintendent, Josh Hamel, at 970.274.7805 or 970.945.6069, regarding line specifications and locations.

A copy of the District's Rules and Regulations can be found at www.wgssanitation.org.

If you have any questions, please don't hesitate to contact me. Office hours are limited so email is the best way to contact me

Regards,

*Kelly Mullane*

Kelly Mullane, District Administrator

cc: Josh Hamel @ jtwgsd@outlook.com

# Canyon Vista Terrace Flush Mount Wall With Roofs Canyon Vista,

## 51993,52003 & 52009 HWY 6 & 24 GLENWOOD SPRINGS, CO 81601

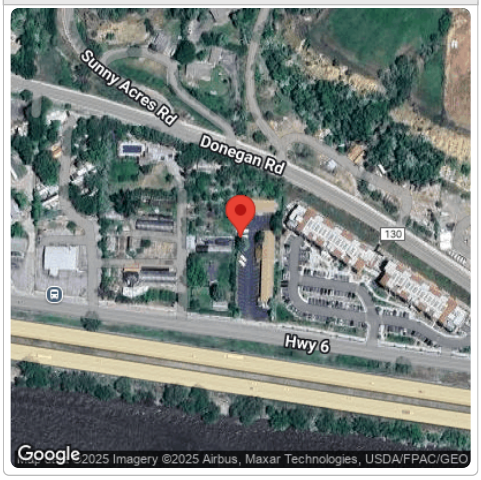
### Report

| | |
|---|---|
| Project Name | Canyon Vista |
| Project Address | 51993,52003 & 52009 HWY 6 & 24 GLENWOOD SPRINGS, CO 81601 |
| Prepared By | Bob Solger bob@solardesignstudio.com |

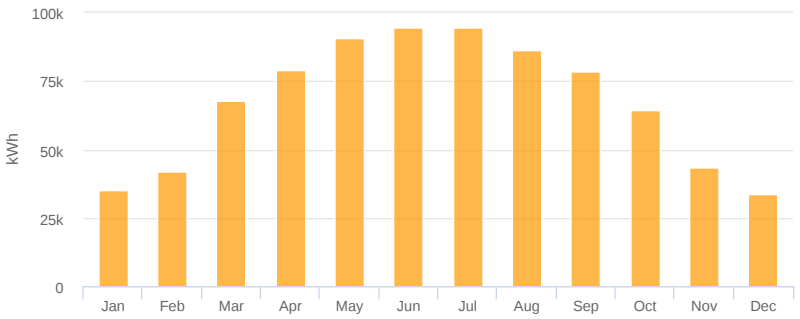
### System Metrics

| | |
|---|---|
| Design | Canyon Vista Terrace Flush Mount Wall With Roofs |
| Module DC Nameplate | 598.9 kW |
| Inverter AC Nameplate | 500.0 kW Load Ratio: 1.20 |
| Annual Production | 810.2 MWh |
| Performance Ratio | 73.4% |
| kWh/kWp | 1,352.9 |
| Weather Dataset | TMY, 10km grid (39.55,-107.35), NREL (prospector) |
| Simulator Version | 580f8c12c5-4e172426a9-dad3f09ff2-b4b5a8557b |

### Project Location

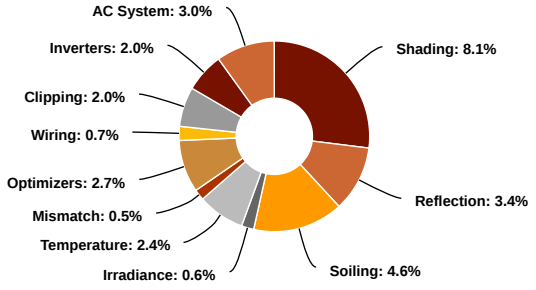



### Monthly Production




| Month | GHI (kWh/m²) | POA (kWh/m²) | Shaded (kWh/m²) | Nameplate (kWh) | Grid (kWh) |
|---|---|---|---|---|---|
| January | 64.8 | 95.0 | 76.2 | 40,292.9 | 35,159.0 |
| February | 79.0 | 101.7 | 88.2 | 46,796.7 | 41,912.5 |
| March | 130.3 | 151.3 | 139.0 | 75,630.3 | 68,019.2 |
| April | 164.1 | 168.2 | 160.3 | 89,047.0 | 79,247.3 |
| May | 205.2 | 194.4 | 187.4 | 104,158.2 | 90,869.1 |
| June | 224.1 | 204.1 | 197.4 | 109,640.8 | 94,417.6 |
| July | 223.6 | 207.8 | 200.8 | 111,610.8 | 94,624.5 |
| August | 188.7 | 187.9 | 180.6 | 100,503.3 | 86,177.5 |
| September | 157.0 | 175.6 | 164.5 | 91,559.3 | 78,458.6 |
| October | 119.9 | 152.0 | 135.0 | 75,045.0 | 64,307.2 |
| November | 77.1 | 112.7 | 92.1 | 50,915.6 | 43,490.8 |
| December | 60.0 | 92.2 | 71.5 | 38,629.9 | 33,489.4 |

### Sources of System Loss



## Annual Production

| | Description | Output | % Delta |
|---|---|---|---|
| Irradiance (kWh/m²) | Annual Global Horizontal Irradiance | 1,693.6 | |
| | POA Irradiance | 1,843.0 | 8.8% |
| | Shaded Irradiance | 1,692.9 | -8.1% |
| | Irradiance after Reflection | 1,635.8 | -3.4% |
| | Irradiance after Soiling | 1,560.0 | -4.6% |
| | **Total Collector Irradiance** | **1,559.1** | **-0.1%** |
| Energy (kWh) | Nameplate | 933,829.9 | |
| | Output at Irradiance Levels | 927,934.9 | -0.6% |
| | Output at Cell Temperature Derate | 905,514.7 | -2.4% |
| | Output After Mismatch | 900,539.9 | -0.5% |
| | Optimizer Output | 876,341.3 | -2.7% |
| | Optimal DC Output | 869,998.5 | -0.7% |
| | Constrained DC Output | 852,376.0 | -2.0% |
| | Inverter Output | 835,229.6 | -2.0% |
| | **Energy to Grid** | **810,172.7** | **-3.0%** |
| Temperature Metrics | | | |
| | Avg. Operating Ambient Temp | | 5.4 °C |
| | Avg. Operating Cell Temp | | 19.1 °C |
| Simulation Metrics | | | |
| | Operating Hours | | 4683 |
| | Solved Hours | | 4683 |

## Condition Set

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Condition Set 1 | | | | | | | | | | | |
| Weather Dataset | TMY, 10km grid (39.55,-107.35), NREL (prospector) | | | | | | | | | | | |
| Solar Angle Location | Project Lat/Lng | | | | | | | | | | | |
| Transposition Model | Perez Model | | | | | | | | | | | |
| Temperature Model | Sandia Model | | | | | | | | | | | |
| Temperature Model Parameters | Rack Type | a | b | Temperature Delta | | | | | | | | |
| | Fixed Tilt | -3.56 | -0.075 | 3°C | | | | | | | | |
| | Flush Mount | -2.81 | -0.0455 | 0°C | | | | | | | | |
| Soiling (%) | J | F | M | A | M | J | J | A | S | O | N | D |
| | 8 | 8 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 6 |
| Irradiation Variance | 5% | | | | | | | | | | | |
| Cell Temperature Spread | 4° C | | | | | | | | | | | |
| Module Binning Range | 0% to 0% | | | | | | | | | | | |
| AC System Derate | 3.00% | | | | | | | | | | | |
| Module Characterizations | Module | Uploaded By | Characterization | | | | | | | | | |
| | JKM590N-72HL4 (1000V) (Jinko Solar) | HelioScope | Spec Sheet Characterization, PAN | | | | | | | | | |
| Component Characterizations | Device | Uploaded By | Characterization | | | | | | | | | |
| | SE50K (SolarEdge) | HelioScope | Spec Sheet | | | | | | | | | |
| | S1200 (SolarEdge) | HelioScope | Mfg Spec Sheet | | | | | | | | | |

## Components

| Component | Name | Count |
|---|---|---|
| Inverters | SE50K (SolarEdge) | 10 (500.0 kW) |
| Combiners | 4 input Combiner | 8 |
| Combiners | 5 input Combiner | 2 |
| Strings | 10 AWG (Copper) | 42 (6,576.1 ft) |
| Optimizers | S1200 (SolarEdge) | 521 (625.2 kW) |
| Module | Jinko Solar, JKM590N-72HL4 (1000V) (590W) | 1,015 (598.9 kW) |

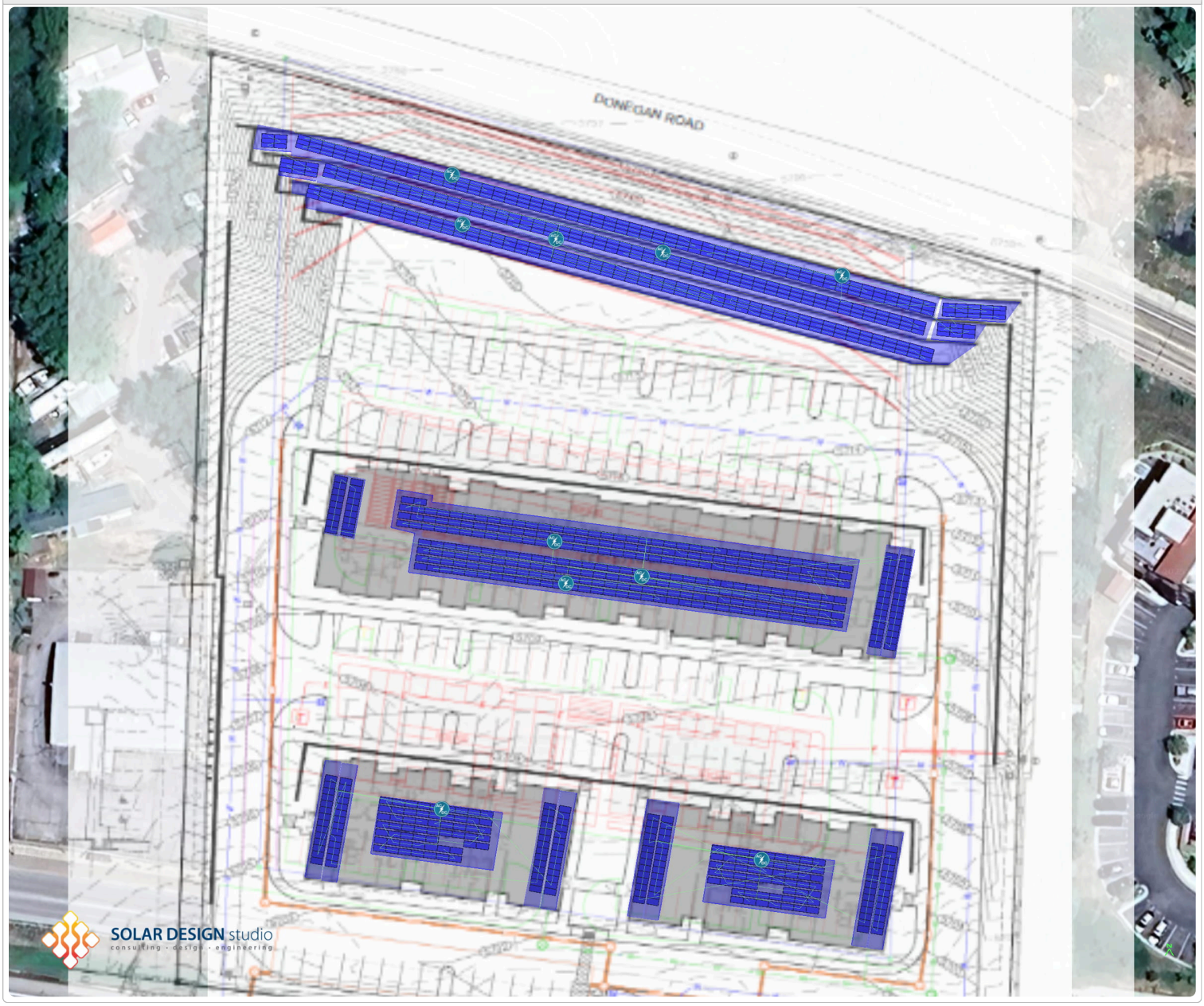
## Wiring Zones

| Description | Combiner Poles | String Size | Stringing Strategy |
|---|---|---|---|
| Terrace | 9 | 12-25 | Along Racking |
| Middle Bldg | 9 | 12-25 | Along Racking |
| Bldg 1 | 9 | 12-25 | Along Racking |
| Bldg 2 | 9 | 12-25 | Along Racking |

## Field Segments

| Description | Racking | Orientation | Tilt | Azimuth | Intrarow Spacing | Frame Size | Frames | Modules | Power |
|---|---|---|---|---|---|---|---|---|---|
| Terrace Bottom Row | Flush Mount | Landscape (Horizontal) | 45° | 194.83197° | 0.1 ft | 3x1 | 51 | 153 | 90.3 kW |
| Terrace Middle Row | Flush Mount | Landscape (Horizontal) | 45° | 194.83197° | 0.1 ft | 3x1 | 49 | 147 | 86.7 kW |
| Terrace Top Row | Flush Mount | Landscape (Horizontal) | 45° | 194.83197° | 0.1 ft | 3x1 | 52 | 156 | 92.0 kW |
| Terrace Middle Row East | Flush Mount | Landscape (Horizontal) | 45° | 185.04245° | 0.1 ft | 3x1 | 3 | 9 | 5.31 kW |
| Terrace Top Row East | Flush Mount | Landscape (Horizontal) | 45° | 183.19954° | 0.1 ft | 3x1 | 5 | 15 | 8.85 kW |
| Terrace Middle Row West | Flush Mount | Landscape (Horizontal) | 45° | 189.22989° | 0.1 ft | 3x1 | 3 | 9 | 5.31 kW |
| Terrace Top Row West | Flush Mount | Landscape (Horizontal) | 45° | 184.01418° | 0.1 ft | 3x1 | 2 | 6 | 3.54 kW |
| Bldg 2 East Roof | Flush Mount | Portrait (Vertical) | 19° | 100.46918° | 0.1 ft | 1x1 | 15 | 15 | 8.85 kW |
| Bldg 2 West Roof | Flush Mount | Portrait (Vertical) | 19° | 100.46918° | 0.1 ft | 1x1 | 15 | 15 | 8.85 kW |
| Middle Bldg South Roof | Fixed Tilt | Landscape (Horizontal) | Module: 10° | Module: 187.83012° | 1.1 ft | 1x1 | 246 | 246 | 145.1 kW |
| Middle Bldg West Roof 2 | Flush Mount | Portrait (Vertical) | 10° | 281.21063° | 0.1 ft | 1x1 | 9 | 9 | 5.31 kW |
| Middle Bldg East Roof 2 | Flush Mount | Portrait (Vertical) | 10° | 100.73984° | 0.1 ft | 1x1 | 9 | 9 | 5.31 kW |
| Bldg 1 East Roof | Flush Mount | Portrait (Vertical) | 19° | 100.191505° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 1 West Roof | Flush Mount | Portrait (Vertical) | 19° | 279.8794° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 1 West Roof 2 | Flush Mount | Portrait (Vertical) | 19° | 279.8794° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 1 East Roof 2 | Flush Mount | Portrait (Vertical) | 19° | 100.191505° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 1 Ballast Array | Fixed Tilt | Landscape (Horizontal) | Module: 10° | Module: 187.70146° | 1.1 ft | 1x1 | 57 | 57 | 33.6 kW |
| Bldg 2 West Roof 2 | Flush Mount | Portrait (Vertical) | 19° | 279.8794° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 2 East Roof 2 | Flush Mount | Portrait (Vertical) | 19° | 100.191505° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 2 Ballast Array | Fixed Tilt | Landscape (Horizontal) | Module: 10° | Module: 187.70146° | 1.1 ft | 1x1 | 57 | 57 | 33.6 kW |
| Bldg 2 West Roof | Flush Mount | Portrait (Vertical) | 19° | 279.8794° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |
| Bldg 2 East Roof | Flush Mount | Portrait (Vertical) | 19° | 100.191505° | 0.1 ft | 1x1 | 14 | 14 | 8.26 kW |

Detailed Layout2



Matthew Langhorst, DPW
(970) 384-6438 (o)

CITY OF GLENWOOD SPRINGS
WATER/WASTE WATER

101 West 8th Street
Glenwood Springs, CO 81601

February 7th, 2025

Canyon Vista, LLC
8500 Shawnee Mission Pkwy, STE 150
Merriam, KS 66202

RE: Can and Will Serve letter for proposed Residential Development on Parcels #218505400072 & #218505400073

The purpose of this letter is to provide confirmation that the City of Glenwood Springs can and will serve your parcels of land located at 51993 & 52003 Highway 6&24, of an approximate size of 3.932 acres, in West Glenwood Springs, with domestic water, electrical power and broadband internet. You have indicated that you do not have a current adequate supply of potable and fire suppression water for the redevelopment of your property under the applicable building and safety codes.

It is our understanding that the proposed development will be a change in use from a single-family home and commercial garden center to an affordable housing development. This can and will serve letter is strictly limited to the proposed development projected to have an 80-unit housing development with (4) Studio units, (21) 1-bedroom units, (52) 2-bedroom units and (3) 3-bedroom units. The development will be fully deed restricted with a count of (3) units at 20% AMI, (7) units at 30% AMI, (7) units at 40% AMI, (23 units at 50% AMI, 10 units at 70% AMI and 30 units at 80% AMI. The Canyon Vista project has received a LIHTC award, which stands for Low-Income Housing Tax Credits. This is a highly competitive program that provides tax credits to affordable housing projects which developers sell for cash to fund the projects. The Canyon Vista project would not be possible without the LIHTC award. The city has seen other projects that started as affordable developments, but did not receive their LIHTC awards, and became market rate. LIHTC projects require land use agreements that sunset after 40 years.

The development will have the potential to increase water usage at the parcel from its existing use, but the city has sufficient water availability for the proposed counts noted above. The city's water system can provide CDPHE certified domestic water and fire flow for your development.

Any change to the foregoing proposal deemed material by the City in its' sole discretion will void this can and will serve letter. The cost of any necessary extensions or taps to provide these services is the sole responsibility of the applicant.

Prior to final approval of the water service and associated tap, the following conditions must be met:

1. The applicant must submit a plan, for the City's review and approval, indicating the proposed tap location, the tap size, and any other water infrastructure to be constructed on the site to provide domestic, irrigation or fire flow. Currently there is an 8" tap adjacent to the fire hydrant at the existing entrance to the property. City staff may request the onsite water system be looped to the existing water main within Donegan Road above the property.

2. All applicable tap and system improvements fees, as calculated by the City's Community Development Department, shall become due and payable prior to any taps being made on the City's mains. Mitchell Cooper Ditch and Pipeline Company shares are worth one EQR equivalent per the 1984 agreement when a property comes onto the city's system. This reduction of fees will be honored and calculated into the final improvement fees. If the site calculation for EQRs is lower than the share count for the property, the shareholder will not be paid for these excess shares nor can the shares be transferred to any other property or owner.

3. All water and electrical uses must be metered, with the meters being inspected by the appropriate department. Accounts must be set up with the Finance Department prior to the services being energized. Master meters can be utilized for this development, but please review the new water and sewer rates that were set up January 1st, 2025 and all units behind an electric master meter will be charged an additional fee of $20 per unit service fee.

4. Prior to final permitting on the property an electrical load calculation form will be filled out and approved by the City of Glenwood Springs Electrical Department.

5. The current plans propose a total of 598.9 kW DC solar capacity located on top of the three buildings and within a small solar field on the north end of the property. See attached proposed layout. The city does not allow any panel sizing over 25 kW commercial or 10 kW residential. With the consideration of this being a highly affordable housing development that has LIHTC funding, the city is willing to provide an option beyond the standard 25 kW sizing. If the affordability aspects noted within the project or the LIHTC funding are removed from the project, these options may no longer be available to the property.

    a. The city is willing to allow the solar panel system to be master metered through the house panels feeding the buildings. If solar production is higher than the house panels require at any time of the day, the city will purchase this power at our Avoided Cost Rate set by our bulk power provider, the Municipal Energy Agency of Nebraska (MEAN). This rate generally changes each year but can change at any time. The rate is currently $0.0466 per kWh. The purchase of excess power, if any exists, will be paid back as credit to the three buildings monthly invoices, and will be split between the three buildings evenly.
        i. If the site determines that they would like to install batteries to capture any excess energy and feed it back to the buildings when the panels are not producing, that is an acceptable option also. The net metering option above could be used in this situation in case production is over the use and storage capacity on the site.
    b. The second option for the site is to reduce the panel sizes to 25kW per building and field, which would meet the current standards and allow 100kW to be produced on the site.

6. The city can and will provide broadband internet to the site if the applicant would like that service. This service can be reviewed with the Community Broadband Network (CBN) staff during the permitting process, but generally requires a 2" conduit to be run to each building from a CBN provided main pedestal location on the site.

7. Water services must meet all applicable Municipal Code, CDPHE requirements, Water Department and Engineering Department Rules and Regulations

8. Following completion of project, an as-built drawing preferably in an AutoCAD drawing file format (.dwg) and PDF format of the designed system and associated appurtenances shall be submitted for review and approval by the City.

If you have any questions regarding this matter, please contact me.

Matthew Langhorst
Director of Public Works
970-384-6438

Matthew Langhorst

cc:
Steve Boyd, Chief Organizational Officer and Acting City Manager
Karl Hanlon, Esq, Karp Neu and Hanlon Law Offices

01-25 Canyon Vista Major Site-Arch Plan Review

GSFD Comments/Questions

1. Solar Arrays:
    a. Exhibit L shows solar arrays on terraces as well as flat and pitched roofs of the buildings: Solar to comply with Section 1205 IFC to include:
        i. Setbacks from other roof top units
        ii. Access and pathways, rapid shutdown and proper labelling
    b. Will any Battery Energy Storage Systems be installed?
2. Roof Access:
    a. How will rooftop solar/HVAC be accessed for service?
3. Trash:
    a. Project description outlines trash chutes- where will these be?
    b. How will trash enclosures be managed?
4. Common Areas:
    a. Where will the fitness center and clubhouse be located?
    b. Will there be common area storage?
    c. Where will the outdoor amphitheater be located?
    d. Are there any gas fired appliances (incl. BBQ's, fire pits, heaters) to be included in either the rooftop or outdoor areas?
5. General Access:
    a. Are parking spaces assigned? Are there dedicated parking spaces for visitors and service trucks?
    b. Is circulation directional around the buildings?
    c. How will door access to the buildings and common areas be managed?
    d. What size elevator cabs will be used?

**From:** Derek Wheatley
**To:** Watkins Fulk-Gray
**Cc:** Ryan Gordon; Ashley Dostal
**Subject:** RE: Departmental Review Meeting: Tuesday March 4, 2025
**Date:** Monday, March 3, 2025 9:51:26 AM

---

Just a few comments for Glenwood Gardens:

- Please ensure updated stormwater standards are referenced when finalizing the drainage report. “Major Drainage Report” term was used in preliminary, which is old chapter 4 standards language.
- Applicant to provide existing percent impervious lot coverage for the final consolidated lot. If over 50%, they must follow the “Existing Lot Coverage 50%-100%” row of the stormwater standards, which includes detention to the ***undeveloped*** rate. The drainage report should specify that this has been achieved.
- Ensure that CDOT has been made aware that drainage system overflow outlets directly to the storm sewer under Hwy 6.

Thanks,
Derek Wheatley

---

**From:** Jim Hardcastle <james.hardcastle@cogs.us>
**Sent:** Thursday, February 27, 2025 6:24 PM
**To:** Referral Agencies <referral@glenwoodsprings.onmicrosoft.com>
**Subject:** Departmental Review Meeting: Tuesday March 4, 2025

All,

Please join us next week for our Departmental Review Meeting on **Tuesday March 4, 2025, at 1:30pm** in the Third Floor Training Room at City Hall.

The attached agenda includes;

- Three (3) Planning File items with links to related materials.
- As-Built Review

If you can’t join us in person, please access the online meeting by selecting the appropriate link on the attached agenda for the meeting.

Please let me know if you have any questions.

Thanks,

Jim

Matthew Langhorst DPW
(970) 384-6438 (o)

CITY OF GLENWOOD SPRINGS PUBLIC WORKS

101 West 8th Street
Glenwood Springs, CO 81601

**Planning Item:** **01-25**
**Applicant:** **Cohen-Esrey Development Group, LLC**
**Owner:** **Kyle Ervin, Rep**
**Location:** **8500 Shawnee Mission Pkwy, Ste 150, Merriam KS**
**Parcel:** **218505400072 & 218505400073**
**Date of Comments:** **3-3-2025**

---

The following are W/WW, Electric, and Public Works comments based on the application cover sheet dated 1-27-2025, project number 2251001, HCE.

**W/WW Department Comments**

- All sanitary sewer, sewer laterals, water mains and water services shall have tracer wire installed.
- The water, sewer and electric details need to follow city standards details at the City of Glenwood Springs Engineering Department website, Engineering Standards.
- All services that are to be used for combined fire sprinkler/domestic water must be designed and constructed to NFPA24 requirements and will be considered private. Design needs to show in detail thrust blocks and calculations, restrains, etc. This must be noted on the plans.
- The preliminary grading plan should not have underground utilities shown on it, only surface utilities.
- The water system seems to be hooking to a fire hydrant lead on the west side, this water connection will need to run all the way across US6 where the 12" DIP line exists to tie into. The entrance water connection is correct.
- The city does not require domestic and fire services to be separated as they enter the building, they can be split within the mechanical room.
- The sewer service has a two-way cleanout shown, the city requires a back flow preventor to be installed outside of all buildings also.
- The city will need to see details for the fire riser room that shows fire/domestic services, meter, and backflow installation at time of building permit.
- If the project is hooking onto city water, how will the Mitchell Cooper system be routed through the project?
- What is the separation from water to sewer on the plan set? Do you plan to add plan and profile sheets for sewer and water depicting crossings?
- What is your anticipated water consumption for the site, internal and external?

**W/WW Department Contact Information:**

- Utility Billing – 970-384-6400 (Account setup; Water Meter Purchase)
- Community Development Department – 970-384-6411 (Improvements Fees)

**Electric Department Comments**

- The owner will be responsible for cost associated with line extensions and or relocations through the ROW/property and all infrastructure for the new development.
- Final service layout, transformer locations and site planning will need to be coordinated with the City of Glenwood Springs Electric Department.
- Owners GC/excavation company will be responsible for all trenching, including the line extension trenches to new transformer locations, electric primary and secondary conduit installation, electric pull vaults and transformer vaults.
- The City of Glenwood Springs Electric Department Costing Proposal will be paid in full prior to any work commencing. Any additions to the proposal will be due at time of completion of work or any saving will be refunded at time of completion of work.
- Developer can install a 2" conduit from transformer locations to the buildings. The city can provide 100% Fiber to The Home (FTTH) internet and voice services (VoIP) provided by our Community Broadband Network. Please reach out to CBN to find out details for your project if you are interested in another data/phone service option outside the ones noted in the engineering report.
- Developer to supply a Load Calculation form to the City of Glenwood Springs Electric Department for the building and supply it as part of the submittal packet to Comm Dev. Please include Informriaton on how much solar load will be consumed on the site during a standard day and how much will be going back to the grid for city purchase.
- All major solar system conduit runs from the upper field should be added to the Utility Plan sheet back to whatever location they will be feeding. Final solar design and metering configuration to be worked through with the Electrical Department.

**Electric Department Contact Information:**

- Doug Hazzard – 970-384-6353 (Electric Superintendent)
- CBN – 970-384-4800 (CBN Main Office)
- Utility Billing – 970-384-6400 (Account setup)

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**PW Department Comments**

- How does the storm water within the parking areas make it out of the stall area, uphill side of the buildings?
- How do you store roadway snow on the backside of a sidewalk area?
- Will the parking areas have asphalt valley pans built in, or will these be changed to concrete at some point in the design?
- Please label the buildings with A, B and C, or 1, 2 and 3 on all sheets.
- The upper building looks to be long, has the MEP designed the internal sewer to run the whole length of the building to connect into the exterior sewer connection on the east end?

- How are the walls going to be constructed on the east and west side of the lot? Sounds like a permanent micro pile wall, please show the design within the final permit set.

**Public Works Contact Information:**

- Matthew Langhorst – 970-384-6438 (PW Director)

# Planning and Zoning Commission Report

**Date:** March 25, 2025
**To:** Planning & Zoning Commission
**From:** Hannah Klausman, Director of Community Development
**Subject:** Comprehensive Plan Overview

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**BACKGROUND**

Staff wants to take an opportunity to showcase important City Plans to the Planning and Zoning Commission in order to help familiarize the Commission with the purpose, intent, and ways to utilize goals represented in different plans for decision making. This will allow the Commission to have a comprehensive outlook on all of the many City goals.

The Comprehensive Plan was majorly updated in 2023. This process included almost 2 years of work engaging the community, stakeholders, and City Council to arrive at a consensus for the future of Glenwood Springs.

The Plan is the community's **guide** for making land use decisions and is based on the community's values and vision for the future, however is not a regulatory document like the Municipal Code. The Comprehensive Plan sets the stage for other City plans including neighborhood or special district plans, capital improvement plans, street and transportation plans, and utility plans. In short, it is the central manuscript that coordinates and sets priorities for the City's current and future planning endeavors.

The Comprehensive Plan goals are (in no particular order):
- Address transportation needs and provide multiple convenient travel choices
- Advance climate and resiliency goals as a core community value
- Direct development to locations and building forms that are costeffective to serve
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
- Preserve cultural resources
- Preserve Glenwood's character while maintaining livability and increasing the vibrancy and commercial success of the Downtown and throughout Glenwood Springs
- Preserve natural resources and protect against hazards
- Promote long-term, sustainable, and diverse economic development
- Provide equitable and diverse housing for the entire community
- Support social diversity

The full plan is available on the Community Development Department's Planning page in the long range planning section here Glenwood-Springs-Comprehensive-Plan-Update-2023-March-16-2023---FINAL
There is also a smaller overview of the plan available in the "Brief" on the same page.

2023

# GLENWOOD SPRINGS COMPREHENSIVE PLAN **BRIEF**

COMPREHENSIVE PLAN ADOPTED 3.16.2023

# Contents



**This document is designed to be a tool for quick reference of the full Comprehensive Plan. Also referred to as the Comprehensive Plan Brief. The Brief is NOT meant to replace or be utilized in lieu of the Comprehensive Plan. The full Comprehensive Plan document is available on the City of Glenwood Springs website.**

## Glenwood Character

**We value living in a place with authentic character, a relaxed and friendly atmosphere, and that is easy to get around, access the outdoors, all of which contribute to our high quality of life.**

| We Value: | Referenced Page Numbers in Comprehensive Plan |
|---|---|
| Social diversity in residents, workers and visitors | 25, 35, 39, 40, 50, 58, 74, 86, 93 |
| Compact, walkable and talkable neighborhoods | 40, 49, 50, 51, 58, 66 |
| Sustainable tourism | 61, 65, 81, 82, 103, 112, 113 |
| Multimodal connectivity and safety | 29, 38, 48, 66-68 |
| Diverse and historic architecture & neighborhoods | 22, 27, 38, 42, 51, 56 |
| Arts, culture, and recreation businesses and amenities | 61, 64, 65, 81, 84-86, 92, 93, 102, 103, 110, 111, 113 |
| Connection and preservation of nature (rivers and natural resources) | 7, 22, 28, 44, 50, 51, 84, 88 |
| Resilient and sustainable economy and environment | 39, 62, 69, 81, 94, 105, 108, 109, 111, 112, 114 |
| Regionalism and partnerships | 25, 29, 30, 47, 51, 54, 60-62, 66, 68, 87 |
| Livability for all | 7, 35, 42, 51, 61, 66-68, 74, 75, 78 |
| Diversity and choice among small businesses | 25, 30, 51, 57, 61, 62 |

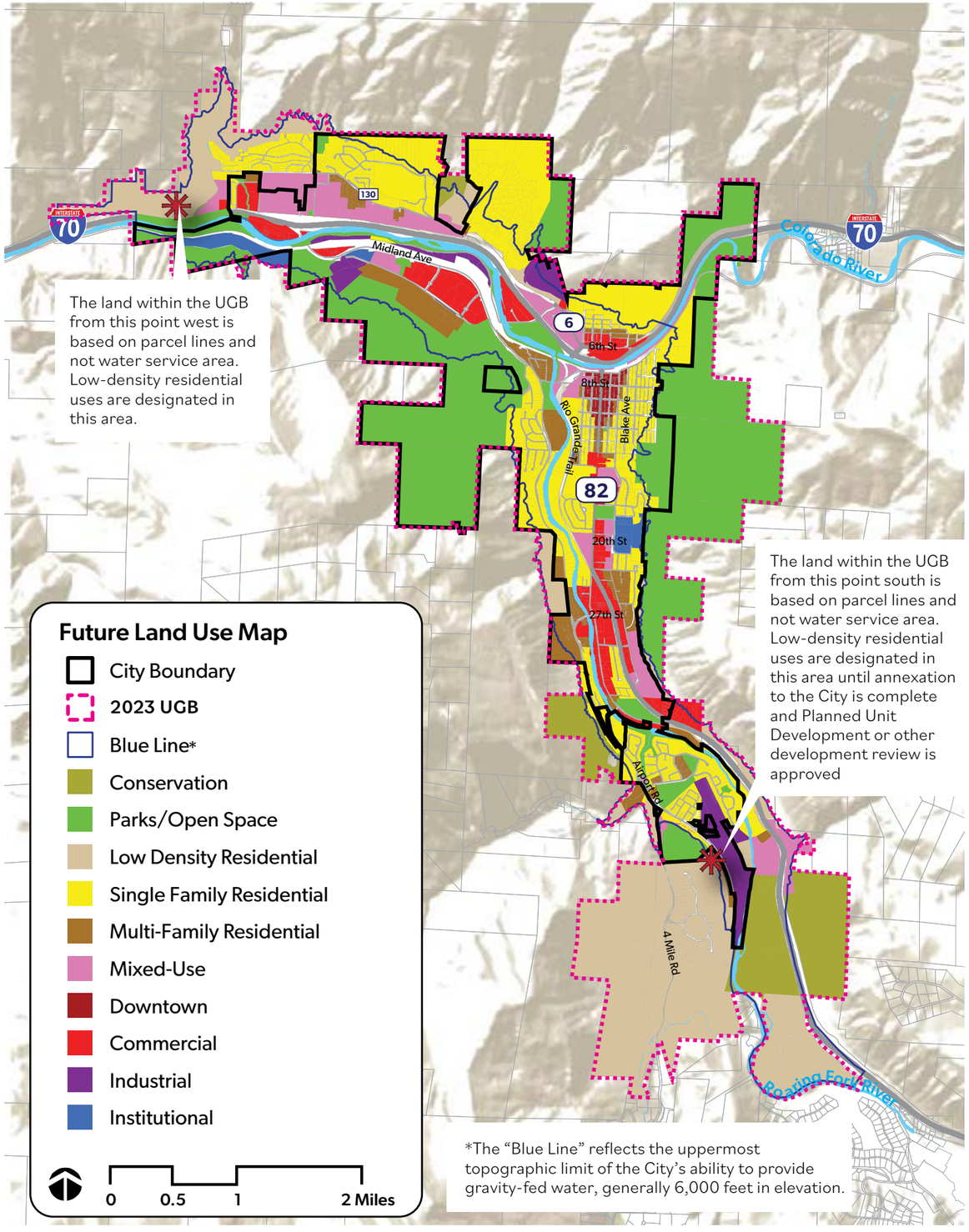
## Vision

The City of Glenwood Springs desires to maintain its character and preserve its cultural and natural resources by implementing a proactive plan to achieve directed and balanced development, social and economic diversity, address its transportation needs, and continue advancing its climate goals.

## Goals

- Promote long-term, sustainable, and diverse economic development
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
- Preserve Glenwood's character while maintaining livability and increasing the vibrancy and commercial success of the downtown area and throughout Glenwood Springs
- Address transportation needs and provide multiple convenient travel choices
- Direct development to locations and building forms that are cost effective to serve
- Provide equitable and diverse housing for the entire community
- Support social diversity
- Preserve cultural resources
- Preserve natural resources and protect against hazards
- Advance climate and resiliency goals as a core community value

# Future Land Use Map (FLUM)




## FLUM Designations

**Conservation**

The Conservation land use designation is applied to properties with an established conservation easement restricting the property to a very limited amount of development.

**Parks / Open Space**

This land use designation identifies approximate locations for parks as well as for public open space. This designation is intended to include permanent open space, but also allows for limited development such as golf courses and recreation / public facilities.

**Low Density Residential**

Low Density Residential is a designation for land that is outside of the city limits but within the urban growth area. This designation consists of single-family residential development that is intended to maintain a rural character. Appropriate development densities will be determined by, among other things, current land uses, topographic constraints, existing and future utility connections, and existing road networks.

**Single-family Residential**

The Single-family Residential land use consists primarily of single-family detached homes and duplexes on a variety of lot sizes. Higher densities may be considered on a case-by-case basis if the development furthers the goals of the Comprehensive Plan. Home occupations may be permitted with additional review. Institutional uses such as churches, schools, parks, and trails are also allowed.

**Multi-family Residential**

The Multi-family Residential land use designation accommodates multi-family structures of 3 units or greater, and may include home occupation and assisted living facilities as per the City's Zoning code.

**Mixed-Use**

The Mixed-Use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion.

**Downtown**

This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses. Pedestrian friendly design and a mix of uses are envisioned. The downtown is a mix of single and multifamily structures, but it maintains the architectural character of single-family neighborhoods.

**Commercial**

This land use designation provides a wide range of general retail goods and services for both regional and local markets, in both attached and freestanding structures. Retail uses outside of Downtown that would compete directly with Downtown retail are discouraged.

**Industrial**

This designation accommodates heavy commercial, light industrial, and industrial uses such as manufacturing, warehousing, distributing, and indoor and outdoor storage.

**Institutional**

This designation permits uses such as churches, medical facilities, and public buildings and facilities.

# Action Plan Brief

The following Implementation Matrix is a tool to organize action steps that help implement the strategies outlined in the 2023 Comprehensive Plan. Every planning chapter strategy with appropriate action can be found in this section. The corresponding page numbers represent where more information can be found about the strategy and/or action in the Comprehensive Plan. An example of how the table reads is graphically represented below. All actions can be found on pages 98 to 114 in the Comprehensive plan.

## Planning Framework *(Example)*

| # | Policy/Action | Page |
|---|---|---|
| | **Policy** | **pg. #** |
| | Action | |

## Land Use & Future Growth

| # | Policy/Action | Page |
|---|---|---|
| **1.1** | **Promote Transit Oriented Development (TOD).** | **44** |
| **1.1.A** | Plan for transit stations located in all mixed-use neighborhoods by incorporating principles of smart growth, new urbanism and green building. | |
| **1.1.B** | Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit. | |
| **1.2** | **Encourage a compact urban form.** | **44** |
| **1.2.A** | Increase allowable unit densities in areas where supporting infrastructure is available. | |
| **1.2.B** | Consider density or zoning bonuses to provide affordable and workforce housing. | |
| **1.2.C** | Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing. | |
| **1.3** | **Focus growth in Areas of Change.** | **44** |
| **1.3.A** | Implement existing and prepare future Sub-area plans for: Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall. | |
| **1.3.B** | Implement the annexation plan. | |
| **1.3.C** | Establish key metrics associated with growth scenarios and timelines to ensure ongoing, sustained infrastructure needs are met. | |
| **1.4** | **Encourage redevelopment and prioritize public investment in identified revitalized areas to spur private investment** | **45** |
| **1.4.A** | Strategically plan for future Sub-area plans Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall that encourage private investment. | |
| **1.4.B** | Implement 6th Street Master Plan. | |
| **1.4.C** | Implement the Confluence Riverfront Park and 8th Street Crossing Plan. | |
| **1.5** | **Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.** | **49** |
| **1.5.A** | Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliancy. | |
| **1.5.B** | Update infill design standards to maintain and protect established neighborhood character, form, and resilience. | |
| **1.5.C** | Integrate emergency management into the review process for large new developments. | |
| **1.5.D** | Consider to amend the land use code to include evacuation planning for new development in vulnerable areas. | |
| **1.6** | **Maintain the municipal airport.** | **49** |
| **1.6.A** | Promote safe operations at the municipal airport. | |
| **1.7** | **Preserve the hillsides.** | **49** |
| **1.7.A** | Ensure growth includes green buildings, open space, trees and native vegetation to protect our natural resources. | |
| **1.7.B** | Maximize new open space/city parks on the edge of city boundaries. | |
| | **Protect the rivesides.** | **49** |
| **1.8** | **Reduce light pollution.** | **49** |
| **1.8.A** | Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution. | |

## Community Character & Vitality

| # | Policy/Action | Page |
|---|---|---|
| **2.1** | **Support appropriate mass, scale and density of new development.** | **57** |
| **2.1.A** | Consider updating the Downtown Plan (1998). Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above. However, priority should be placed on the implementation of sub-area plans, including 6th Street and the Confluence. | |
| | **Implement and enforce design standards.** | **57** |
| **2.2** | **Support neighborhood commercial mixed-use development.** | **57** |
| **2.2.A** | Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access. | |
| **2.3** | **Support social diversity.** | **58** |
| **2.3.A** | Create a free or low cost clinic for people without health insurance. | |
| **2.3.B** | Build community trust in council and governance. Provide more engagement opportunities with the community within City and other planning processes. | |
| **2.3.C** | Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access. | |

## Economic Development & Tourism Management

# Transportation & Mobility

| # | Policy/Action | Page |
|---|---|---|
| **4.1** | **Continue to evaluate and monitor State Highway 82.** | **70** |
| **4.1.A** | Develop and implement mitigation strategies to reduce the impact of regional growth on traffic congestion on major roads, highways, and residential streets. | |
| **4.2** | **Focus on Transportation Demand Management (TDM).** | **70** |
| **4.2.A** | Implement a Transportation Demand Management Plan to reduce vehicle miles traveled. | |
| **4.2.B** | Allocate adequate funding to maintain existing multimodal infrastructure. | |
| **4.3** | **Develop a regional traffic model & Regional Transportation Master Plan.** | **71** |
| **4.3.A** | Serve as a leader in regional transportation and strengthen partnerships to pursue federal funding and to "regionalize" non-federal funding commitments. Begin to budget transportation and capital improvement work programs and work with RFTA and others to leverage multi-modal opportunities (such as road/Bus Rapid Transit or road/rail) to fund and implement corridor routes for SH82, Railroad Corridor and South Bridge. | |
| | **Expand and enhance regional transit to, from, and through Glenwood Springs.** | **71** |
| **4.4** | **Expand local transit and enhance regional transit to, from, and through Glenwood Springs.** | **71** |
| **4.4.A** | Improve public transit access, infrastructure, frequency of local and regional service, and expand park and rides. | |
| **4.4.B** | Continue and strengthen partnerships between Federal, State, and Municipalities to build a more robust transportation system to serve the region such as Bustang, Pegasus, and RFTA. | |
| **4.4.C** | Investigate opportunities and feasibility of train, tram, or city street car for residents and visitors and buy electric vans that circulate the city on a regular route. | |
| **4.5** | **Ensure Downtown is pedestrian-friendly and safe** | **71** |
| **4.5.A** | Consider converting to paid parking Downtown and other Downtown parking management strategies identified in the MOVE study to encourage use by other modes of Downtown. | |
| **4.6** | **Improve the regional trail network.** | **71** |
| **4.6.A** | Support the development, connection, and completion of the LoVa Trail. | |
| **4.7** | **Enhance the pedestrian and bicycle network.** | **72** |
| **4.7.A** | To better improve and identify multi-modal connection points in town, conduct an assessment of existing multi-modal infrastructure and define priorities to improve bicycle and pedestrian networksks. | |
| **4.7.B** | Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods. | |
| **4.7.C** | Establish a Vision Zero or Local Road Safety Plan policy to address pedestrian safety issues. | |
| **4.7.D** | Create a Complete Streets Policy to encourage alternative modes of travel. All transportation infrastructure projects need to include elements to provide safe, efficient use by pedestrians, especially children, and non-motor users, bikes, e-bikes wheelchairs, etc. | |
| **4.7.E** | Create a bike share system and last mile system in Glenwood Springs. | |
| **4.8** | **Develop an efficient and interconnected road network to reduce gridlock, delays and trips per day.** | **72** |
| **4.8.A** | Provide a resilient transportation network that supports safe and efficient emergency access and adequate evacuation routes. | |
| **4.8.B** | Complete critical street network connections to include the I-70 A-line breaks and South Bridge transportation projects. | |
| **4.9** | **Expand and improve Ride Glenwood Transit.** | **73** |
| **4.9.A** | Includes improving multi-modal transit to West and South Glenwood. | |
| **4.9.B** | Evaluate and expand Ride Glenwood to Regional Transit services and improve connections across the City. | |
| **4.10** | **Plan for emergency evacuation.** | **73** |
| **4.10.A** | Develop a regional emergency management evacuation plan and integrate planning into growth management. | |
| **4.10.B** | Complete cost updates for major projects including South Bridge and disseminate to public. Increase communication and engagement around plans for South Bridge including operations and cost. | |
| **4.11** | **Support the expansion of green transportation options.** | **73** |
| **4.11.A** | Plan and incentivize EV and E-bike growth and operations. | |
| **4.11.B** | As the City's fleet of vehicles reach the end of their lifespan, replace them with electric vehicles. | |
| **4.11.C** | Work with RFTA and regional partners to understand the feasibility of electric buses. | |

# Housing

| # | Policy/Action | Page |
|---|---|---|
| **5.1** | **Increase housing density.** | **76** |
| **5.1.A** | Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership . | |
| **5.1.B** | Support the ad hoc housing coalition to come up with affordable housing options. | |
| **5.2** | **Encourage Accessory Dwelling Units (ADUs).** | **76** |
| **5.2.A** | Consider policy changes to increase ADUs. | |
| **5.2.B** | Address barriers to ADUs such as parking and consider policy changes to increase ADUs in a housing strategy. | |
| **5.3** | **Continue to utilize inclusionary zoning as a tool to produce more affordable and workforce housing.** | **76** |
| **5.3.A** | Refine policy and regulations related to inclusionary housing to increase workforce and affordable housing opportunities. Evaluate for 10-25% dedicated affordable units. | |
| **5.3.B** | Re-evaluate current deed restriction policies to determine effectiveness for homeownership and adjust City policy accordingly. | |
| **5.3.C** | Require qualified workforce and affordable housing buyers and renters under subsidized housing programs to be employed locally within city limits or in close proximity as determined by deed restriction regulations. | |

| | | |
|---|---|---|
| 5.3.D | Review the short term rental policy to determine impact in local housing market. | |
| 5.4 | **Pursue a community land trust model.** | 76 |
| 5.4.A | Establish, or participate with an existing community land trust to expand homeownership opportunities. | |
| | **Locate housing near jobs and transit.** | 76 |
| 5.5 | **Promote mixed-use development.** | 77 |
| 5.5.C | Require high-quality, energy efficient design for mixed-use and higher density housing projects. | |
| 5.6 | **Provide diversity in housing types.** | 77 |
| 5.6.A | Develop a local Housing Strategy with robust public engagement. The Community Development Department is currently working on a 2023 Housing Strategy Plan. Housing Strategy should address mitigating the cost of housing and rental costs, evaluating the need for subsidies for affordable/attainable housing. | |
| 5.6.B | Establish baseline annual goals for housing production that promotes a mix of housing types. | |
| 5.6.C | Identify potential parcels for the development of senior housing and identify partners to develop. | |
| 5.6.D | Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing. | |
| 5.7 | **Preserve existing, naturally-occurring affordable housing.** | 77 |
| 5.7.A | Create a policy or program to preserve existing, naturally occurring affordable housing such as mobile homes. | |
| 5.8 | **Address housing regionally.** | 77 |
| 5.8.A | Partner with Garfield, Pitkin and Eagle Counties to combine resources, share strategies, and jointly seek funding and land for community housing projects. | |
| 5.8.B | Support the West Mountain Regional Housing Coalition in its efforts, including a regional buy-down program, rental assistance, and ADU assistance. | |
| 5.9 | **Accommodate seasonal workers.** | 77 |
| 5.9.A | Explore alternative housing types that accommodate seasonal workers, including dormitories, hostels, camps, or other accommodations that employers could provide subsidy for. | |

## Public Utilities & Services

| # | Policy/Action | Page |
|---|---|---|
| 6.1 | **Direct growth to areas where utilities and services can be provided efficiently.** | 79 |
| 6.1.A | Connect the 4th electrical substation. | |
| 6.1.B | Update the City Capital Improvement Program (CIP) to compare maximum future growth projections and infrastructure needs (domestic water infrastructure, wastewater improvements) without degrading the environment. | |
| 6.2 | **Allocate land for utility expansion.** | 79 |
| 6.2.A | Determine where land acquisitions for utility expansion are needed and develop a plan accordingly. | |
| 6.3 | **Consider fiscal impacts prior to expanding City water and sewer services.** | 79 |
| 6.3.A | Continue to set utilities and other fees adequately to cover cost impacts of development. | |
| 6.4 | **Plan for increased landfill capacity.** | 79 |
| 6.4.A | Incentivize and require recycling and composting in public places and large-scale development projects. | |
| 6.4.B | Revise and reinstate policies related to Spring Cleanup and Hazardous Waste Day to promote separate waste streams. | |
| 6.4.C | Require all-compostable or reusable materials for events that sell food/beverages. | |
| 6.4.D | Improve residential recycling by expanding the Recycling Center's operational hours. | |
| | **Continue to support the expansion of broadband infrastructure.** | 80 |
| 6.5 | **Complete domestic water infrastructure improvements.** | 80 |
| 6.5.A | Address waterline improvements within annexations road networks. | |
| 6.6 | **Plan and budget for electrical system improvements.** | 80 |
| 6.6.A | Plan and budget for electrical system improvements, including preparation for vehicle and building electrification (process to replace technologies that rely on fossil fuels). | |
| 6.7 | **Promote water conservation.** | 80 |
| 6.7.A | Promote an ongoing citywide water conservation program, especially non-potable/irrigation water. | |
| 6.7.B | Implement a Water Efficiency program to include a lawn buy-back program, fixture replacement funding help, irrigation control, and rain sensor programming. | |
| 6.7.C | Conduct a comprehensive energy and environmental audit of the entire municipal water system to determine the carbon emissions and energy consumption associated with water delivery, water treatment, and wastewater treatment. | |
| 6.8 | **Increase electrical efficiency.** | 81 |
| 6.8.A | Continue to purchase renewable/green energy. Consider the development and production of renewable energy when appropriate. | |
| 6.8.B | Replace tall street lights in neighborhoods with a more aesthetic and energy efficient light. | |
| 6.8.C | Establish and monitor energy conservation programs and reduce electrical consumption. | |
| 6.9 | **Provide appropriate levels of service for emergency services.** | 82 |
| 6.9.A | Provide appropriate levels of service for emergency services such as police, fire protection, and hazard events services in response to growth. | |
| 6.10 | **Assure appropriate levels of fire protection and emergency medical services.** | 82 |
| 6.10.A | Update development codes and Capital Improvement Plan to address fire prevention and possible new fire substation needs. | |

| | | |
|---|---|---|
| **6.11** | **Apply intergovernmental efforts toward regional wildfire fire protection.** | **83** |
| **6.11.A** | Review current intergovernmental agreements to address regional wildfire protection needs. | |
| **6.11.B** | Develop ongoing public information service announcements to communicate to community members on public services and programs. Increase bilingual communication and planning for emergency services and hazards. | |

## Parks, Recreation, Open Space & Trails

| # | Policy/Action | Page |
|---|---|---|
| **7.1** | **Focus on securing/maintaining sufficient parkland, greenspace and open space.** | **85** |
| **7.1.A** | Review and update park land dedication requirements. | |
| **7.1.B** | Update and implement a Parks and Recreation Master Plan. CAPRA department accreditation and accompanying master plan will be a valuable measure of the agency's overall quality of operation, management, and service to the community. | |
| **7.1.C** | Prepare a South Canyon Management Plan. | |
| **7.1.D** | Increase tree canopy for Downtown to maintain the City of Glenwood Springs as a Green City to create a healthy urban environment. | |
| **7.1.E** | Develop a funding program to support the maintenance of street trees. | |
| **7.1.F** | Update and monitor tree canopy coverage for climate/pest related infestations and develop educational and tree replacement programs. | |
| **7.1.G** | Develop an open space preservation strategy for open lands within and around the perimeter of the Urban Growth Boundary. | |
| **7.1.H** | Address the Wulfsohn Mountain Park's continuing maintenance and development. | |
| **7.1.I** | Disperse the same amount of parkland fairly to all areas of the City of Glenwood Springs. | |
| **7.1.J** | Evaluate existing landscaping requirements to address water conservation practices. | |
| **7.2** | **Plan for the City-owned land adjacent to the River Trail.** | **85** |
| **7.2.A** | Conduct a comprehensive river corridor study to assess land use, land ownership, natural resources (including wildlife fishery habitats), bank/bed conditions, and river access needs to preserve the health of the River. | |
| **7.3** | **Improve and expand facilities.** | **85** |
| **7.3.A** | Provide sufficient public restrooms in all future public spaces. | |
| **7.3.B** | Consider expanding the community center to include a performing art space and events space. | |
| **7.3.C** | Upgrade maintenance and operation for parks facilities e.g., public restrooms, trails and bike paths. | |
| **7.3.D** | Improve and upgrade city parks to be ADA compliant. | |
| **7.4** | **Coordinate trail planning, implementation, ongoing maintenance, and expansion.** | **86** |
| **7.4.A** | Update the 1991 River Trails Master Plan in coordination with transportation plan | |
| **7.4.B** | Increase new recreational trail development for mountain biking and hiking to continue to be a recreational destination. | |
| **7.4.C** | Link Two Rivers Park to the proposed Confluence Riverfront Park as a contiguous park connecting Downtown to our two rivers. | |
| **7.5** | **Protect and preserve recreational City water rights.** | **86** |
| **7.5.A** | Utilize the Recreational In-Channel Diversion (RICD) recreational water rights on the Colorado River for additional outdoor recreation opportunities. | |
| **7.6** | **Ensure safe and sustainable business operations for recreation based businesses.** | **86** |
| **7.6.A** | Create a business resiliency plan to help businesses prepare for and deal with crises (pandemic, wildfires, etc.) | |
| | **Promote economic diversification in the outdoor recreation sector.** | **86** |
| **7.7** | **Ensure underrepresented groups are included in the recreation economy.** | **86** |
| **7.7.A** | Increase programs for all. | |
| **7.7.B** | Provide more inclusive program offering at the community center to reduce barriers to participation for community for all. | |
| **7.7.C** | Increase cultural and historic identity in existing parks and trails. | |
| | **Continue to partner with the Roaring Fork RE-1 School District.** | **87** |
| | **Coordinate with other recreation providers and develop partnerships.** | **87** |

## Natural Resources

| # | Policy/Action | Page |
|---|---|---|
| **8.1** | **Continue leadership in protecting the natural setting through a variety of programs, committees, and multi-jurisdictional agreements.** | **89** |
| **8.1.A** | Develop ongoing public information campaigns and social media communications to educate the community on the importance of protecting the natural setting and urban wildland interface areas. | |
| **8.1.B** | Assist in Public Outreach and Education of Laws, Regulations and Policies Influencing Water Use by regularly sharing educational information on water policies/programs, river clean up, riparian restoration, sustainable living and the environment. | |
| **8.1.C** | Participate in the Colorado Basin Roundtable and other Regional Watershed Programs to improve communication about water availability/ sustainability as well as addressing options for meeting future water needs | |
| **8.2** | **Preserve and enhance the river corridors.** | **89** |
| **8.2.A** | Support efforts to protect and manage usage of the Roaring Fork River, Colorado River Systems, and River Clean up. | |

| | | |
|---|---|---|
| 8.2.B | Maintain and continue to evaluate commercial regulations to manage river access to monitor the health and safety of the Roaring Fork and Colorado Rivers. | |
| 8.2.C | Continue to obtain access easements as opportunities arise along the Roaring Fork and Colorado Rivers for fishing access. | |
| 8.2.D | Study the feasibility of a River Overlay District. Continue to assess land use and natural resources, and access to the Roaring Fork and Colorado Rivers through completion of the river trail and through City-owned property adjacent to the river. | |
| 8.2.E | Determine how the riparian habitat near the confluence could be impacted should it be developed in the future. | |
| **8.3** | **Participate in regional planning efforts and work regionally to protect natural resources.** | **90** |
| 8.3.A | Partner with Garfield County to address water quality issues, such as impacts from leach fields, in those areas that may attract growth (e.g. No Name, Four Mile Creek drainage, the area south of the city limits along SH 82). | |
| **8.4** | **Minimize human/wildlife conflicts.** | **90** |
| 8.4.A | Require wildlife protection and mitigation standards as part of future development reviews and approvals including riparian habitat restrictions for public and private entities. | |
| 8.4.B | Require bear proof trash cans where appropriate. | |

## Cultural Resources & the Arts

| # | Policy/Action | Page |
|---|---|---|
| **9.1** | **Provide civic spaces: parks, promenades, and plazas.** | **93** |
| 9.1.A | Develop a master plan for civic spaces: parks, promenades, and plazas in the Downtown. | |
| **9.2** | **Work regionally to protect cultural assets.** | **93** |
| 9.2.A | Work regionally with Garfield County and other organizations to promote arts and cultural assets. | |
| 9.2.B | Support and increase funding for the Historical Society and Museum. | |
| **9.3** | **Grow Glenwood Springs as a regional multicultural hub.** | **93** |
| 9.3.A | Promote Glenwood Springs as a cultural arts destination, implement the City Public Art Master Plan, and develop indoor and outdoor performance space, and festivals. | |
| 9.3.B | Advance a feasibility study for a Performing Arts Center. Continue to plan for and encourage the development of a performing arts center - especially where there is adequate parking and pedestrian connections. It should be sited within the Downtown so that it can be near other complementary and synergistic businesses and in turn help bring more vitality to the Downtown. | |
| 9.3.C | Develop 6th Street as an Arts corridor connection from the North Landing to the historic Downtown. | |
| 9.3.D | Implement all-season events. | |
| 9.3.E | Increase cultural events for the Hispanic & Latino/a community, for example, Cinco de Mayo, Independence days, and Hispanic Heritage Month. | |

## Climate & Hazards

| # | Policy/Action | Page |
|---|---|---|
| **10.1** | **Prioritize sustainable development practices.** | **95** |
| 10.1.A | Implement and update 2008 Climate Action Plan with equity goals. | |
| 10.1.B | Encourage the adaptive re-use of existing vacant buildings. | |
| 10.1.C | Encourage the use of green infrastructure over gray infrastructure. | |
| | **Balance future growth and development with water resources and other resource capabilities.** | **95** |
| **10.2** | **Address resiliency planning, reduce and mitigate hazards, and develop emergency response system policies.** | **95** |
| 10.2.A | Develop an evacuation plan for the community by conducting a traffic evacuation analysis to identify remaining bottleneck locations and potential connections to address those bottlenecks, and perform a limited parcel analysis to identify particularly vulnerable neighborhoods in town and solutions. | |
| 10.2.B | Improve emergency access communications. | |
| 10.2.C | Develop wildfire and natural hazard defense plans. | |
| **10.3** | **Reduce greenhouse gas emissions.** | **95** |
| 10.3.A | Establish accountability measures and procedures to monitor Climate and Resiliency progress. Update the GHG inventory for City government buildings and operations. | |
| 10.3.B | Reconvene a permanent City Energy and Climate Commission. | |
| 10.3.C | Replace city fleet of vehicles with electric and hybrid as feasible when existing vehicles need replacement. | |
| 10.3.D | Develop community scale solar arrays or any other green power generation. | |
| **10.4** | **Increase energy efficiency.** | **95** |
| 10.4.A | Continue Glenwood Springs Electric Department program to provide rebates to offset capital cost for energy efficiency measures for residents and businesses. | |
| 10.4.B | Update the investment-grade energy audit and greenhouse gas inventory for all City government operations. | |
| **10.5** | **Address climate change impacts regionally** | **95** |
| 10.5.A | Work with the Mount Sopris and Roaring Fork Conservation Districts to address noxious weed mitigation programs and promoting tree planting programs in the community. | |
| 10.5.B | Facilitate private landowners entering into conservation easements on private property. | |
| 10.5.C | Work with federal agencies and/or private land owners to thin wildfire vegetation on the surrounding hillsides. | |