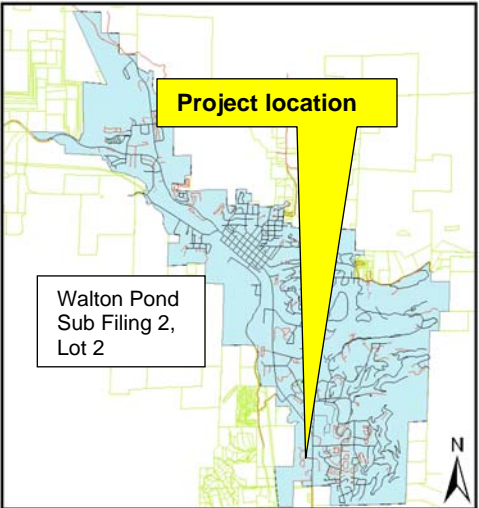


## PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM # 7: DPF-09-06</b>	
<b>Project Name:</b>	Walton Pond Townhomes II – Walton Pond Sub Filing 2, Lot 2
<b>Prepared By:</b>	Seth E. Lorson, City Planner (Ext. 280)
<b>Through:</b>	Tom Leeson, AICP, Director of Planning and Community Development (Ext. 244)
<b>Planning Commission (PC):</b>	February 11, 2010
<b>City Council (CC):</b>	March 2, 2010
<b>Zoning:</b>	Community Commercial (CC)
<b>Applicant:</b>	Curt Weiss c/o Ed Becker, Mountain Architecture P.O. Box 770420 Steamboat Springs, CO 80477
<b>Request:</b>	Development Plan/Final Development Plan (DPF) for a multi-family development to create 14 new townhomes (9 net) with 2 variances: sidewalk & transparency.



<b>Development Statistics – Overview (w/ proposed plat)</b>	
<b>Lot Area:</b>	39,600 square feet (.909 acres)
<b>Lot Coverage:</b>	7,488 square feet (19 %)
<b>Floor Area Ratio:</b>	.50 (19,792 gross SF)
<b>Residential Units:</b>	14 units net (4 multi-family bldgs: 2 4-plexes, 2 3-plexes)
<b>Demolition:</b>	5 units
<b>Parking Spaces:</b>	28 (2 per unit)
<b>Building Height</b>	
Average plate height:	23' - 4"
Overall height:	38' - 7"

<b>Staff Report - Table of Contents</b>		
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**I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY**

**CDC - SECTION 26-66 (D):** No FINAL DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA [THESE CRITERIA ALSO COVER THE DEVELOPMENT PLAN CRITERIA IN SECTION 26-65 (D)]:

Subsection	Consistent			Notes
	Yes	No	NA	
1) Conformity with Community Plan		<input checked="" type="checkbox"/>		
2) Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
3) Minimize Adverse Impacts		<input checked="" type="checkbox"/>		
4) Access	<input checked="" type="checkbox"/>			
5) Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
6) Phasing			<input checked="" type="checkbox"/>	
7) Compliance With Other Standards		<input checked="" type="checkbox"/>		
8) Conformity with Building and Architectural Standards	<input checked="" type="checkbox"/>			
9) Variance Criteria		<input checked="" type="checkbox"/>		See Principal Discussion Items

**Staff Finding:**

Staff finds the Development Plan/Final Development Plan for Walton Pond Townhomes II is **NOT CONSISTENT** with the criteria for approval in Sections 26-65 (e) and 26-66 (d).



## II. INTRODUCTION

A multi-family development is a *Use with Criteria* in the Community Commercial (CC) zone district. This proposal does not meet the criteria and therefore is being processed as a Conditional Use, specifically *Multi-family units shall not be located along a pedestrian level street or other public access frontage in the G-2, CO, CY, CN, CC, and I zoning districts.*

Conditional uses are those uses that are generally in keeping with the purpose and intent of the zone district yet may have more impacts to surrounding properties and the community than uses by right or uses with criteria.

The proposed development is requesting two variances: sidewalk criteria; 3<sup>rd</sup> story transparency. (Further discussion of variances below) A Development Plan is necessary to process both the variances and the Conditional Use.

A Preliminary Plat (PP-09-07) is being reviewed concurrently with the Development Plan / Final Development Plan. Dimensions and other calculations are based on the new plat. Should the Preliminary Plat be denied, Planning Commission may want to consider tabling this project to a later date in order to adjust calculations. An approved (by City Council) Community Housing Plan is a necessary requirement for this project and will be a condition of approval.

This parcel in the CC zone district is subject to the regulations found in the Urban Design Standards & Entry Corridor Concepts.

## III. BACKGROUND

Walton Pond Subdivision Filing 2 was platted as 3 lots in 1990. Lot 2 currently has 11 existing buildings with a mix between apartments and office which have been developed since 1968.

## IV. PROJECT DESCRIPTION

### Buildings

The proposed development consists of 4 buildings; 2 3-plexes and 2 4-plexes. Each unit has two bedrooms, a garage and a parking place in the driveway. Three floor plans are proposed. Floor plan A: 10 units (886 sf net, 1,422 sf gross, 3 stories); Floor plan B: 2 units (992 sf net, 1,394 sf gross, 2 stories); Floor plan C: 2 units (984 sf net, 1,392 sf gross, 2 stories). Total proposed: 14 units (12,812 sf net, 19,792 sf gross). The materials consist of wood, fiber cement siding, stucco, stone wainscot, and asphalt roof shingles.

### Lot

Walton Pond Subdivision Filing 2, Lot 2 (proposed to be Filing 3, Lot 1) is located at the south end of town on Weiss Circle just west of Southside Station. The proposed location is between two ponds that serve as open space. As these are closed loop, man-made ponds, they are exempt from the waterbody setback criteria.

Site Plan

The site plan proposed to have one access road splitting the buildings, two on each side facing the road. A sidewalk is proposed along the back of the east side buildings with accesses to the road. No sidewalk is proposed along the road. With the site layout as proposed, staff has considered it to have a double-front setback.

**V. PRINCIPAL DISCUSSION ITEMS****Sidewalk Variance:**

Staff finds that the proposed variance to the sidewalk criteria in both the CDC and the Urban Design Standards does not meet the variance criteria. Specifically, the applicant has not provided any plan to mitigate the impact of not creating a sidewalk. Through the review process, staff recommended a sidewalk along the south side of Walton Pond from the proposed development to the bus shelter on Weiss Circle. The recommended sidewalk would go across the adjacent property (SSRC) through a green belt and be a fraction of the distance to travel than going around to the North. This would require a pedestrian/sidewalk easement to be granted by SSRC. There are a couple reasons staff thought it is a reasonable request for the applicant to ask for an easement. First, an easement on the same property needed to be obtained for water/sewer looping and discussion with a representative, SSRC was open to the proposal. Second, the alternative sidewalk that staff thinks would meet the variance criteria is far shorter (lower cost to the applicant) and would suffice to meet the needed connectivity instead what is required by the standards in the CDC.

**VI. OVERVIEW OF DIMENSIONAL AND DEVELOPMENT STANDARDS – COMMUNITY COMMERCIAL (CC) ZONE DISTRICT**

The following list was compiled by the project planner to provide an overview of key standards applicable to the project. Items in **bold** do not comply with applicable standards; refer to Project Analysis section for additional information. Interested parties are encouraged to review the Community Development Code (CDC) or contact the project planner for a comprehensive list of all applicable standards.

<b>DIMENSIONAL STANDARDS – CDC Section 26-132</b>			
<b>Standard</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Proposed</b>
<b><i>Lot Area</i></b>	No Max.	No Min.	39,600 SF
<b><i>Lot Coverage</i></b>	0.50	No Min.	7,488 SF(19%)
<b><i>Units per Lot</i></b>	Determined by F.A.R.	No Min.	14 units
<b><i>Floor Area Ratio (FAR)</i></b>	1. 0.50 (50% of emp. Unit sf exempt) 2. F.A. per res. Unit – 1,400 sf	No Min.	0.50

<b>DIMENSIONAL STANDARDS – CDC Section 26-132</b>			
<b>Standard</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Proposed</b>
<b>Building Height</b>	APH - 35 ft.	No Min.	23' - 4"
	OH - 57 ft.	No Min.	38' - 7"
<b>Setbacks</b>			
<b>Front</b>	No Max.	P – 20'	20'
<b>Side</b>	No Max.	20'	N/A
<b>Rear</b>	No Max.	20'	20.3'

<b>DEVELOPMENT STANDARDS</b>		
<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Snow storage. (Sec. 26-144).</b>	1 sf / 2 sf paved area + 30 sf / evergreen = .5 x 9,407 sf + 210 sf = 4,914 sf	5,266 sf
<b>Parking and Loading Design Standards (Sec. 26-139).</b>	Multi-family/bed and breakfast Two-bedroom = Two (2) spaces	2 spaces per unit.
<b>Sidewalks, Trails and Walkways (Sec. 26-140(c)).</b>  <b>VARIANCE REQUESTED</b>	(1) a. 6. Sidewalks are to be constructed on both sides of any roadway that has business frontage on both sides and on at least on side of all other roadways.	<b>Not provided.</b>
	(1) a. 3. Except as otherwise stated within this section, all sidewalks shall be constructed to standards currently on file with the director of public works. Sidewalks are to be constructed of concrete unless otherwise determined by the director of public works.	<b>4' wide sidewalk along back side of lot. Not proposed to standards.</b>
	(1) b. 1. Sidewalks shall be provided to connect each individual building to any adjacent perimeter sidewalk.	<b>Stepping stones proposed.</b>
	(1) b. 2. Each development shall provide pedestrian connections to adjacent properties, where possible, forming an interconnected pedestrian circulation system.	<b>Connection to north but not south.</b>

<b>URBAN DESIGN STANDARDS &amp; ENTRY CORRIDOR CONCEPTS</b>		
<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
<i>Front-Loading Garages (Sec. III, pg. 27)</i>	Garages that protrude in front of the primary façade of the building shall not be permitted.	Proposal sets garages back.
<i>Roof Form and Function (Sec. III, pg. 41)</i>	A variety of roof forms and surfaces (pitched, shed, and dormers) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads.	Proposal includes a variety of roof forms.
<i>Pedestrian Circulation and Connections (Sec. III, pg. 28)</i>  <b>VARIANCE REQUESTED</b>	An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following: The primary entrance or entrances to each building; Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development; Any sidewalk system along the perimeter streets adjacent to the development; Any compatible adjacent land uses; Adjacent bus stops; Any adjacent or on-site public park, trail system, open space area, greenway, or other public or civic use; and Any existing or planned multi-use paths.	<b>A sidewalk behind one row of townhomes of substandard size.</b>
<i>Transparency (Sec. III, pg. 39)</i>  <b>VARIANCE REQUESTED</b>	All multi-family building elevations shall devote a minimum of 25 percent of the wall area of each floor to windows or transparent entrances.	<b>15 %</b>

**VII. PROJECT ANALYSIS**

**A) CRITERIA FOR APPROVAL**

**CDC - Section 26-65 / 26-66 – Development Plan / Final Development Plan: No development plan shall be approved unless the Planning Commission and City Council find that the plan meets all of the following criteria:**

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

**CDC - Section 26-65(d)(1): Conformity with Community Plan.**

Staff Analysis: **NOT CONSISTENT**; As the proposed development has inadequate sidewalks it does not meet the *SSACP Policy T-2.1: New development shall include an interconnected pedestrian and bicycle system.*

**CDC – Section 26-65(d)(2): Consistency with Surrounding Uses.**

Staff Analysis: **Consistent**; Directly adjacent (lot 3 and lot 2 (currently same lot)) are many multi-family buildings.

**CDC – Section 26-65(d)(3): Minimize Adverse Impacts.**

Staff Analysis: **NOT CONSISTENT**; The proposed development has requested variances but does not meet the variance criteria and hence has not minimized their adverse impacts.

**CDC – Section 26-65(d)(4): Access.**

Staff Analysis: **Consistent**; Vehicular access is adequate for Public Works and Fire Prevention.

**CDC – Section 26-65 (d)(5): Minimize Environmental Impacts.**

Staff Analysis: **Consistent**; The proposed development does not have any foreseeable environmental impacts other than the obvious grading and drainage that is assumed. A construction site management plan is required at time of building permit that will mitigate some of the environmental impacts associated with the construction of the proposed development.

**CDC – Section 26-65 (d)(6): Phasing.**

Staff Analysis: *N/A*; The proposed development is not requesting to be phased.

**CDC – Section 26-65 (d)(7): Compliance with other standards.**

Staff Analysis: **NOT CONSISTENT**; The proposed development does not meet Development Standards, specifically Sidewalk (CDC Sec. 26-140; UDS Sec. III, pg. 28). See *Principal Discussion Items: Variances* for further discussion.

**CDC – Section 26-66 (d)(3): Conformity with the building and architectural standards.**

Staff Analysis: **Consistent**; The proposed development provides a great deal of articulation in mass and scale. The colors and materials are consistent with the standards. The proposed materials (and colors) consist of wood (natural tone & mahogany), fiber cement siding (grey), stucco (off white), stone wainscot (buckskin ledge), and asphalt roof shingles (charcoal). See materials board.

**CDC – Section 26-65 (d)(8): Variance criteria.**

**VARIANCE #1: SIDEWALK**

*a. Legal use. The property and the use of such property for which the variance is requested is in full compliance with all requirements of the zone district in which the property is located, or there is a legal nonconforming structure or lot, or there is a conforming structure housing a legal nonconforming use. No variance may be granted*

*which would permit or expand any unlawful use of property*

**Staff Analysis: Consistent;** The proposed use of multi-family residence is a Conditional Use in the CC zone district.

*b. Injury to adjoining property mitigated. The variance will not permanently injure or adversely impact legal conforming uses of adjacent property; or the applicant has accurately assessed the impacts of the proposed variance and has agreed to mitigate those impacts. In making this determination the city council shall begin with the assumption that variations from development standards create impacts on adjacent properties, and shall place the burden of proof on the applicant to show:*

*1. Impacts to adjacent properties are presumed.*

*2. That there are no impacts, or that the impacts have been adequately mitigated. Unsupported opinions of impacts from surrounding property owners shall not be conclusive evidence of impacts.*

**Staff Analysis: NOT CONSISTENT;** By not providing sidewalks along the road pedestrians passing through the site from adjacent properties are forced to walk in the street. The applicant has not “accurately assessed the impacts of the proposed variance” and has not agreed to mitigate those impacts. See *Principal Discussion Items* section for further discussion.

*c. Advantages outweigh disadvantages. The applicant shall bear the burden of proof and demonstrate that the advantages of the variance substantially outweigh its disadvantages to the community and to neighboring lands.*

**Staff Analysis: NOT CONSISTENT;** Where the applicant to build sidewalks to City standards, pedestrian connections would be made safe for walking through and around the proposed development. The variance proposal offers no advantages.

*d. Superior development. The applicant shall demonstrate that the requested variation(s) from the dimensional or development standards will result in a development which better meets the intent of the underlying zone district and adopted plans.*

**Staff Analysis: NOT CONSISTENT;** The applicant has not offered anything to mitigate the variance that could be construed as “superior development.” See *Principal Discussion Items* section for further discussion.

*e. Minimum relief. The applicant shall demonstrate that the requested variation(s) is (are) the least modification possible of the CDC that will meet the design goals of the development.*

Staff Analysis: **Consistent;** The applicant is requesting a modification that meets the design goals of the development.

**VARIANCE #2: TRANSPARENCY**

a. *Legal use. The property and the use of such property for which the variance is requested is in full compliance with all requirements of the zone district in which the property is located, or there is a legal nonconforming structure or lot, or there is a conforming structure housing a legal nonconforming use. No variance may be granted which would permit or expand any unlawful use of property*

Staff Analysis: **Consistent;** The proposed use of multi-family residence is a Conditional Use in the CC zone district. In addition, if the applicant were to build to this standard, the development would be out of compliance with the International Building Code.

b. *Injury to adjoining property mitigated. The variance will not permanently injure or adversely impact legal conforming uses of adjacent property; or the applicant has accurately assessed the impacts of the proposed variance and has agreed to mitigate those impacts. In making this determination the city council shall begin with the assumption that variations from development standards create impacts on adjacent properties, and shall place the burden of proof on the applicant to show:*

1. *Impacts to adjacent properties are presumed.*

2. *That there are no impacts, or that the impacts have been adequately mitigated. Unsupported opinions of impacts from surrounding property owners shall not be conclusive evidence of impacts.*

Staff Analysis: **Consistent;** Injury to adjacent property is not anticipated with the variation from 50 % transparency to 15% transparency on the 3<sup>rd</sup> floor.

c. *Advantages outweigh disadvantages. The applicant shall bear the burden of proof and demonstrate that the advantages of the variance substantially outweigh its disadvantages to the community and to neighboring lands.*

Staff Analysis: **Consistent;** The proposed development would be in conflict with the International Building Code and if it were to build to this standard and hence would not be able to get a building permit. Therefore, the advantage is in actually being able to build the proposed development.

d. *Superior development. The applicant shall demonstrate that the requested variation(s) from the dimensional or development standards will result in a development which better meets the intent of the underlying zone district and adopted plans.*

Staff Analysis: **Consistent;** The proposed development would be in conflict with the

International Building Code and if it were to build to this standard and hence would not be able to get a building permit. Therefore, the advantage is in actually being able to build the proposed development.

- e. Minimum relief. The applicant shall demonstrate that the requested variation(s) is (are) the least modification possible of the CDC that will meet the design goals of the development.*

Staff Analysis: Consistent; The applicant has provided 30% of the standard and has maintained compliance with the International Building Code.

## VIII. STAFF FINDING & CONDITIONS

### Recommended Finding

Staff finds the Walton Pond Townhomes II is **NOT CONSISTENT** with the findings for approval. Staff recommends the Planning Commission **DENY** the Walton Pond Townhomes II – DPF-09-06.

### Motion #1

Planning Commission recommends denial of the Walton Pond Townhomes II – DPF-09-06 with the findings that the proposal is not consistent with the Development Plan / Final Development Plan criteria for approval in Sections 26-65 & 26-66.

### Alternative Motion

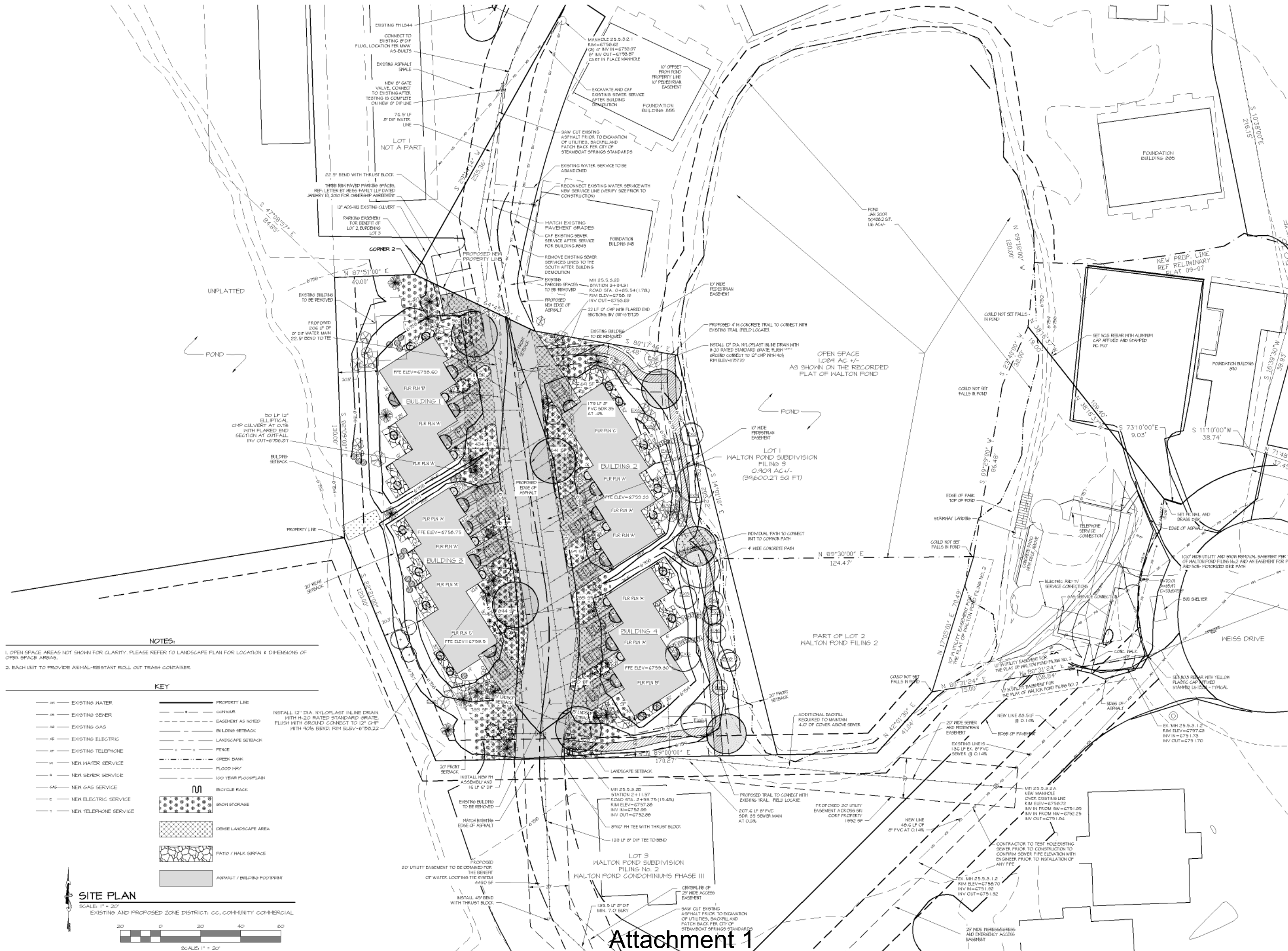
Should the Planning Commission find that the Walton Pond Townhomes II - DPF-09-06 is consistent with the Development Plan / Final Development Plan criteria for approval in Sections 26-65 & 26-66, the following conditions of approval shall apply:

1. A Community Housing Plan shall be approved by City Council prior to issuance of a building or grading permit.
2. At time of building permit provide details for storm drain inlet design.
3. The following items are considered critical improvements and must be constructed prior issuance of any CA or CO; they cannot be bonded:
  - Public drainage improvements
  - Access drive, driveway, and parking areas
  - Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)

## IX. ATTACHMENTS

Attachment 1 – Site Plans

Attachment 2 – Elevations



**NOTES:**

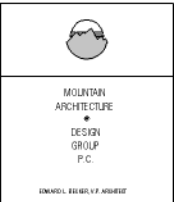
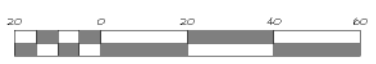
- 1. OPEN SPACE AREAS NOT SHOWN FOR CLARITY. PLEASE REFER TO LANDSCAPE PLAN FOR LOCATION & DIMENSIONS OF OPEN SPACE AREAS.
- 2. EACH UNIT TO PROVIDE ANIMAL-RESISTANT ROLL-OUT TRASH CONTAINER.

**KEY**

- |        |                       |           |                              |
|--------|-----------------------|-----------|------------------------------|
| — 10 — | EXISTING WATER        | — — — — — | PROPERTY LINE                |
| — 10 — | EXISTING SEWER        | — — — — — | CONTOUR                      |
| — 10 — | EXISTING GAS          | — — — — — | EASEMENT AS NOTED            |
| — 10 — | EXISTING ELECTRIC     | — — — — — | BUILDING SETBACK             |
| — 10 — | EXISTING TELEPHONE    | — — — — — | LANDSCAPE SETBACK            |
| — 10 — | NEW WATER SERVICE     | — — — — — | FENCE                        |
| — 10 — | NEW SEWER SERVICE     | — — — — — | GREEN BANK                   |
| — 10 — | NEW GAS SERVICE       | — — — — — | FLOOD HAY                    |
| — 10 — | NEW ELECTRIC SERVICE  | — — — — — | 100 YEAR FLOODPLAIN          |
| — 10 — | NEW TELEPHONE SERVICE | — — — — — | BICYCLE RACK                 |
|        |                       | — — — — — | SNOW STORAGE                 |
|        |                       | — — — — — | DENSE LANDSCAPE AREA         |
|        |                       | — — — — — | PATIO / WALK SURFACE         |
|        |                       | — — — — — | ASPHALT / BUILDING FOOTPRINT |

**SITE PLAN**

SCALE: 1" = 20'  
EXISTING AND PROPOSED ZONE DISTRICT: CC, COMMUNITY COMMERCIAL



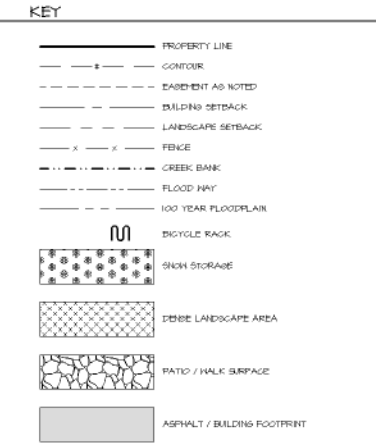
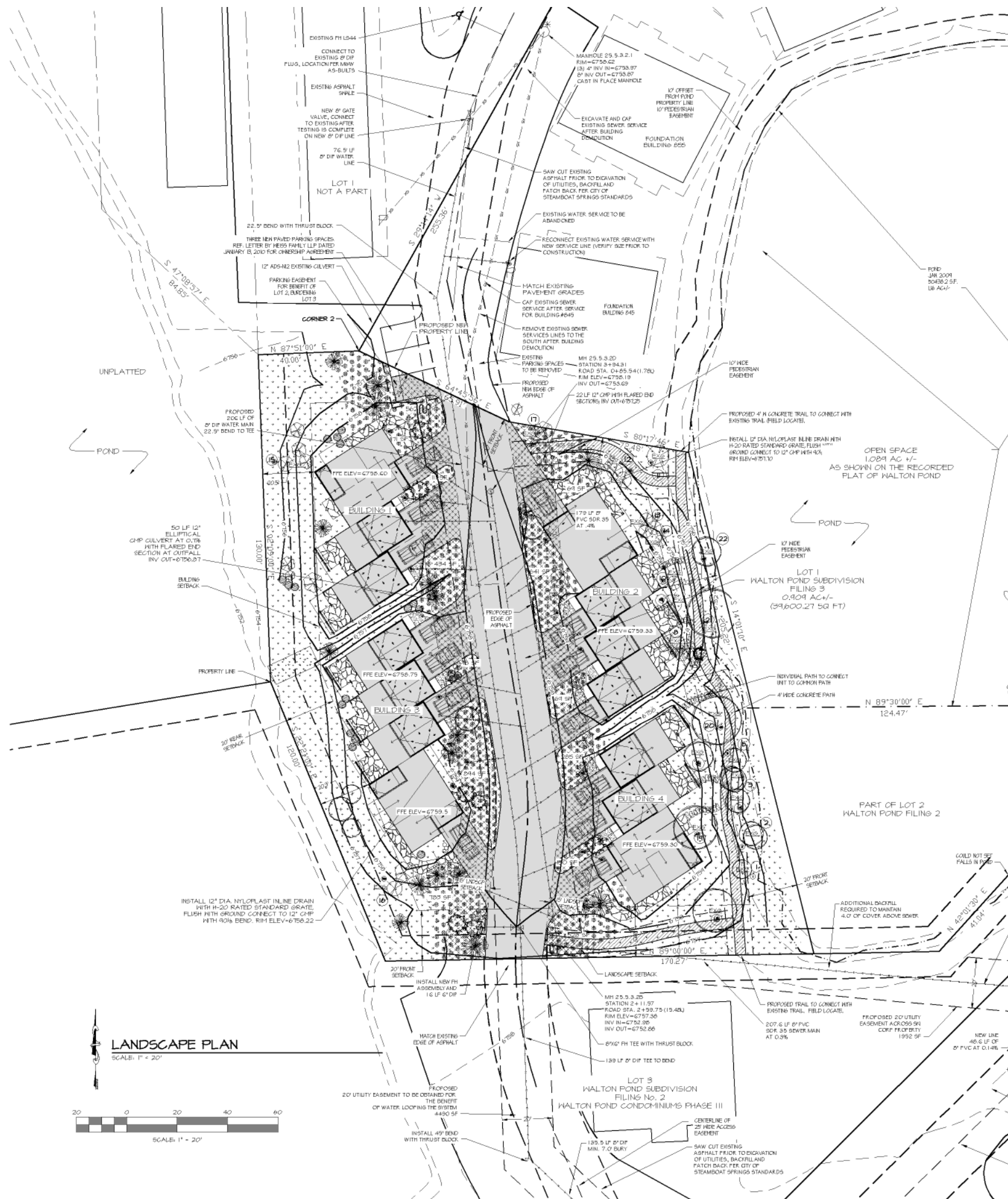
MOUNTAIN ARCHITECTURE  
DESIGN GROUP  
P.C.  
DENVER, COLORADO

**Walton Pond Townhomes II**  
Lot 2, Walton Pond Subdivision, Filing 2 (proposed)  
Lot 1, Walton Pond Subdivision, Filing 3 (proposed plat)

**SECTION 2**  
**SITE PLAN**

JOB NO.	0840
DRAWN	clg
CHECKED	slb
DATE	11.24.09
REVISIONS:	
NO.	DATE
1	12.28.09
2	01.14.10

DRAWING NUMBER  
2



**LANDSCAPE PLANTING CHART**

QTY. REQUIRED	QTY. PROVIDED	TYPE	SIZE	REMARKS
<b>15' DENSE LANDSCAPE SETBACK, 6,200 SF</b>				
4	4	EVERGREEN	6' - 1'	
5	5	EVERGREEN	2' - 4'	
8	8	LARGE DECIDUOUS	2-1/2" CALIPER	
1	7	ORNAMENTAL	2" CALIPER	
6	6	SHRUB	5 GALLON	
<b>TOTAL =</b>	<b>34</b>			
~4,100 SF - IRRIGATED GRASS SEED, TURF OR SOG				
<b>MEDERATE INTERIOR LANDSCAPING, 16,215 SF</b>				
4	4	EVERGREEN	6' - 1'	
5	0	EVERGREEN	2' - 4'	
4	37	LARGE DECIDUOUS	2-1/2" CALIPER	(21 EXISTING, 16 NEW)
5	0	ORNAMENTAL	1-1/2" CALIPER	ACCOUNTED FOR BY EXISTING DECIDUOUS CLUSTERS
1	16	SHRUB	5 GALLON	SERVICEBERRY, WILD ROSE & PINK MOUNTAIN HEATHER
<b>TOTAL =</b>	<b>35</b>			
~16,500 SF - IRRIGATED GRASS SEED, TURF OR SOG				

**NOTES:**

- SECTION 26-81-4-1-4 OF THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE ALLOWS SUBSTITUTION OF (3) SHRUBS FOR (1) TREE WHEN PROVIDING LANDSCAPE SCREENING.
- ALL AREAS (APPROX. 2,200 SQ. FT.) TO BE REVEGETATED.
- ALL AREAS (APPROX. 2,200 SQ. FT.) TO BE REVEGETATED.
- APPROX. 5,000 SQ. FT. OF DRIP IRRIGATION AREA.
- TREES & SHRUBS TO BE DRIP IRRIGATED.
- ALL LANDSCAPING TO BE INSTALLED AND PROPERLY MAINTAINED TO RECOGNIZED INDUSTRY STANDARDS.

**EXISTING TREE CHART**

ID	SIZE	SPECIES
1	18"	COTTONWOOD
2	(2) 16"	COTTONWOOD
3	(2) 16"	COTTONWOOD
4	16"	COTTONWOOD
5	16"	COTTONWOOD
6	36"	COTTONWOOD
7	(2) 2"	ASPEN
8	(3) 8"	ASPEN
9	16"	ASPEN
10	10"	ASPEN
11	14"	ASPEN
12	10"	ASPEN
13	3" DIA	ASPEN CLUSTER
14	8"	ASPEN
15	12"	ASPEN
16	16"	ASPEN
17	12"	ASPEN
18	-	TREE CLUSTER
19	-	TREE CLUSTER
20	-	TREE CLUSTER
21	-	TREE CLUSTER
22	-	TREE CLUSTER

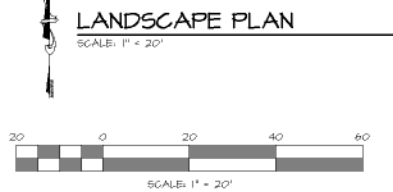
**SNOW STORAGE CALCULATIONS**

PAVED AREA = 4,407 SF  
 REQUIRED SNOW STORAGE AREA  
 (ADD 30 SF / EVERGREEN; 1 EVERGREEN X 30 SF = 210 ADDITIONAL SF)  
 4,407 X .5 = 4,104 + 210 = 4,314  
 PLAN PROVIDES 5,266 SF SNOW STORAGE AREA (4,314 REQUIRED)

**OPEN SPACE CALCULATIONS**

PAVED AREA = 4,407 SF  
 BUILDING FOOTPRINT = 1,448 SF  
 TOTAL DEVELOPED AREA = 16,855 SF  
 SITE AREA = 54,600 SF  
 (2) REAR SETBACKS = 4,100 SF

OPEN SPACE REQUIRED, 15% SITE AREA  
 54,600 X 0.15 = 8,190 SF OPEN SPACE REQUIRED  
 (SITE AREA 54,600) - (DEVELOPED AREA 16,855) = 22,745 SF ACTUAL OPEN SPACE  
 22,745 SF LESS 4,100 SF REAR SETBACKS = 18,645 OPEN SPACE PER CDC



A Multi-Family Development for  
**Walton Pond Townhomes II**  
 Lot 2, Walton Pond Subdivision, Filing 2 (previously  
 Lot 1, Walton Pond Subdivision, Filing 3 (proposed plat)  
 Steamboat Springs, Colorado

MOUNTAIN ARCHITECTURE  
 DESIGN GROUP P.C.  
 DESIGNER: [Signature]  
 P.L. 0047000  
 STEAMBOAT SPRINGS, COLORADO 80485  
 970.939.8811  
 WWW.MOUNTAINARCHITECTURE.COM

**SECTION 4**  
**LANDSCAPE PLAN**

TITLE

JOB NO. 0840  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 DATE: 11.24.09

REVISIONS:  
 NO. DATE  
 1 12.28.09  
 2 01.14.10

DRAWING NUMBER

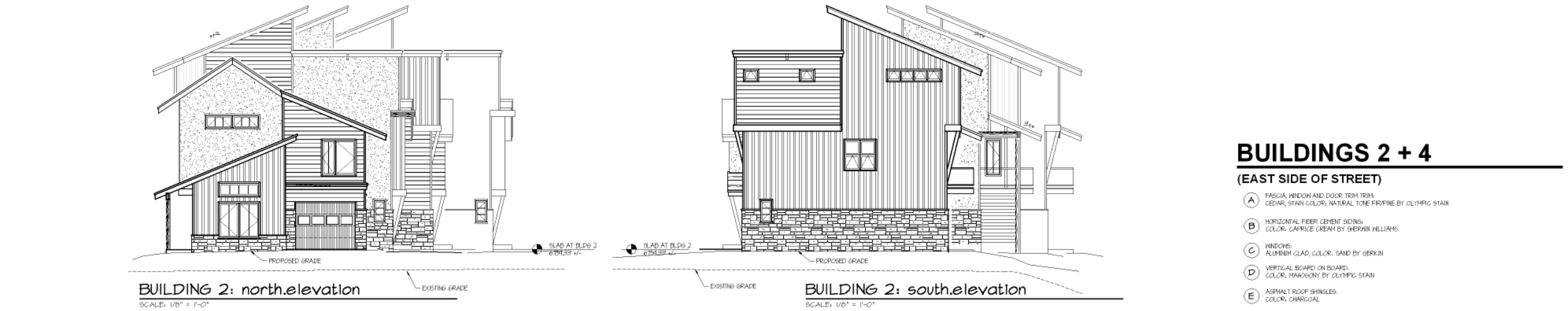
5  
 OF 14



**BUILDINGS 2 + 4: street elevation**  
SCALE: 1/8" = 1'-0"



**BUILDINGS 2 + 4: pond elevation**  
SCALE: 1/8" = 1'-0"



**BUILDING 2: north.elevation**  
SCALE: 1/8" = 1'-0"

**BUILDING 2: south.elevation**  
SCALE: 1/8" = 1'-0"



**BUILDING 4: north.elevation**  
SCALE: 1/8" = 1'-0"

**BUILDING 4: south.elevation**  
SCALE: 1/8" = 1'-0"

**BUILDINGS 2 + 4**

(EAST SIDE OF STREET)

- (A) FASCIA, WINDOW AND DOOR TRIM TRIMS  
CEDAR, STAIN COLOR: NATURAL TONE FRIPINE BY OLYMPIC STAIN
- (B) HORIZONTAL FIBER CEMENT SIDING  
COLOR: CARRIGE CREAM BY GHERVIN WILLIAMS
- (C) WINDOWS:  
ALUMINUM GLAZ, COLOR: SAND BY GERKIN
- (D) VERTICAL BOARD ON BOARD  
COLOR: MANSOONY BY OLYMPIC STAIN
- (E) ASPHALT ROOF SHINGLES  
COLOR: CHARCOAL
- (F) STUCCO ACCENT  
COLOR: GRAY #2091R BY STO
- (G) STONE MANSOONY,  
BUCKSKIN LEDGE BY GLACIER STONE SUPPLY

NOTES:  
1. REFER TO SITE PLAN FOR OVERALL BUILDING FOOTPRINT DIMENSIONS.

MOUNTAIN ARCHITECTURE  
DESIGN GROUP  
P.C.

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A Multi-Family Development for  
**Walton Pond Townhomes II**  
Lot 2, Walton Pond Subdivision, Filing 2 (proposed)  
Lot 1, Walton Pond Subdivision, Filing 3 (proposed plat)  
Steamboat Springs, Colorado

TITLE

**SECTION 3**  
**BUILDING 2 + 4**  
**ELEVATIONS**

JOB NO. 0840  
DRAWN ckg  
CHECKED sil  
DATE 11.24.09

REVISIONS:

NO.	DATE
1	12.28.09
2	01.14.10

DRAWING NUMBER  
4

OF 14 DRAWINGS



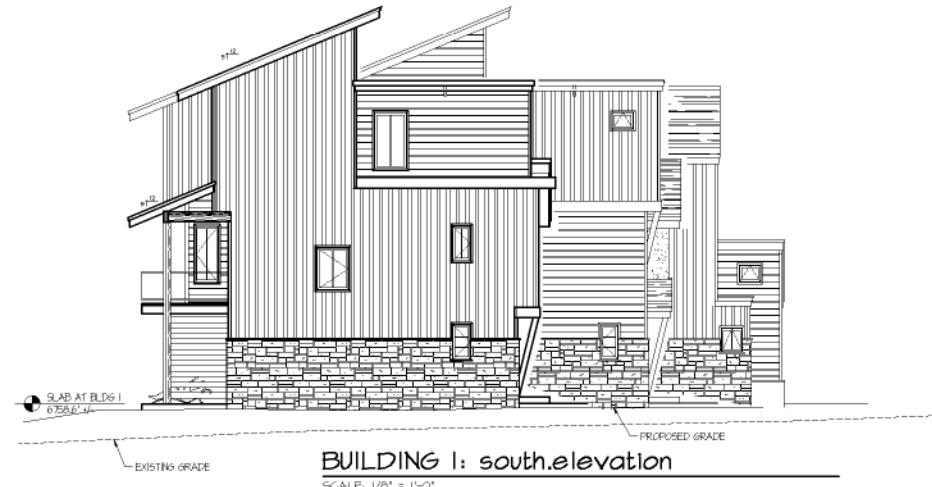
**BUILDINGS 1 + 3: street elevation**  
SCALE: 1/8" = 1'-0"



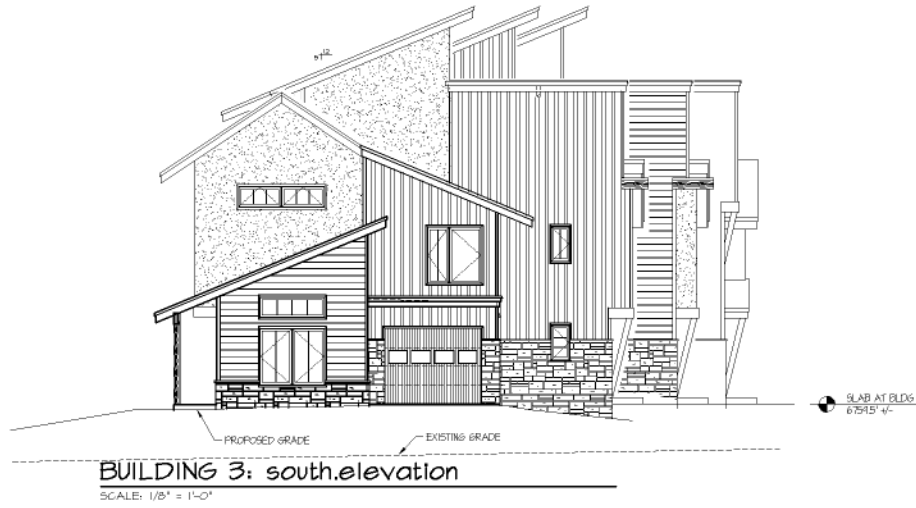
**BUILDINGS 1 + 3: pond elevation**  
SCALE: 1/8" = 1'-0"



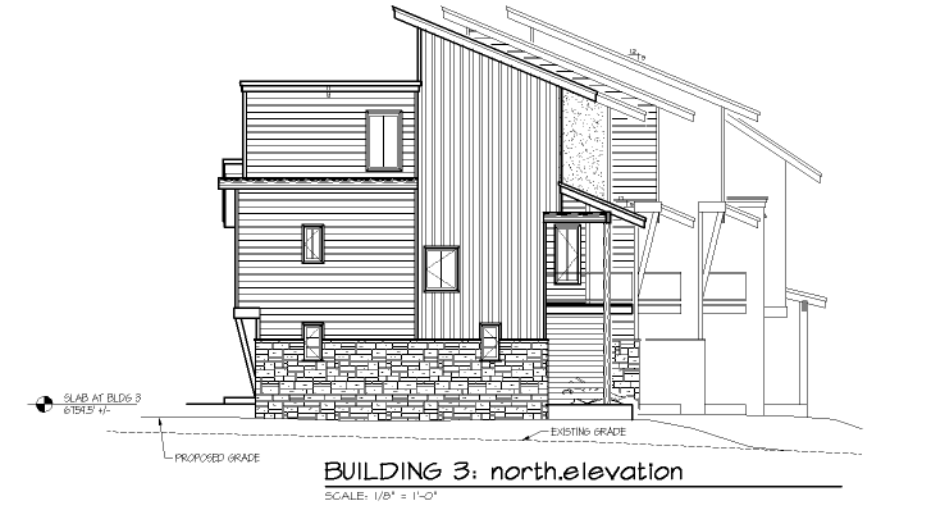
**BUILDING 1: north.elevation**  
SCALE: 1/8" = 1'-0"



**BUILDING 1: south.elevation**  
SCALE: 1/8" = 1'-0"



**BUILDING 3: south.elevation**  
SCALE: 1/8" = 1'-0"



**BUILDING 3: north.elevation**  
SCALE: 1/8" = 1'-0"

**BUILDINGS 1 + 3**

(WEST SIDE OF STREET)

- (A) FASCIA, WINDON AND DOOR TRIM TRIM: CEDAR, STAIN COLOR: NATURAL TONE FIR/FINE BY OLYMPIC STAIN
- (B) HORIZONTAL FIBER CEMENT SIDING: COLOR: GARFICE CREAM BY SHERWIN WILLIAMS
- (C) SIDINGS: ALUMINUM CLAD, COLOR: SAND BY GERBIN
- (D) VERTICAL BOARD ON BOARD: COLOR: MAHOGANY BY OLYMPIC STAIN
- (E) ASPHALT ROOF SHINGLES: COLOR: CHARCOAL
- (F) STUCCO ACCENT: COLOR: GRAY #20111 BY STD
- (G) STONE HAIRSCOTT: BUGSKIN LEDGE BY GLACIER STONE SUPPLY

NOTES:  
1. REFER TO SITE PLAN FOR OVERALL BUILDING FOOTPRINT DIMENSIONS.

**BUILDING TRANSPARENCY**

3 UNIT BUILDING	WALL AREA	TRANSPARENT AREA	% TRANSPARENCY
FIRST FLOOR	1,473	724	37%
SECOND FLOOR	2,087	534	26%
THIRD FLOOR	1,448	212	14%
<b>BUILDING TOTAL</b>	<b>5,558</b>	<b>1,475</b>	<b>27%</b>

4 UNIT BUILDING	WALL AREA	TRANSPARENT AREA	% TRANSPARENCY
FIRST FLOOR	2,145	872	41%
SECOND FLOOR	2,160	705	33%
THIRD FLOOR	1,947	246	15%
<b>BUILDING TOTAL</b>	<b>6,252</b>	<b>1,823</b>	<b>30%</b>

NOTE:  
1. WINDOWS MAY BE ADDED OR DELETED IN CONSTRUCTION DOCUMENTS DUE TO VARIATIONS IN OFFSETS BETWEEN INDIVIDUAL BUILDINGS AND INTERNATIONAL BUILDING CODE REGULATIONS.

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A Multi-Family Development for  
**Walton Pond Townhomes II**  
Lot 2, Walton Pond Subdivision, Filing 2 (pre-settled)  
Lot 1, Walton Pond Subdivision, Filing 3 (proposed plat)  
Steamboat Springs, Colorado

TITLE  
**SECTION 3  
BUILDING 1+3  
ELEVATIONS**

JOB NO. 0840  
DRAWN clg  
CHECKED ell  
DATE 11.24.09

REVISIONS:  
NO. DATE  
1 12.28.09  
2 01.14.10

DRAWING NUMBER  
**3**

OF 14 DRAWING