



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, April 13, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue
REVISED AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org).

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** March 23, 2023
4. **PUBLIC HEARINGS**
 - A. **CUP/SPR2023-01 Tamarac Apartments:** A request by Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant) to approve an amendment to a conditional use permit and site plan to allow 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (QJ)
5. **NEW BUSINESS**
 - A. **POD2023-01 TAVA House Properties Woodland Station Plan of Development:** A request from TAVA House Properties, LLC for Planning Commission recommendation on a Plan of Development for 6.63 acres that is commonly known as "Woodland Station", located at 201 Saddle Club Ave with a legal description of 24-12-69 PT E2 as Desc at 632409 Exc Woodland Station 1, and is zoned CBD/Woodland Station Overlay. (QJ)
[Planning Commission is authorized to review and provide recommendations on the Woodland Station Plan of Development pursuant to C.R.S. §31-25-807(4)(b)].
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for March 23, 2023

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Chair Hartsfield
Present	Vice-Chair Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen
Staff Present:	Planning Director Karen Schminke
	Senior Planner C.J. Gates
	Planner II David Burgess

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: Commissioner Larsen requested the minutes be amended on page three. He read a statement that contained a detailed explanation of the reasons he needed to recuse himself from the Stone Ridge Filing No. 5 Final Plat agenda item and asked that the statement be added to the minutes. The Commission members had a short discussion and determined the minutes as presented were sufficient but a small change was warranted. Commissioner Brown moved and Commissioner Nielsen seconded to approve the March 9, 2023 minutes with an amendment noting Commissioner Larsen's recusal was due to ex parte contacts.

YES: Brown, Harvey, Kennedy, Larsen, Nielson.

NO: None.

ABSTAIN: Hartsfield.

Motion PASSES 5 – 0 with one abstention.

Chair Hartsfield added a public comment period for an item not on the agenda. He allowed Arnie Sparnins to speak. Mr. Sparnins, of the Sunny Glen neighborhood, commented on the upcoming discussions for "STR zoning." He reminded the Planning Commission that the City Council passed Ordinance 1431 on November 14, 2022, but the citizens effectively repealed it and the core issue of Ord. 1431 was the zoning table that allowed for STR use in residential districts. He advocated that STR use not be allowed in residential zones because they are 24/7 lodging businesses. He asked the Planning Commission to focus on the zoning table of permitted uses and asked that community character be protected by honoring City and State zoning laws.

4. PUBLIC HEARINGS

A. SUB2022-06 Stone Ridge Village Filing No. 5 Final Plat: A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned

Unit Development (PUD), situated west of the existing intersection of Firestone Drive and Stone Ridge Drive located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County, Colorado. (QJ) **Continued from March 9, 2023**

Commissioner Larsen recused himself from the case because of his previously disclosed ex parte communications.

Senior Planner Gates presented the staff report, reviewing the property history, definition of major subdivision, an aerial photo showing the location of Filing 5 and the access into the subdivision. He noted the proposed layout is consistent with the 2004 Preliminary Plat. The ROW width will be less because the utility providers now desire 15' utility easements to be located on both sides of the ROW. Staff proposes a 15' utility easement on the west side of Lots 11 and 12 instead of the submitted 10' easement, and a 30' easement carried over from Snowshoe Drive across the corner of Lot 17, which is consistent with the preliminary plat (addressed in Condition #2).

Lastly, staff received comments from a neighbor in Northwoods on the subject of access points, suggesting a wider easement between Lots 16 & 17 that would provide a trail and emergency connection between Firestone Drive and Michael Lane. The applicant chose not to modify the plat. Mr. Gates then clarified a portion of the staff report concerning infrastructure and then went over the analysis to Chapter 17 of the City Code.

The application met all public notice and referral standards, and received one public comment which was provided to the Planning Commissioners. The Parks and Recreation Advisory Board reviewed this final plat on March 8, 2023, taking no action because all land dedication requirements have been met.

Staff recommended Planning Commission move to approve Stone Ridge Filing No. 5 with a variance to allow 40' – 45' road right-of-way width for Firestone Drive and subject to the following conditions:

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate (approved by the City) of the remaining infrastructure to be installed. The agreement shall be the City's standard Subdivision Development Agreement with any amendments or additions as required by the city.
2. The Final Plat shall be amended prior to recording with the following notes or corrections:
 - The 30-foot utility easement between Lots 32 and 33 of Filing No. 1 needs to be extended across the southeast corner of Lot 17 in Filing No. 5.
 - Instead of the currently proposed 10-foot easement, a 15-foot easement is needed along the west property line of lots 11 and 12. These west property lines will abut the Ridgestone Drive ROW when it is extended as part of a future filing.
3. Prior to recording a Final Plat, the Applicant shall pay a \$1,200 Water Development Fee for each single-family residential lot (a total of \$21,600 for Filing No. 5). Water tap fees in Stone Ridge Village are not subject to water rights fees.
4. Developer shall provide the City a copy of the final "Declaration of Covenants, Conditions and Restrictions," which covenants must be recorded simultaneously with the Final Plat.

5. Prior to recording a Final Plat, the Applicant must submit a SWMP and a State of Colorado Discharge Permit that has been certified and approved by the City of Woodland Park.

Commissioner Harvey asked for explanation of the SWMP, Storm Water Management Plan. Mr. Gates noted the applicant did submit it late last week, the City Engineer is reviewing it.

The applicant, Skip Howes, Project Manager for Stone Ridge Filing No. 5, presented some history of the property. He noted that CORE now requires 15' easements on each side of a ROW instead of locating their lines in the ROW. To preserve the tree coverage and prevent a 90'-wide swath for a 60' ROW and 30' easement, Mr. Howes worked with Planning to try a 40' ROW with a 10' easement on each side, making it 60' in total, which worked well. Stone Ridge has complied with the intent of the master plan throughout Filings 1-4 over the last 20 years. He would like Conditions #2 and #5 removed as they may already be satisfied.

Commissioner Brown clarified that the CORE requirements were met between lots 11 & 12. Director Schminke would be comfortable removing Condition #5 but recommended keeping Condition #2 as a reminder of the requirement so that the recorded plat has the correct easements and dimensions as required by the City and utility providers. Chair Hartsfield confirmed the developer is responsible for recording covenants. Director Schminke explained that the CORE's new easement requirements have completely changed, so the City has decided to narrow the roads a little bit so as not to end up with giant swaths of treeless roads, but the pavement width does not change. Brown said this would affect the setbacks though, putting houses closer to the street.

Chair Hartsfield opened the public hearing. Dr. Thompson submitted a letter right before the hearing, and the Commissioners had it on their desks.

Dr. Nancy Thompson, 1314 Firestone Drive, noted her concerns, the first being that she is directly affected by this final plat and the new drainage patterns. Even with the improvements, the uncertainty of what a big stormwater event will do is worrisome. With this final plat, her yard becomes the lowest place in the development. She presented a section of the covenants concerning grading patterns and that surface waters should not be directed differently from the original flow.

Mary Manka of 1219 Stone Ridge Drive agreed with Dr. Thompson, noting that Dr. Thompson's lot would be a drainage or stormwater collection point.

Skip Howes rebutted, explaining that every major subdivision in Colorado has to have a Stormwater Management Plan (SWMP) and an analysis certified by a professional engineer. In Woodland Park, it's then reviewed and accepted the City Engineer. As the subdivision is developed, the roads change how the drainage flows. At the time of building, the covenants control the lot, while the City controls the drainage plans.

Chair Hartsfield opened the meeting to Commissioner questions. They clarified most of Firestone is surface drainage, and then about 2/3 of the way down on the curve to the northeast there are drainage structures to take it underground. Director Schminke said Condition #5 is needed by the City for issuing grading and infrastructure permits. Mr. Howes said that the SWMP is unique to each filing, and a new SWMP was submitted with Filings 5 & 6. He works with Sam Kozurek, the City Inspector, to meet the construction requirements during construction. Condition # 5 should thus be eliminated because the City received notice the SWMP was approved and issued by the State.

Chair Hartsfield closed public comment.

MOTION: Commissioner Harvey motioned, and Commissioner Kennedy seconded, to accept the staff report, approve a variance to allow 40' – 45' road right-of-way width for Firestone Drive, and recommend to City Council the approval of SUB2022-06 Stone Ridge Village Filing No. 5 Final Plat: A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD), situated west of the existing intersection of Firestone Drive and Stone Ridge Drive subject to the following conditions:

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate (approved by the City) of the remaining infrastructure to be installed. The agreement shall be the City's standard Subdivision Development Agreement with any amendments or additions as required by the city.
2. The Final Plat shall be amended prior to recording with the following notes or corrections:
 - The 30-foot utility easement between Lots 32 and 33 of Filing No. 1 needs to be extended across the southeast corner of Lot 17 in Filing No. 5.
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3. Prior to recording a Final Plat, the Applicant shall pay a \$1,200 Water Development Fee for each single-family residential lot (a total of \$21,600 for Filing No. 5). Water tap fees in Stone Ridge Village are not subject to water rights fees.
4. Developer shall provide the City a copy of the final "Declaration of Covenants, Conditions and Restrictions," which covenants must be recorded simultaneously with the Final Plat.

YES: Harvey, Kennedy, Nielsen, Hartsfield, Brown

NO: None.

ABSTAIN: Larsen

Motion PASSES 5 – 0 with one abstention.

This case will go before City Council for a Public Hearing on April 20, 2023.

5. WORK SESSION

A. Code Review Project – Review & Discussion

- 6. ADJOURN:** Before adjourning, Commissioners asked about the status of the DDA Development Plans, which Staff hopes to receive in time for review at the April 13th meeting. The meeting was adjourned at 9:46 p.m.

Approved this _____ day of _____, 2023 by

Ken Hartsfield, Chair



Planning Commission Staff Report Public Hearing April 13, 2023

Agenda Item

Department

Presenter

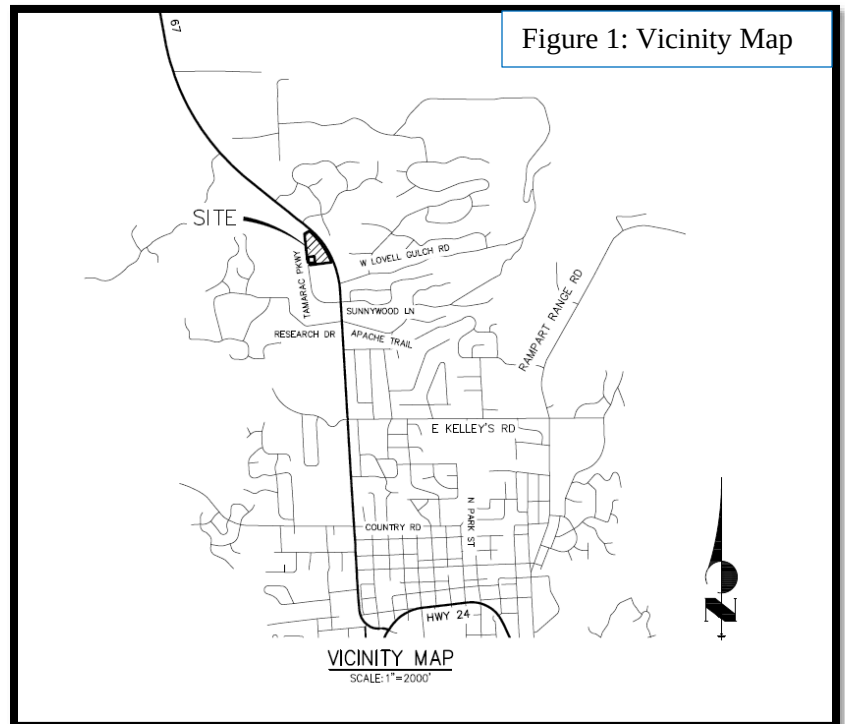
4A

Planning

C.J. Gates
Senior Planner

AGENDA ITEM 4A

#CUP2023-01 A request by Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant) to approve an amendment to a conditional use permit and site plan to allow 8 apartment buildings with 122 attached multi-family dwellings units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado (**QJ**)



BACKGROUND

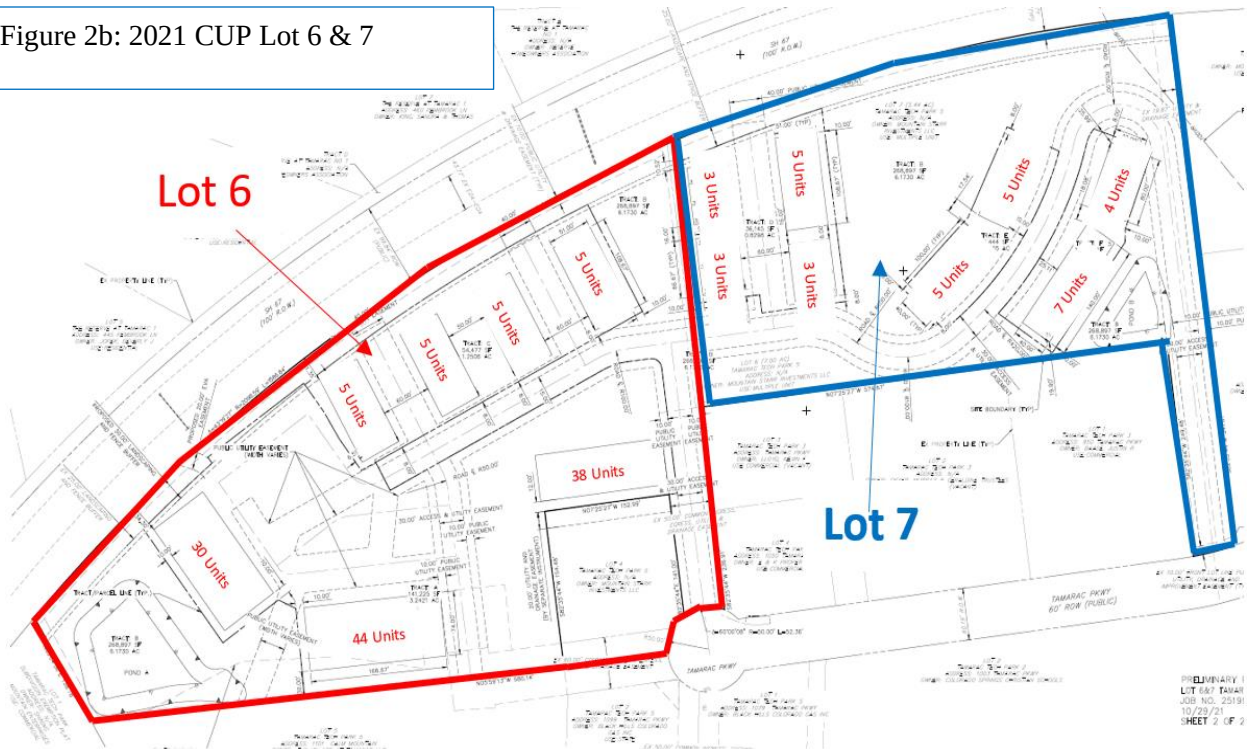
The land area now known as Tamarac Tech Park was annexed into the City in 1999 by way of Ordinance No. 809 and initially zoned Heavy Service Commercial/Light Industrial. Within the years of 1999 and 2014 multiple actions took place within this area including the creation of additional filings and replatting. In 2014, Tamarac Tech Park Filing No. 5, which includes lots 6 and 7, was replatted and rezoned. Lot 6 with a total acreage of 7.0 acres was rezoned to Multi-family Residential Urban (MFU). Lot 7 is 5.44 acres with access via a 50-foot wide strip of land between the Post Office and Woodland Fitness Center was also rezoned to Multi-family Residential Urban (MFU). The MFU zone allows for a density of nine (9) to 20 dwelling units per acre.

In 2021, Mountain Starr Investments LLC applied for a conditional use permit and site plan review (CUP/SPR) for a multi-family residential development on Lots 6 and 7 (see Figure 2a below). The proposal consists of 55 townhomes and three apartment buildings with a total of 167 dwelling units and a gross density of 13.46 dwelling units/acre. The CUP was approved in December of 2021 and is currently valid until December of 2023.



Figure 2b below, is the site plan associate with the 2021 CUP/SPR. As stated, this original CUP/SPR encompassed both lots 6 and 7. Lot 6 (outlined in red) was approved for three apartment buildings (a 30 unit structure, a 44 unit structure, and a 38 unit structure) and four townhouse structures (each with 5 units) for a total of 132 dwelling units. Lot 7 (outlined in blue) was originally approved for eight townhouse structures (three 3 unit structures, three 5 unit structures, one 4 unit structure and one 7 unit structure) for a total of 35 dwelling units. There is a total of 167 dwelling unit in this previously approved proposal.

Figure 2b: 2021 CUP Lot 6 & 7



SITE AND SURROUNDING PROPERTIES

The subject property is zoned Multi-Family Residential Urban (MFU) (Figure 3) and is bordered by Highway 67 to the east and north. Across Highway 67 is the Reserve at Tamarac subdivision zoned Suburban Residential (SR). Also boarding the subject parcel to the northwest is the driving range portion of Shining Mountain Golf Course which is zoned Heavy Service Commercial/Light Industrial. To the west of the subject property is the orange colored lot on figure 3 that is zoned Multi-family residential Suburban (MFS). In 2019, a development named “Village at Tamarac” was approved for this parcel that consists of 53 dwelling units with a density of 7.93 units/acre. To the south of the subject property is Lot 7 zoned MFU (part of the prior approval) as well as commercial/industrial parcels where existing businesses reside.

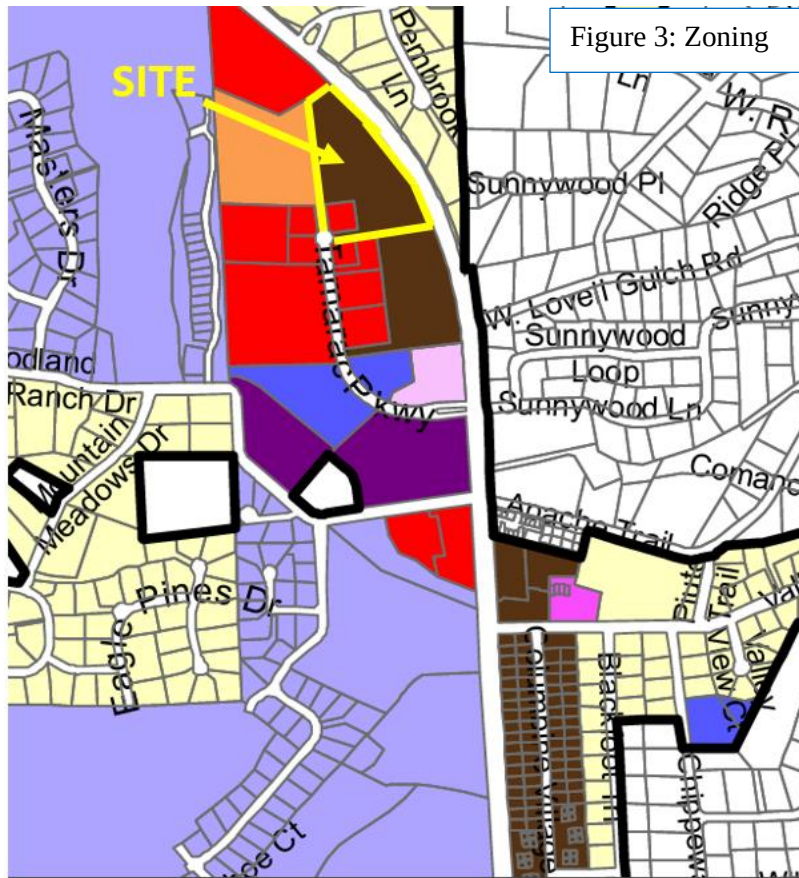


Figure 3: Zoning

City of Woodland Park - Zoning Map

<u>Residential</u>		<u>Commercial</u>		<u>Other Zones</u>	
	Suburban Residential (SR)		Central Business District (CBD)		Public / Semi-Public Land (P/SPL)
	Urban Residential (UR)		Neighborhood Commercial (NC)		Planned Unit Development (PUD)
	Multi-Family Residential Suburban (MFS)		Community Commercial		Agricultural (AG)
	Multi-Family Residential Urban (MFU)		Service Commercial (SC)		City Limits
	Mobile Home Park (MHP)		Heavy Service Commercial Light Industrial		

The uses and zone districts for the area immediately surrounding the subject property are as follows:

USE		ZONE
North & East	Colorado State Highway 67 & The Reserve at Tamarac Filing 1	SR
Northwest and West	Village at Tamarac Development & Shining Mountain Golf Course	MFS & HSC/LI
South	Lot 7 of Tamarac Tech Park/ Commercial/industrial businesses	HSC/LI

CURRENT PROPOSAL

According to Chapter 18.09.090 (Districts established – Table of permitted uses for business, industrial and residential districts), of the City of Woodland Park Municipal Code, multi-family developments within a multi-family zones are subject to conditional use approval. The applicant is currently requesting an amended conditional use permit for Lot 6 to revise the type of dwelling unit and associated changes to the site plan. Instead of a combination of apartments and townhomes, they are now asking for 8 apartment buildings that contain a total of 122 attached multi-family dwelling units (10 less dwelling units than the current approval). This current application does not encompass lot 7 of Tamarac Tech Park.

Below is a table outlining the previously approved 2021 conditional use permit verses what is currently being proposed:

	Townhome Buildings	Apartments Buildings	Dwelling Units	Total Dwelling Units
2021 Approved CUP	Lot 6: 4 buildings Lot 7: 8 buildings	Lot 6: 3 buildings Lot 7: 0 buildings	Lot 6: 132 Lot 7: 35	167 (Lots 6 & 7)
Current CUP Amendment Proposal	Lot 6: 0 buildings	Lot 6: 8 buildings	Lot 6: 122	122 (lot 6)

Figure 4a is an aerial photo of the subject property and surrounding area. Additional site photos follow in figures 4b – 4e.

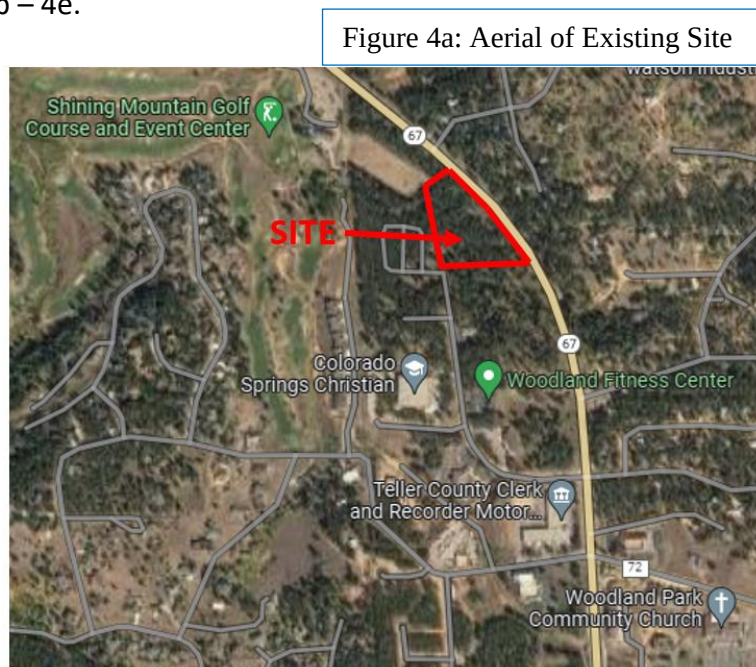




Figure 4d: Picture taken from the proposed site looking west into Village at Tamarac



Figure 4e: View of Subject site from Highway 67 looking south



Proposed Site Plan & Elevations

Figure 5a is the revised proposed site plan which is also attached within the application. As seen on figure 5a, the applicant is proposing to construct two different types of apartment buildings. Type A (outlined in red) consists of 72 dwelling units in 3 buildings and includes two different unit types. The one bedroom, one bathroom unit is 808 square feet in size and the two bedroom two bathroom unit is 1078 square feet in size. As seen in the building elevation in figure 5b below, the type A building will have a total height of 30 feet.

Apartment building type B (outlined in yellow) consists of 50 dwelling units in five buildings and also comes in two different unit types. The one bedroom, one bathroom is 428 square feet in size while the two bedroom two bathroom is 620 square feet in size. All units within the type B buildings have either a walk out patio or a balcony. Each type B building has 10 units and is designed to appear as townhomes rather than apartment buildings from the exterior. As shown in the building elevation in Figure 5c, the type B buildings will have a total height of 28'10 ¾".

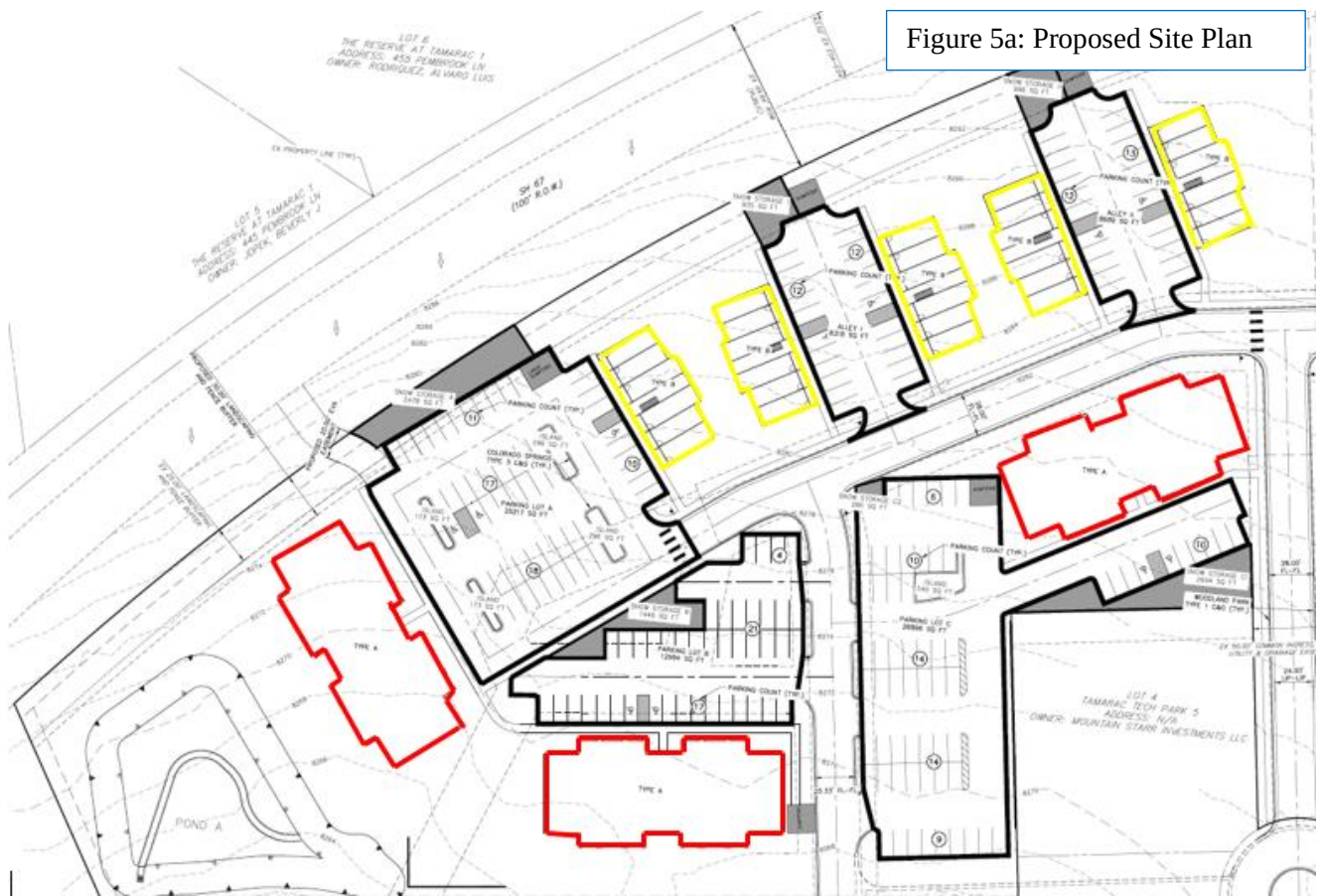


Figure 5b: Building Type A elevation



Figure 5c: Building Type B elevation



The balance of the site plan is very similar to the prior approval. Access remains in the same location, coming in from the cul-de-sac at the end of Tamarac Parkway along the south end of the subject property. There is a central roadway that then connects the parking areas for the various buildings.

ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

Municipal code section *§18.57 Conditional Use Permit* regulates the review of conditional use permit requests. *§18.57.040.A* states: “*The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of the chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city.*” *§18.57.040.B* specifies the standards by which all conditional uses must comply in order to receive approval.

Below is a listing of the applicable CUP standards from Code Section 18.57 complete with staff’s analysis.

1. *The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.*

Complies. The proposed development is located on Lot 6 in the Tamarac Tech Park, Filing 5 which is designated for multi-family in 2014. The property is buffered from less intense uses by Shining Mountain Golf Course driving range to the north; State Highway 67 on the east which includes a required 25' landscape buffer; Village at Tamarac to the west, and commercial/ multi-family zoned parcels to the south. Multi-Family units are needed as a more attainable houses options in Woodland Park.

2. *The proposed development and use shall not endanger the public health and welfare.*

Complies. The use poses no threat to public health and welfare. Zoning of the site supports the proposed use and all buildings must comply with all building and fire codes in effect at the time of construction.

3. *The proposed development and use shall not substantially injure the value of vicinity properties.*

Complies. The proposed development is adjacent to a previously approved multi-family development and is not expected to injure the value of vicinity properties.

4. *The proposed development and use shall be in harmony with the area in which it is to be located.*

Complies. The proposed development is compatible with the Multi-family Residential Urban land zone district where the site is located. The subject property is also boarded by a previously approved multi-family development.

5. *The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.*

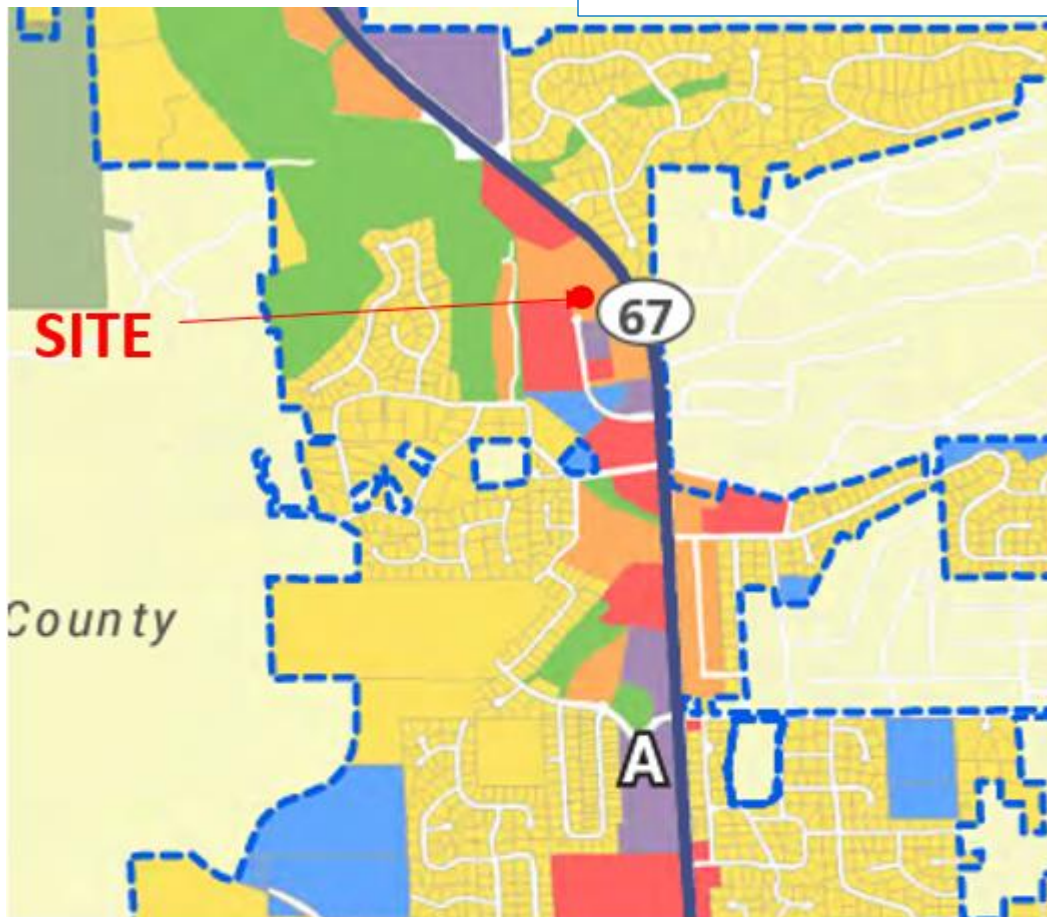
Complies. The development is consistent with the following principles and goals as specified in the City's Comprehensive Plan.

Land Use and Growth Goal 1: Provide opportunities for growth and development while preserving community and environmental quality.

Land Use and Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources. Facilities efficiently and in an environmentally sensitive manner. All new development should contribute to Woodland Park's mountain western identity.

Figure 6 below is the Future Land Use Map found within the City of Woodland Park Comprehensive Master Plan. As seen below, the subject property is labeled as "Multi-Family Residential".

Figure 6: Future Land Use Map



Future Land Use Categories

Open Space	Mixed Use Areas
Single Family Residential	Parks and Semi/Public Lands
Multi-Family Residential	Teller & El Paso Counties Rural Residential
Downtown Mixed Use	Teller County Commercial
Commercial	

6. *The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.*

May Comply. Attached within this staff report is the City Staff Redline Comments of the application. City staff has called out issues within the applicant's site plan including architectural design guidelines, snow storage issues, and location of the water main. The

application may comply if the applicant complies with all city regulations and submits an updated site plan fixing all identified issues.

7. *The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.*

May Comply. The applicant has submitted a traffic letter with an addendum within the application (attached). The application may comply if the Colorado Department of Transportation reviews and approves the traffic letter and addendum since the subject property is located adjacent to State Highway 67.

8. *The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.*

Complies. Site grading and drainage are reviewed by the City Engineer and must be approved through a Grading Permit. The development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with a detention pond sited to reduce impacts and enhance onsite open space.

9. *The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.*

Complies. The proposed development will be served by municipal water and wastewater. Sufficient water has been allocated for the multi-family use on this property by the City. The wastewater and storm water system comply with City engineering standards.

10. *The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.*

Complies. No safety hazards are created or identified with this project. Construction shall conform to the applicable building and fire codes and construction activity is subject to the noise regulations. Hazardous materials may not be stored.

11. *The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)*

May Comply. Staff has concerns with the design of the Type A buildings and will be requesting additional design modifications so the structure will better harmonize with the Woodland Park aesthetic. The application may comply if the applicant adheres to the City's architectural design standards.

SITE PLAN REVIEW CRITERIA AND FINDINGS

Municipal code section §18.34 Site Plan regulates the review of site plan reviews. §18.34.010 states: *"In order to ensure a quality development in the city, it is essential that new development meet minimum standards for the design, construction and the use of such developments to complement existing uses, to insure adequate utility and service systems, and to promote the*

health, safety and welfare of the city's citizens. (Ord. No. 966-2003, § 2, 4-3-2003).” § 18.34.070 specifies the standards by which all conditional uses must comply in order to receive approval. The proposed site plan was analyzed within the MFU zone district

A. The proposed development shall conform to the provisions, objectives, and policies of all city plans, adopted and in effect at the time of application, including but not limited to: growth management, transportation, utilities, capital improvements, and downtown redevelopment.

Complies. The development is consistent with the following principles and goals as specified in the City’s Comprehensive Plan.

Land Use and Growth Goal 1: Provide opportunities for growth and development while preserving community and environmental quality.

Land Use and Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources. Facilities efficiently and in an environmentally sensitive manner. All new development should contribute to Woodland Park’s mountain western identity.

B. The proposed development shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to: zoning, subdivision, mobile homes, utilities, buildings and construction, business regulations, and engineering specifications.

Complies. All applicable Zoning and Building Codes, Engineering Specifications and Drainage Criteria are reviewed when the final site plan and construction drawings are submitted. Zoning Development Permits (ZDPs) are required for the infrastructure (utilities and drainage) and a Grading Permit for the grading, erosion and sediment control.

C. The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site.

May Comply. The applicant has submitted a traffic letter with an addendum within the application (attached). The application may comply if the Colorado Department of Transportation reviews and approves the traffic letter and addendum since the subject property is located adjacent to State Highway 67.

D. The proposed development shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.

Complies. Site grading and drainage are reviewed by the City Engineer and must be approved through a Grading Permit. The preliminary development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with a detention pond sited to reduce impacts and enhance onsite open space.

E. The proposed development shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.

Complies. The proposed development will comply with all requirements related to the items above. City Utilities does not have concerns over the water system's capacity to support this development which includes 10 less dwelling units than were previously approved for this property.

F. The proposed development shall be designed, constructed, and maintained to not unduly increase the public danger of fire, explosion, and other safety hazards upon the public, and persons residing or working on the site and vicinity.

Complies. No safety hazards are created or identified with this project. Construction shall conform to the applicable building and fire codes and construction activity is subject to the noise regulations. Hazardous materials may not be stored.

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas.

May Comply. Staff has concerns with the design of the Type A buildings and will be requesting additional design modifications so the structure will better harmonize with the Woodland Park aesthetic. The application may comply if the applicant adheres to the City's architectural design standards.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comment on the proposal.

Applications were referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Police Department, Planning and Building and external agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom. CORE submitted a comment on April 3rd 2023 that states CORE will require the applicant to revise grading plans along Highway 67. The grade may not change +/- 6 inches; CORE has an existing main feed underground electric line within the 10-foot utility line. A copy of staff's red-line comments are attached hereto as "City Review Red-line Comments".

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of an amendment to a conditional use permit and site plan to allow 8 apartment buildings with a total of 122 attached multi-family dwellings units in the Multi-Family Residential Urban (MFU) zone subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MC 18.33.170.
 - c. ZDP's and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit/Stormwater Management Plan
2. Coordinate with staff to modify the "Type A" building façade to better harmonize with the Woodland Park "mountain western" aesthetic.
3. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
4. The applicant must submit an updated grading plan to the City and CORE Electric Cooperative incorporating that the grade is not changing +/- 6 inches along Colorado State Highway 67.
5. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
6. The Applicant must submit traffic letter with addendum to CDOT and gain approval.

ATTACHMENTS

- A. Applicant Application
- B. City Review Red-line Comments

Planning Application Entry Form

[Print Record](#)[Go To Development Fees Receipt Form](#)

ID

Permit Number

Project # EXT/Case #

Public Hearing Required ☐Date Received Date Routed Date Initial Permit Approved *Date Permit Paid

Open Permit Comments

Request for site plan review to develop Lot 6 with an 8-building, 122-unit apartment complex with associated parking, utilities, and drainage improvements.

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type

Project Type Number

Project Classification

Non-Profit, Residential or Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name

Site Address Number

Site Address Name

Lot Number

Block Number

Subdivision

Filing #

Applicant Business Name

App First Name

App Last Name

App Phone Number

PO Box

Mailing Address Street #

Mailing Address Street Name

City

State

Zip Code

Owner First Name

Owner Last Name

Zone Class

Applicant Project Value

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded

☐

Inside/Outside User

Meter Installed

☐

Filed in Area

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Lot 6, Tamarac Tech Park #5 Apartments CUP &		Project # EXT/Case #:	CUP/SPR2	
Permit Number	202301010	Site Address Number		PO Box			
Date Received:	1/12/2023	Site Address Name			Mailing Address #	137	
Project Type	CUP/SPR	Lot Number	6	Block #		Mailing Street	
Project Type Number	2 /	Subdivision	Tamarac Tech Park	Filing #	5	App Phone	970-376-7670
Project Classification	CUP/SPR	Applicant Business Name	CO F5 LLC				
Residential or Commercial	Residential	App First Name	Creighton	App Last Name	Soukup		

ZDP Required	☐	Public Review Required	☒	Lead Staff Person	CJ Gates
Board of Adjustment Date		Date Routed	1/17/2023		
Planning Commission Date	3/9/2023	Comments Due Back to Planning	1/31/2023		
City Council (1st Reading)	4/6/2023	Comments Rec'd	☐	Filed in Area:	
City Council (Public Hearing)	4/20/2023			Planner Office	

Comments Received

City Manager	☐		Building Dept	☐	
City Clerk	☐		Fire District	☒	
City Attorney	☐		Re-2	☐	
Utilities Department	☒		URS	☐	
City Engineer	☒		IREA	☒	
City Inspector	☒		Black Hills	☒	
Finance Department	☐		CDOT	☒	
Planning Director	☒		CenturyLink	☒	
City Planner	☒		TDS Telecom	☐	
Police	☒		Other:	☒	
Parks & Rec	☐				
Economic Development	☐				

Important Information

Administrator
Routing Instructions:

City of Woodland Park Development Fees Receipt

Print
Record



ID		Project Name	Lot 6, Tamarac Tech Park #5 Apartments CUP		
Project #	202301010	Site Address #		Site Address	
Project # EXT/Case #	CUP/SPR2023-0	Lot #	6	Block #	
		Subdivision	Tamarac Tech Park		
Date Initial Permit Approved		Filing #	5		
Project Type	CUP/SPR	Applicant Business Name	CO F5 LLC		
Project Type Number	2 / 4	App First Name	Creighton	App Last Name	Soukup
Project Classification	CUP/SPR	Filed in Area:	Planner Office		
Residential or Commercial	Residential				

Building Fees	\$0.00	Account Number 100-000-3433	PPRBD Building Fees
Regional Park Fee	\$0.00	Account Number 100-000-3651	
Water Plant Investment Fee	\$0.00	Account Number 510-343-3465	
Water Physical Connection	\$0.00	Account Number 510-342-3462	
Sewer Plant Investment Fee	\$0.00	Account Number 520-348-3475	
Sewer Physical Connection	\$0.00	Account Number 520-347-3472	
Water Right Fee	\$0.00	Account Number 510-344-3468	WATER Rights Fees
Reimbursement Agreement	\$0.00	Account Number 520-000-1920	
Stormwater Capital Fee	\$0.00	Account Number 420-000-3486	
Transportation Capital Fee	\$0.00	Account Number 410-000-3654	
Water Development Fee	\$0.00	Account Number 510-343-3467	
Zoning Development Permit Fee	\$1,589.00	Account Number 100-000-3431	
Other Fees	\$0.00	Account Number	
Description of Other Fees			
Use Tax Fee	\$0.00	Account Number 100-000-3142	
Total Amount Due	\$1,589.00	Date Permit Paid:	1/12/2023
Amount Receiv	\$1,589.00	Rec'd By	AW
		Date Payment Received	1/12/2023
		Check #	176



2023 GENERAL APPLICATION

(Revised 1/1/2023)

received
3/21/2023

Project # 202301010Case # CUP/SPR2023-01

Fee(s): See City of Woodland Park

Fees Sheet (Plus publication/recording fees, as applicable)

Originally submitted 1/12/2023Resubmitted 3/21/2023

Type of Application (Check one or more as applicable)

- | | | |
|--|---|---|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☒ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☐ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name Creighton Soukup
- b. Project Coordinator ☒ Property Owner ☐ contingent property owner
- c. Mailing Address 137 Main Street Suite G-003W, Edwards CO 81632
- d. E-mail Address creighton@rangecolorado.com
- e. Phone Numbers Home _____ Work _____ Mobile 9703767670

2. Property Owner Information (if different from above)

- a. Name Mountain Starr Investments, LLC Project Contact? Yes ☐ No ☒
- b. Mailing Address 7871 Lefthead Canyon Dr, Jamestown CO 80455
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address Lot 6 Tamarac Tech Park Filing No 5
- b. Lot 6 Block _____ Subdivision Lot 6 Tamarac Tech Park Filing No 5
- c. Property Zoning MFU Lot Size 7 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☐ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name Tamarac Apartments
- b. Brief Description of Project/Request Request for conditional use permit to develop Lot 6 with an 8 building, 122 unit apartment complex with associated parking, utilities, and drainage improvements.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)**a. Architect**

- i. Project Contact Paul Brady
- ii. Firm Name Godden Sudik
- iii. Physical Address 5975 S. Quebec Street Suite 250 Centennial CO 80111
- iv. Mailing Address same
- v. E-mail Address pbrady@goddensudik.com
- vi. Phone Numbers: Business _____ Mobile 303.803.8897

b. Engineer

- i. Project Contact Ryan Burns
- ii. Firm Name JR Engineering
- iii. Physical Address 5475 Tech Center Dr, Suite 235, Colorado Springs, CO 80919
- iv. Mailing Address same
- v. E-mail Address rburns@jrengineering.com
- vi. Phone Numbers: Business 30326761778 Mobile 2035778656

c. Planner

- i. Project Contact Creighton Soukup
- ii. Firm Name COF 5 LLC
- iii. Physical Address 137 Main Street Suite G-003W Edwards Co 81632
- iv. Mailing Address same
- v. E-mail Address creighton@rangecolorado.com
- vi. Phone Numbers: Business _____ Mobile 9703767670

d. Surveyor

- i. Project Contact Eric Simonson, PLS
- ii. Firm Name Rampart Surveys
- iii. Physical Address 1050 Tamarac Parkway Woodland Park CO 80863
P.O. Box 5101 Woodland Park, CO 80866
- iv. Mailing Address _____
- v. E-mail Address Eric@rampartls.com
- vi. Phone Numbers: Business 719-687-0920 Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

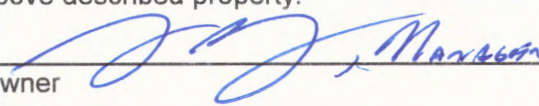
7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

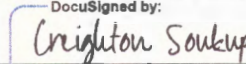
I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

Owner  Date 3/13/2023

Owner _____ Date _____

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

DocuSigned by:
Applicant  Date 3/7/2023

City Use Only

1. Submission 3/21, 2023, taken by CJ Gates
Fee Received 1/12, 2023, taken by Amy Wolin
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on 3/21/23.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing 4/13, 2023.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) 5/4, 2023
City Council Public Hearing 5/18, 2023
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

Creighton Soukup
COF5 LLC
137 Main Street Suite G-003W Edwards, CO 81632

January 9th, 2023

Attn:

C.J. Gates – Senior Planner
City of Woodland Park
220 W. South Avenue , Woodland Park, Colorado

Re:

Tamarac Tech Park Lot 6
Conditional Use Submittal

We are requesting a Conditional Use Permit review for a multi-family residential project located on 7 acres, Lot 6 at Tamarac Tech Park. The property is zoned Multi-Family Residential Urban (MF-U) allowing attached residential dwelling units with a density range from 8du/ac to 20du/ac and is currently vacant. Lot 6 has been previously approved for 132 units - 112 multifamily and 20 townhomes. We are requesting approval for 122 multifamily units and no townhomes on Lot 6.

Context:

Bounded on the north by Shining Mountain Golf Course practice range and on the east by State Highway 67. The Post Office and a planned Neighborhood Commercial parcel are on the south. The Tamarac Tech Park Lot 7 is adjacent to the west property line. The property is served by municipal water and sewer and is accessible to vehicles and pedestrians. Vehicle access from Tamarac Parkway is by way an access easement north of the office building from the cul-de-sac.

Plan Intent:

The intent of the plan is to provide quality rental housing in a planned neighborhood open space & trail system. The plan provides for 122 total residential units across two building types on 7 acres with a density of 17 u/acre. All parking is provided in surface lots. There are 211 planned parking spots which meets the requirement.

- Apartment Type A: There are 72 apartment units in 3 buildings consisting of two unit types – one bedroom and two bedroom. The one bedroom, one bathroom unit is 808 sqft and the two bedroom, two bathroom unit is 1078 sqft. All units have balconies.
- Apartment Type B: There are 50 apartment units in 5 buildings consisting of two unit types – one bedroom and two bedroom. The one bedroom, one bathroom unit is 428 sqft and the two bedroom, two bathroom unit is 620 sqft. Units either have a balcony or walk out patio. Each building has 10 units and is designed to look like townhomes from the exterior.

A 30' open space & fence buffer is proposed from the State Highway 67 right of way. The closest residential structure is setback 35' from the edge of the SH 67 right of way. The road and parking areas will be maintained by a property management company.

Additional Project Information.

1. The parcel being developed is zoned Multi-Family Urban Residential and apartments are permitted uses. 112 multifamily units have previously been conditionally approved on Lot 6, and we are requesting for an additional 10 units for a total of 122 multifamily units on Lot 6.
2. Previously, Lot 6 was already conditionally approved for 138 units – 112 multifamily units and 20 townhome units. Our new proposed site plan decreases density to 122 total units.
3. Lot 7 is not a part of this plan.
4. The apartment buildings will have a maximum height of 30'.
5. The project will coordinate with the Postal Service to install a clustered mailbox structure.
6. The project is served by a private road with curb/gutter. The roadway is located within a 30' private access easement; with 10' utility easements on each side. Streetlights along the roadway are not proposed.
7. Public sanitary sewer, water lines and fire hydrants will be installed in the easements.
8. Private storm sewer lines and inlets will be installed to direct stormwater to a proposed private Full Spectrum Detention Pond A.
9. Construction drawings for City review and approval as the project progresses.
10. A private park and open space are provided throughout the project with a 6' wide crusher fine trail that will be maintained by the property management company.

Thank You,

DocuSigned by:

5828F3679F0D432...

Creighton Soukup, Principal
COF5 LLC

TAMARAC APARTMENTS

1017 TAMARAC PRKW

WOODLAND PARK, CO

PROJECT DATA

LOCATION:
WOODLAND PARK, TELLER COUNTY, CO

ADOPTED CODES:
2015 INTERNATIONAL BUILDING CODE (IBC)

BUILDING TYPES:
DESCRIPTION: APARTMENTS
NEW CONSTRUCTION
3 STORY WOOD FRAME

PROJECT DIRECTORY

ARCHITECT
Godden|Sudik Architects
5975 S. Quebec St., Suite 250
Centennial, CO 80111
p: 303.455.4437
Contact: KIM COLVIN

MEP

LANDSCAPE

STRUCTURAL

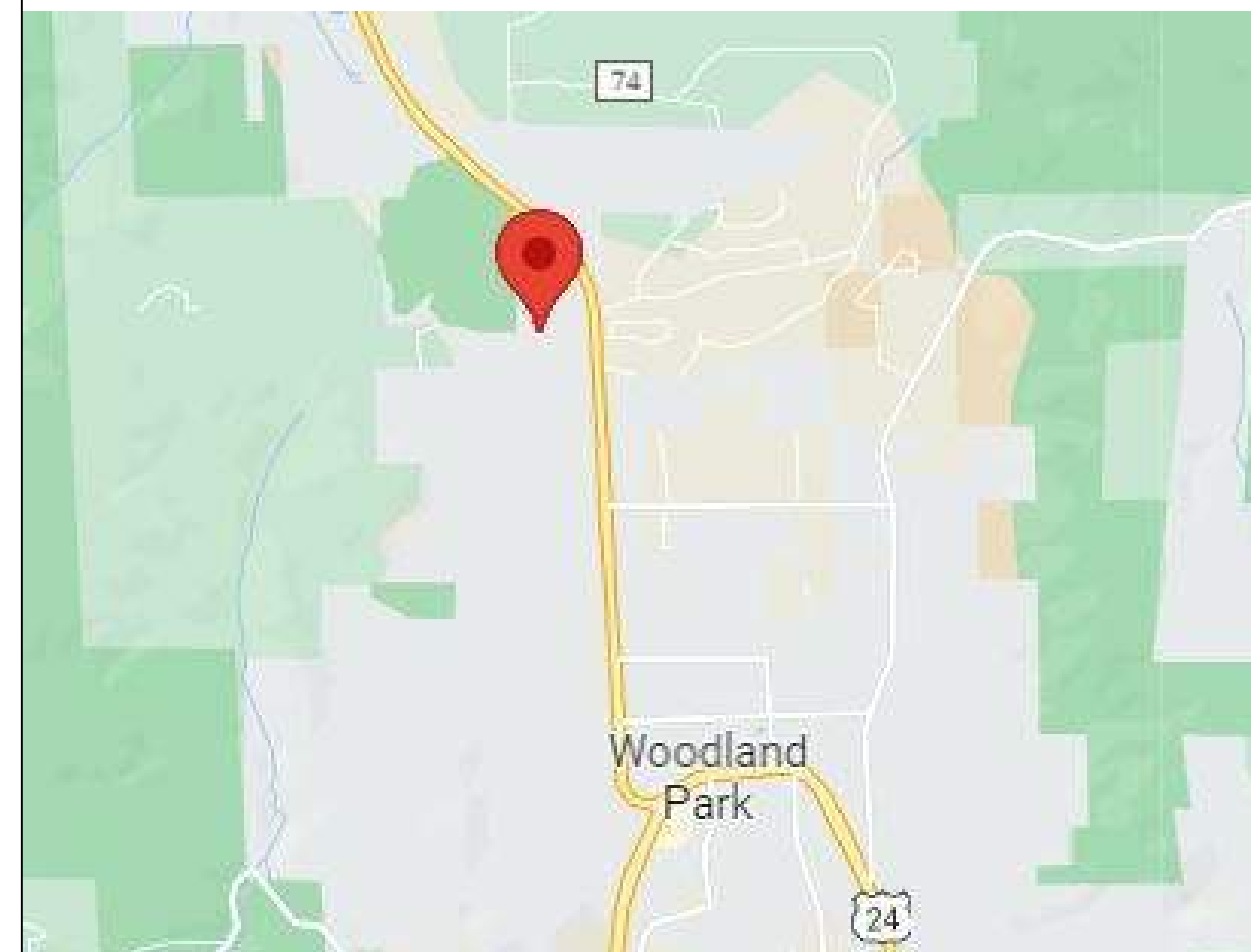
CIVIL

DEVELOPER

PROJECT INDEX

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A0.1	WALL ASSEMBLIES
A0.2	ROOF / FLOOR ASSEMBLIES
A1.0	SLAB PLAN
A1.1	1ST LEVEL PLAN
A1.2	2ND LEVEL PLAN
A1.3	3RD LEVEL PLAN
A1.4	ROOF PLAN
A1.5	UNIT 1 PLANS
A1.6	UNIT 2 PLANS
A1.7	FRONT & RIGHT ELEVATIONS
A1.8	BACK & LEFT ELEVATIONS
A1.9	3D VIEWS
A2.0	STAIR PLAN
A2.1	STAIR SECTION

VICINITY MAP



SITE PLAN



UL DESIGN NO. U309

FIRE RATING = 1 HR

STC 50+ per TL 77-138 1997 16f

February 14, 2022

Bearing Wall Rating — 1 Hr.
Finish Rating — See Items 2A and 2B
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Wood Studs — Nom 2 by 4 in., spaced 24 in. OC effectively firestopped.

2. Gypsum Board* — 5/8 in. thick, 4 ft wide, applied either horizontally or vertically, nailed to studs and bearing plates with 6d cement coated nails min. 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC. Finish Rating 27 Min. When used in widths other than 48 in., gypsum board to be installed horizontally.
When Steel Framing Members* (Items 5 or any alternate clips) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6, resilient channels are used, 5/8 in. thick, 4 ft wide applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.
AMERICAN GYPSUM CO. — Types AGX-1, M-Glass, AG-C, LightRoc
CERTAINTED GYPSUM INC. — Type X, Type X-1, Types EGRG, GlasRoc, GlasRoc-2, Type C
CERTAINTED GYPSUM INC. — Types LGFC6A, LGFC2A, LGFC-C/A, LGFC-WD, LGLXL, CLXL
GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPPS6, LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, T/G-C, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing-Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated - Type DGLW, Sheathing-Type-DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W
NATIONAL GYPSUM CO. — Types -eXP-C, FSK, FSK-C, FSW, FSW-3, FSW-5, FSW-G, FSW-G, FSKR-C, FSW-6 (finish rating 20 min), FSL, FSW-8, RSK
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-9, PG-11, PG-C, PGS-WRS, PGI

3. Joints and Fastener Heads — Wallboard joints covered with paper tape and joint compound. Fastener heads covered with joint compound. Gypsum plaster not more than 1/8 in. thick may be applied over the wallboard in addition to the specified joint treatment.

4. Batts and Blankets* — (Not Shown) — Optional glass fiber insulation.

JOHNS MANVILLE
OWENS CORNING

4D. Glass Fiber Insulation — (As an alternate to Item 4C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

6. Furring Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 4C or 4D is required.

8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

AS CONSTRUCTED:

CEILING

INTERIOR

EXTERIOR

PLAN

BASE

INTERIOR

EXTERIOR

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 DOUBLE TOP PLATE, ATTACHMENT PER STRUCTURAL

OUTLET/SWITCH BOXES PER PLANS

2X6 WOOD STUDS @ 16" O.C. MAX. RE-STRUCTURAL

1/2" GYP BD

EXTERIOR CLADDING, RE: ELEVATIONS

WEATHER RESISTIVE BARRIER

MIN. 7/16" SHEATHING, RE-STRUCTURAL

2X6 SILL PLATE

SEALANT AT EACH SIDE, TYP.

FLASHING AT BASE OF WALL PER DETAILS, TYP.

FOR WET LOCATIONS REPLACE WITH 1/2" FIBER CEMENT BACKER BOARD

1/2" GYP BD

INSULATION

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

ADH. MASONRY

BRICK

METAL PANEL

LAP SIDING

PANEL SIDING

STUCCO

EXTERIOR WALL

NOT RATED

UL DESIGN NO. U356

FIRE RATING = 1 HR

February 14, 2022

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2C)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Wood Studs — Nom 2 by 4 in., spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 70% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U505. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item Steel Framing Members* (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
AMERICAN GYPSUM CO. — CNKX.R14196
CERTAINTED GYPSUM INC. — CNKX.R3660
CGC INC. — CNKX.R19751
CERTAINTED GYPSUM INC. — CNKX.R18482
GEORGIA-PACIFIC GYPSUM L L C — CNKX.R2717
NATIONAL GYPSUM CO. — CNKX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — CNKX.R7094
UNITED STATES GYPSUM CO. — CNKX.R1319
USG BORAL DRYWALL SFZ LLC — CNKX.R38438
USG MEXICO S A DE C V — CNKX.R16089

3. Joints and Fastener Heads — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. Batts and Blankets* — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-10 thermal insulation rating).
See Batts and Blankets* (BKNV) Category in the Building Materials Directory and Batts and Blankets* (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

5. Wood Structural Panel Sheathing — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

6. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing.
A. Particle Board Siding — Hardboard exterior sidings including patterned panel or lap siding.
B. Wood Structural Panel or Lap Siding — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
C. Cementitious Stucco — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
D. Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 5d nail per tie. Ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
E. Siding — Aluminum or steel siding attached over sheathing to studs.
F. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.
G. Wall and Partition Facings and Accessories* — Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
H. ELORADO STONE OPERATIONS L L C — Type Eldorado Stone

8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

AS CONSTRUCTED:

CEILING

INTERIOR

EXTERIOR

PLAN

BASE

INTERIOR

EXTERIOR

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 DOUBLE TOP PLATE, ATTACHMENT PER STRUCTURAL

WEATHER RESISTIVE BARRIER

2X6 WOOD STUDS @ 16" O.C. MAX. RE-STRUCTURAL

5/8" TYPE 'X' GYP BD

EXTERIOR CLADDING, RE: ELEVATIONS

WEATHER RESISTIVE BARRIER

MIN. 7/16" SHEATHING, RE-STRUCTURAL

2X6 SILL PLATE

SEALANT AT EACH SIDE, TYP.

FLASHING AT BASE OF WALL PER DETAILS, TYP.

FOR WET LOCATIONS REPLACE WITH GLASS MAT GYPSUM BACKING BOARD OR OTHER CODE APPROVED WATER RESISTANT GYP. BD.

METALLIC OR LISTED OUTLET/SWITCH BOXES IN SEPARATE STUD BAYS SEPARATED MIN. 24" APART

INSULATION

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

ADH. MASONRY

BRICK

METAL PANEL

LAP SIDING

PANEL SIDING

STUCCO

EXTERIOR WALL RATED FROM INSIDE ONLY

1 HR RATED (INTERIOR)

UL DESIGN NO. U341

FIRE RATING = 1 HR

STC 54 per NGC 2198 and NOAL 17-0837 (1 LAYER EACH SIDE)

STC 65 per NOAL 17-0842 (2 LAYERS EACH SIDE)

February 14, 2022

Bearing Wall Rating — 1 Hr.
Finish Rating — Min 20 min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Wood Studs — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See Items 4 and 5.

2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U505. Nom 5/8 in. thick, 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO. — CNKX.R14196
CERTAINTED GYPSUM INC. — CNKX.R3660
CGC INC. — CNKX.R19751
CERTAINTED GYPSUM INC. — CNKX.R18482
GEORGIA-PACIFIC GYPSUM L L C — CNKX.R2717
NATIONAL GYPSUM CO. — CNKX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — CNKX.R7094
UNITED STATES GYPSUM CO. — CNKX.R1319
USG BORAL DRYWALL SFZ LLC — CNKX.R38438
USG BORAL DRYWALL SFZ LLC — CNKX.R38438
USG MEXICO S A DE C V — CNKX.R16089

3. Joints and Nailheads — Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. Sheathing — (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick Mineral and Fiber Boards*. See Mineral and Fiber Boards (BZJZ) category for names of Classified companies.

5. Batts and Blankets* — 3-1/2 in. max thickness glass or mineral fiber batt insulation. See Batts and Blankets (BZJZ) category for list of Classified companies.

9. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

AS CONSTRUCTED:

CEILING

UNIT

CORRIDOR

PLAN

BASE

UNIT

CORRIDOR

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 DOUBLE TOP PLATE, ATTACHMENT PER STRUCTURAL

ACoustic SEALANT AT EACH SIDE, TYP.

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 WOOD STUDS @ 24" O.C. MAX. RE-STRUCTURAL

EXTERIOR CLADDING, RE: ELEVATIONS

WEATHER RESISTIVE BARRIER

5/8" TYPE 'X' GYP BD

SHEATHING AS REQUIRED, RE-STRUCTURAL

2X6 SILL PLATE

FLASHING AT BASE OF WALL PER DETAILS, TYP.

FOR WET LOCATIONS REPLACE WITH GLASS MAT GYPSUM BACKING BOARD OR OTHER CODE APPROVED WATER RESISTANT GYP. BD.

METALLIC OR LISTED OUTLET/SWITCH BOXES IN SEPARATE STUD BAYS SEPARATED MIN. 24" APART WITH CONTINUOUS LISTED ACOUSTICAL/FIRE PAD AROUND BOX, TYP.

INSULATION

1/2" RESILIENT CHANNELS ON UNIT SIDE, SEALANT AT EACH SIDE, TYP.

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

ADH. MASONRY

BRICK

METAL PANEL

LAP SIDING

PANEL SIDING

STUCCO

BREEZEWAY UNIT TO CORRIDOR WALL
RATED ON BOTH SIDES

1 HR RATED (BOTH SIDES)
(FIRE PARTITION)

GA FILE NO. WP 3510

GENERIC

1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

Fire Design:
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915 shank, 1/4" heads, 7 o.c.
Joints staggered 24" on OPPOSITE SIDES. (LOAD-BEARING)

Thickness:
Approx. Weight:
Fire Test:
4-7/8" (Fire)
7 pcf (Fire)
UL E3501-47, -48, 9-17-65,
UL Design U309;
UL R1319-129, 7-22-70,
UL Design U314

AS CONSTRUCTED:

CEILING

PLAN

BASE

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 DOUBLE TOP PLATE, ATTACHMENT PER STRUCTURAL

ACoustic SEALANT AT EACH SIDE, TYP.

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

2X6 WOOD STUDS @ 24" O.C. MAX. RE-STRUCTURAL

EXTERIOR CLADDING, RE: ELEVATIONS

WEATHER RESISTIVE BARRIER

5/8" TYPE 'X' GYP BD @ EACH SIDE

SHEATHING AS REQUIRED, RE-STRUCTURAL

2X6 SILL PLATE

FLASHING AT BASE OF WALL PER DETAILS, TYP.

FOR WET LOCATIONS REPLACE WITH 1/2" FIBER CEMENT BACKER BOARD

1/2" GYP BD @ EACH SIDE

METALLIC OR LISTED OUTLET/SWITCH BOXES IN SEPARATE STUD BAYS SEPARATED MIN. 24" APART

2X WOOD STUDS @ 24" O.C. MAX. RE-STRUCTURAL

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

TYPICAL INTERIOR BEARING WALL (2X6)

TYPICAL INTERIOR BEARING WALL (2X4)

1 HR RATED

1 HR RATED

RE: STRUCTURAL FOR SHEAR LOCATION, TO BE INSTALLED UNDER GYPSUM AND CONTINUE AS INDICATED ON STRUCTURAL AND TO THE NEAREST INSIDE OR OUTSIDE CORNER.

Notes below are per GA-600 Explanatory Notes and UL General Notes

- Screws meeting ASTM C1002 shall be permitted to be substituted for the prescribed nails, one for one, when the length and head diameter of the screws is equal or exceeds those of the nails specified.
- Greater stud sizes allowed
- Stud spacing listed are maximum allowed per the assembly. Refer to structural for actual stud spacing
- Additional gypsum layers allowed so long as the fastener length is increased to provide penetration into framing that is equal or greater than that achieved with the specified thickness and fasteners
- 7/16 in. thick OSB or 15/32 in. thick structural sheathing may be applied horizontally or vertically to the framing members. Joints should be centered on studs and staggered one stud space from the gypsum board joints

AS CONSTRUCTED:
REFER TO STRUCTURAL FOR SHEAR WALL REQUIREMENTS. EXTEND SHEAR TO NEAREST INSIDE OR OUTSIDE CORNER

CEILING

PLAN

BASE

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

WHEN INTERSECTING A NONRATED FLOOR, CEILING, 1X WOOD TOP PLATE, ATTACHMENT PER STRUCTURAL, PROVIDE DOUBLE 2X TOP PLATE WHERE INTERSECTING RATED FLOOR-CEILING ASSEMBLIES.

2X WOOD TOP PLATE, ATTACHMENT PER STRUCTURAL

OUTLET/SWITCH BOXES PER PLANS

2X WOOD STUDS @ 24" O.C. MAX. RE-STRUCTURAL

1/2" GYP BD @ EACH SIDE

REFER TO PLANS AND SECTIONS FOR FLOOR/CEILING TYPE

INTERIOR WALL (2X6) - GYP. ONE SIDE

INTERIOR WALL (2X4) - GYP. ONE SIDE

INTERIOR WALL (2X6) - GYP. BOTH SIDES

INTERIOR WALL (2X4) - GYP. BOTH SIDES

NOT RATED

NOT RATED

NOT RATED

NOT RATED

NOT FOR CONSTRUCTION

RANGE DEVELOPMENT
1017 TAMARAC PRKW

DRAWN BY:
AV

CHECKED BY:
KC

ISSUE DATE:
01/03/2023

REVISIONS:

WALL ASSEMBLIES

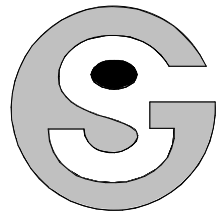
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REVISIONS:

ROOF / FLOOR
ASSEMBLIES

A0.2

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UL DESIGN NO. L587 FIRE RATING = 1 HR STC = 59+, IIC = 50+ (PER D6435 (22-28)))
April 14, 2022

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 22 Min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. **Flooring System** — The flooring system shall consist of one of the following:
System No. 2

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)
HACKER INDUSTRIES INC — Type FIRM-FILL, SCM 250, Quiet Qui 55/025

Finish Flooring — Floor Topping Mixture — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.6 gal of water to 80 lbs of floor topping mixture to 1.5 cu ft of sand.
HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

2. **Trusses** — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented horizontally or vertically. Min truss depth is 12 in. when no Ceiling Damper is used and 18 in. when a **Ceiling Damper*** is used. Truss members secured together with min nominal 0.040 in. thick galvanized steel plates. Plates have min. 3/8 in. long teeth projecting perpendicular to the plane of the plate.

3. **Air Duct* (Optional)** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the duct manufacturer. The air duct may be connected with a steel duct elbow.

4B. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.

AIRE TECHNOLOGIES INC — Model 50 w/Boot, 50EA w/Boot, 51 w/Boot, 50 w/Box, 50EA w/Box or 51 w/Box.
AIRVAC INDUSTRIES — Series AVI-50 w/Boot, AVI-50EA w/Boot, AVI-51 w/Boot, AVI-50 w/Box, AVI-50EA w/Box, AVI-51 w/Box

5. **Batts and Blankets*** — (Optional) — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 24 in. OC, no insulation shall be installed in the concealed space. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When Steel Framing Members (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ca) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring.

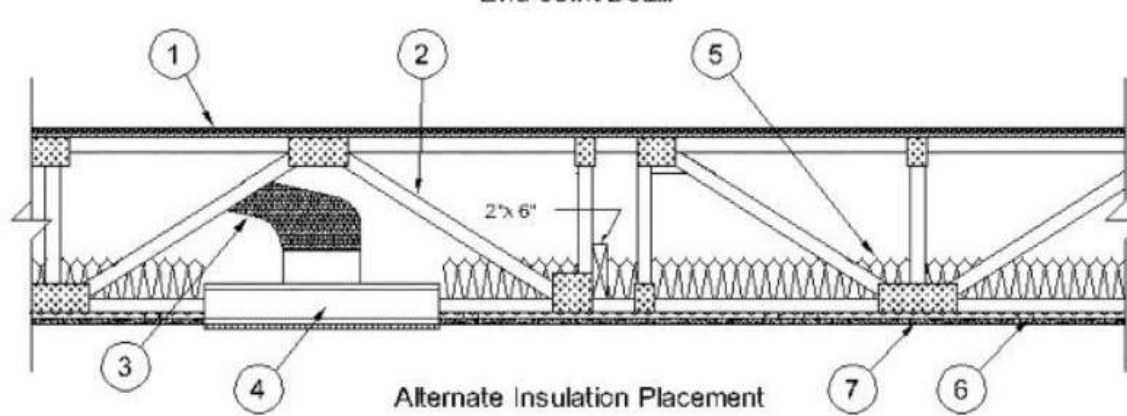
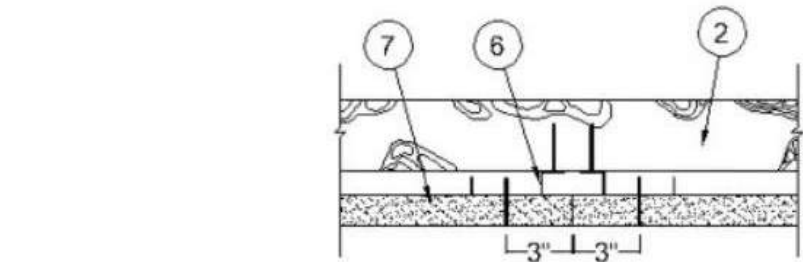
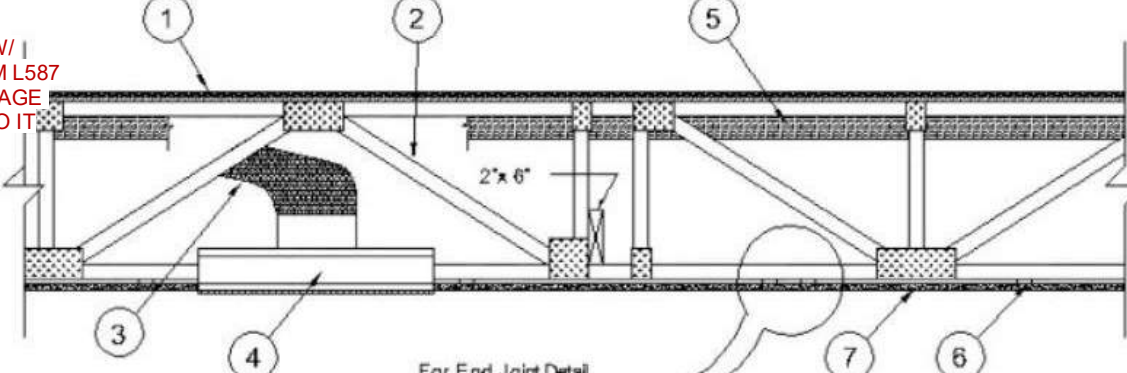
6. **Resilient Channels** — Formed from min 25 MSG galv steel installed perpendicular to trusses. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation, Item 5 is secured to the underside of the subfloor the resilient channels are spaced 16 in. OC. When insulations are draped or installed over the resilient channel/gypsum panel ceiling membrane, the resilient channels are spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splines. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

7. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail.
AMERICAN GYPSUM CO — Type AG-C
CGC INC — Types C, IP-X2, IPC-AR
CERTANTIED GYPSUM INC — Type LGFC-C/A
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USO MEXICO S A DE C V — Types C, IP-X2, IPC-AR

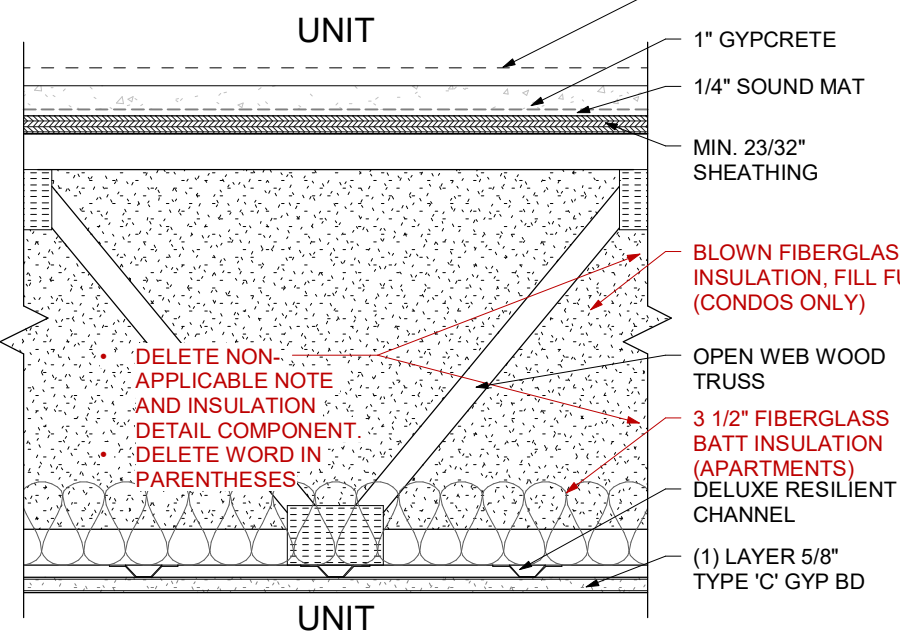
8. **Finishing System** — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Grille** — (Not Shown) — Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

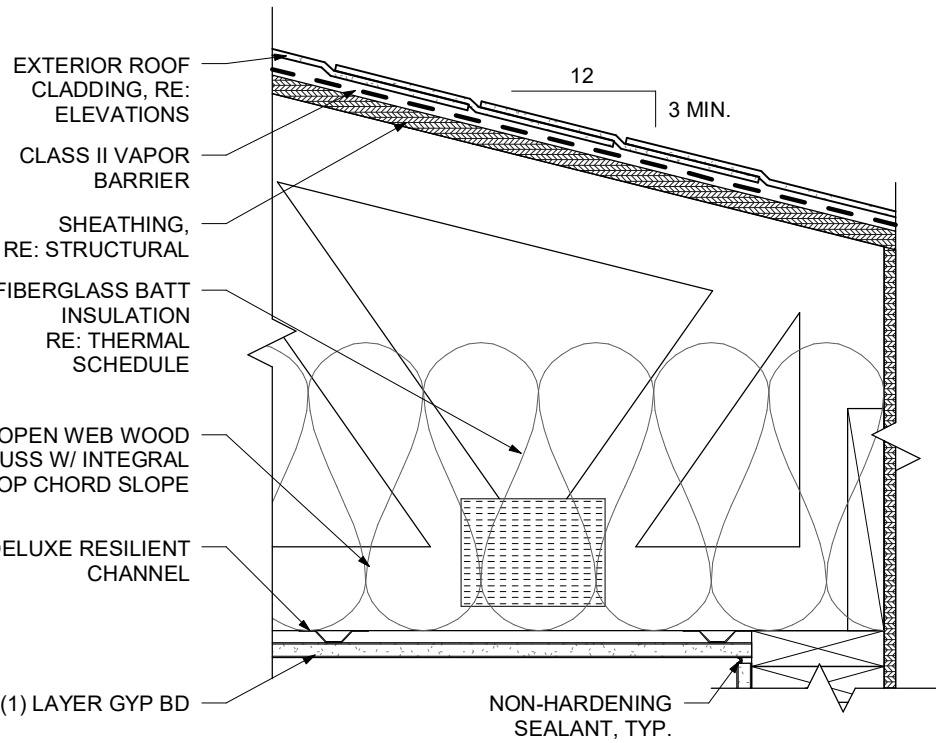
IF FOR SALE, CONFIRM ABOVE PRODUCT STCs AND REPLACE W/ DESIRED FLOOR FINISHES FROM L587 FULL TEXT: MOVE ASSEMBLY IMAGE DOWN 2 1/2" IF TABLE RUNS INTO IT



AS CONSTRUCTED.



AS CONSTRUCTED.



RC0.2

ROOF/CEILING ASSEMBLY

NOT RATED

GA FILE NO. FC 5512

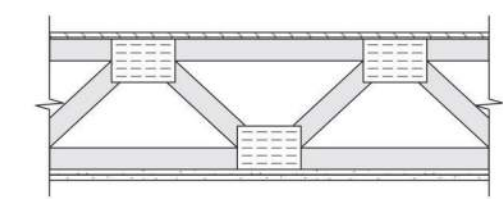
GENERIC

1 HOUR FIRE

GYPSUM BOARD, WOOD TRUSSES

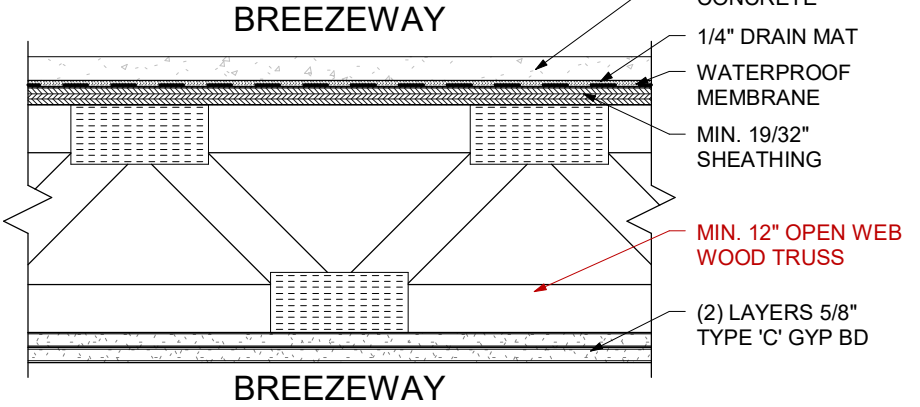
Fire Design:
Base layer 1/2" type X gypsum wallboard or gypsum veneer base applied perpendicular to wood trusses 24" o.c. with 1-1/4" Type S screws 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied perpendicular to trusses with 1-7/8" Type S screws 12" o.c. and 1-1/2" Type G screws 12" o.c. placed 3" back from either side of end joints. Joints offset 24" from base layer joints.

Chord and web members fabricated from 2 x 4 lumber with 20 ga. steel connector plates having a minimum tooth length of 5/16". Plate design values based upon a safety factor of 4. Trusses have a minimum depth of 12".
19/32" TAG plywood with exterior glue applied at right angles to top of trusses with 6d common nails 6" o.c.
Plywood end joints staggered 48".



Approx. Ceiling Weight: 4 psf (Fire)
Fire Test: FM FC214 - 1 hour, 7-6-78

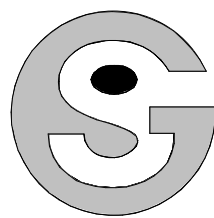
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FC1.4

FLOOR/CEILING - BREEZEWAY

1 HR RATED



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RANGE DEVELOPMENT

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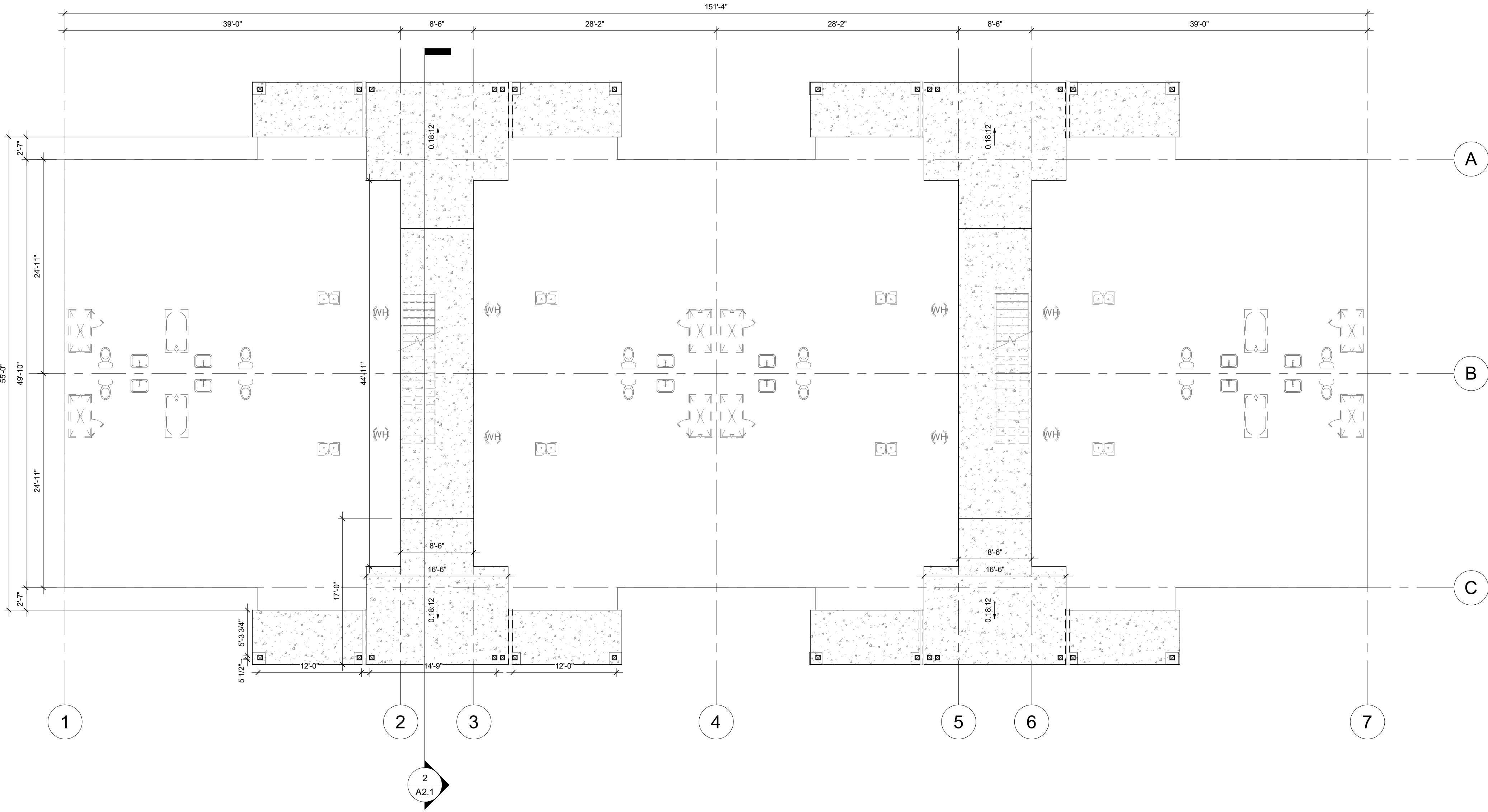
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01/03/2023

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SLAB PLAN

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1 SLAB PLAN
1/8" = 1'-0"

Area Schedule (GROSS AREA)	
Area	Name
9,059 SF	GROSS AREA 1ST LEVEL
8,289 SF	GROSS AREA 2ND FLOOR
8,289 SF	GROSS AREA 3RD FLOOR

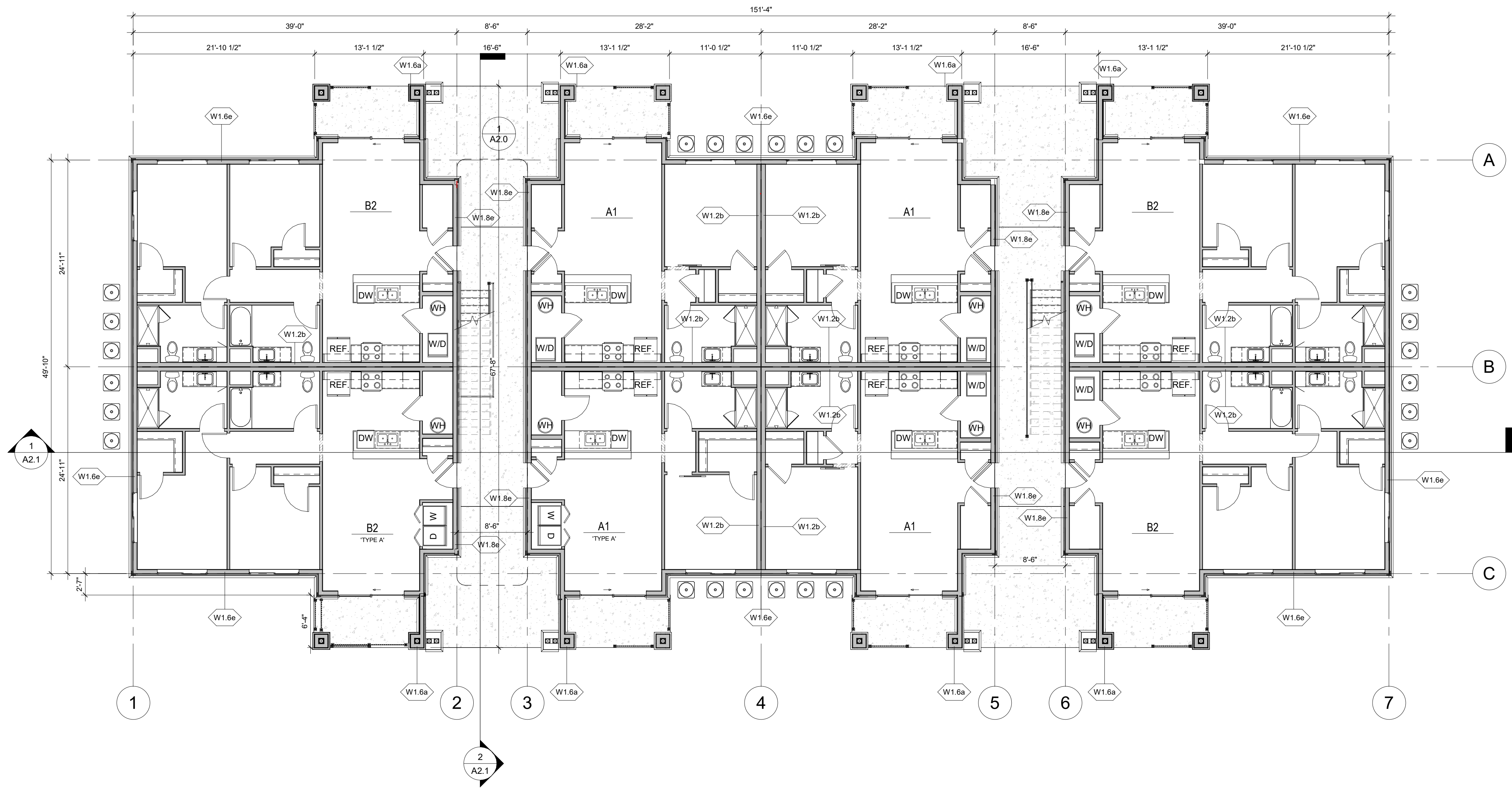
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1ST LEVEL PLAN



1 1ST LEVEL
1/8" = 1'-0"

Area Schedule (GROSS AREA)	
Area	Name
9,059 SF	GROSS AREA 1ST LEVEL
8,289 SF	GROSS AREA 2ND FLOOR
8,289 SF	GROSS AREA 3RD FLOOR

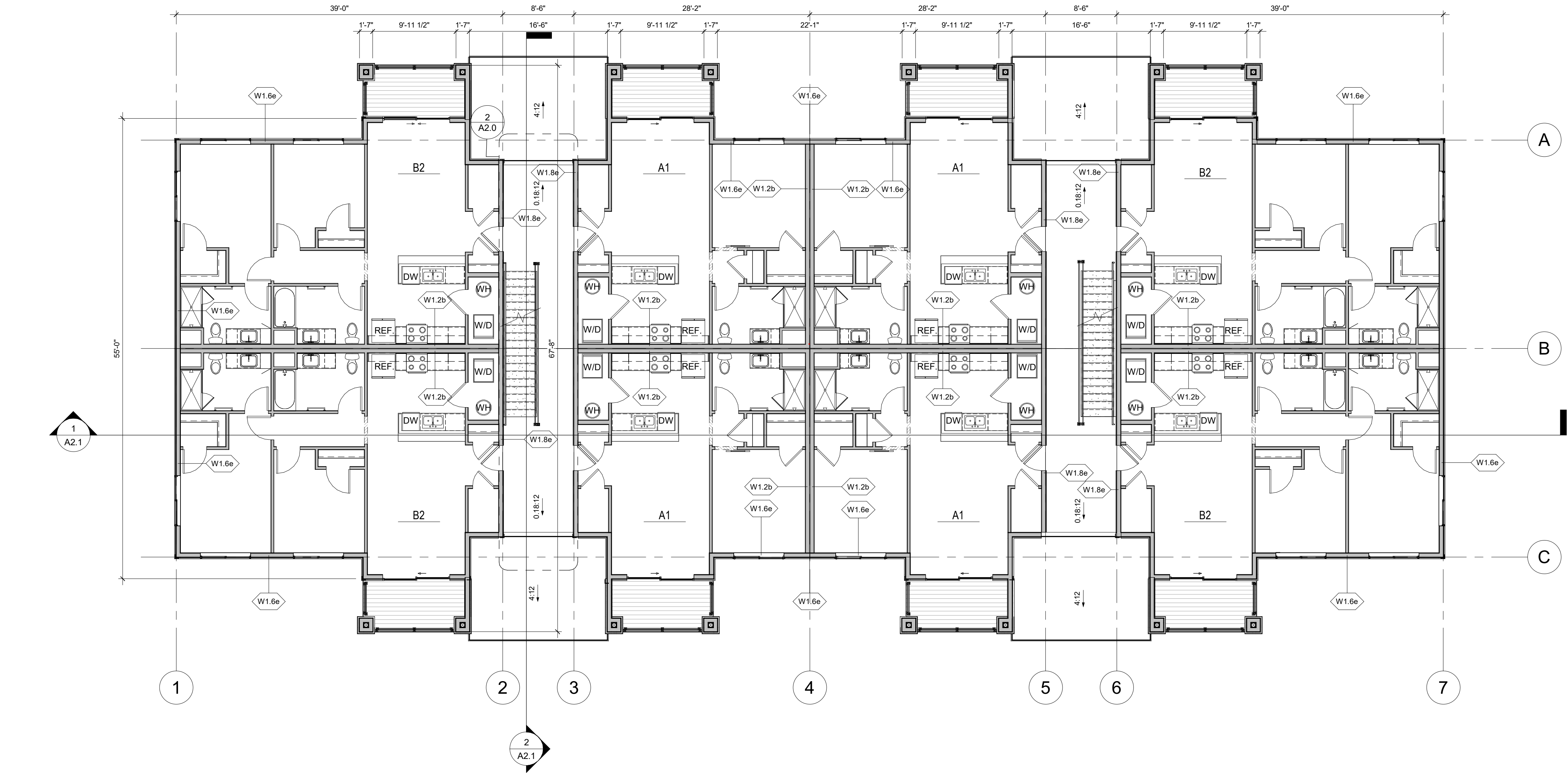
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CONSTRUCTION

RANGE DEVELOPMENT

1017 TAMARAC PRKW

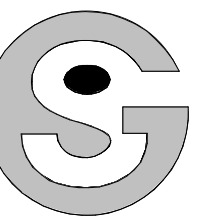
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	REVISIONS:

2ND LEVEL PLAN



1 2ND LEVEL
1/8" = 1'-0"

Area Schedule (GROSS AREA)	
Area	Name
9,059 SF	GROSS AREA 1ST LEVEL
8,289 SF	GROSS AREA 2ND FLOOR
8,289 SF	GROSS AREA 3RD FLOOR



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NOT FOR CONSTRUCTION

RANGE DEVELOPMENT

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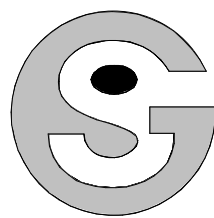
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BRD LEVEL PLAN

A1.3

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NOT FOR
CONSTRUCTION

RANGE DEVELOPMENT

1017 TAMARAC PRKW

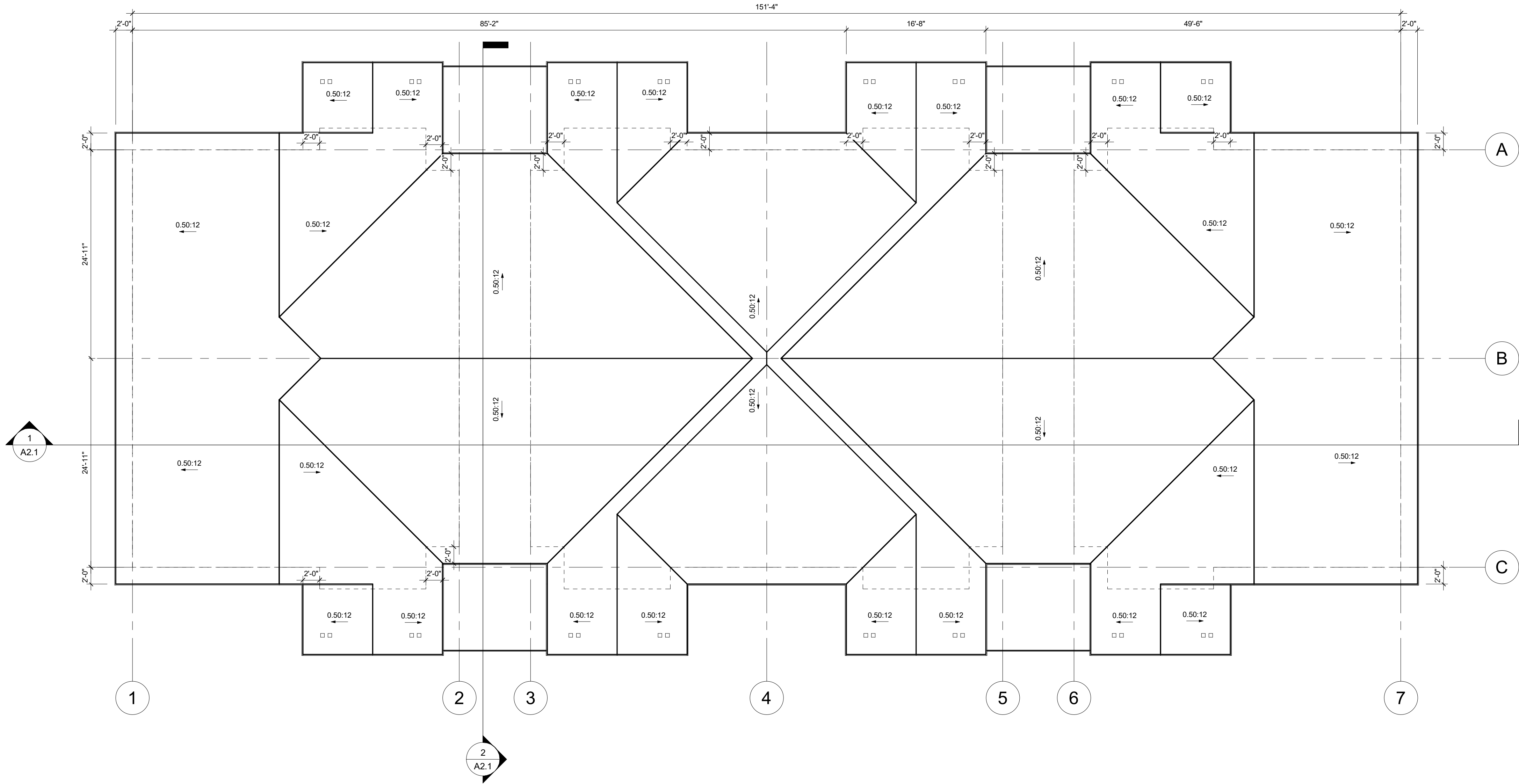
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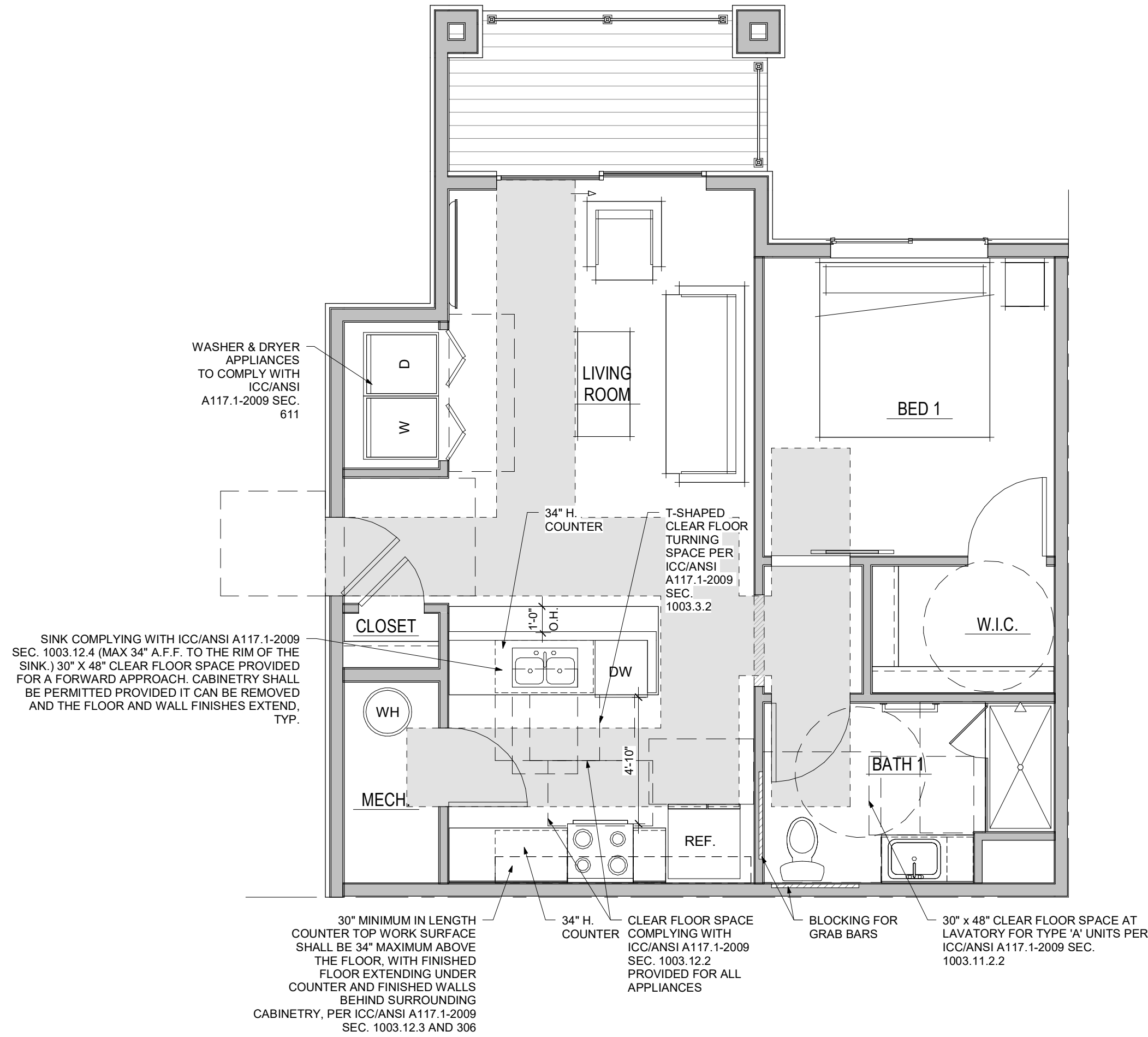
ROOF PLAN

A1.4

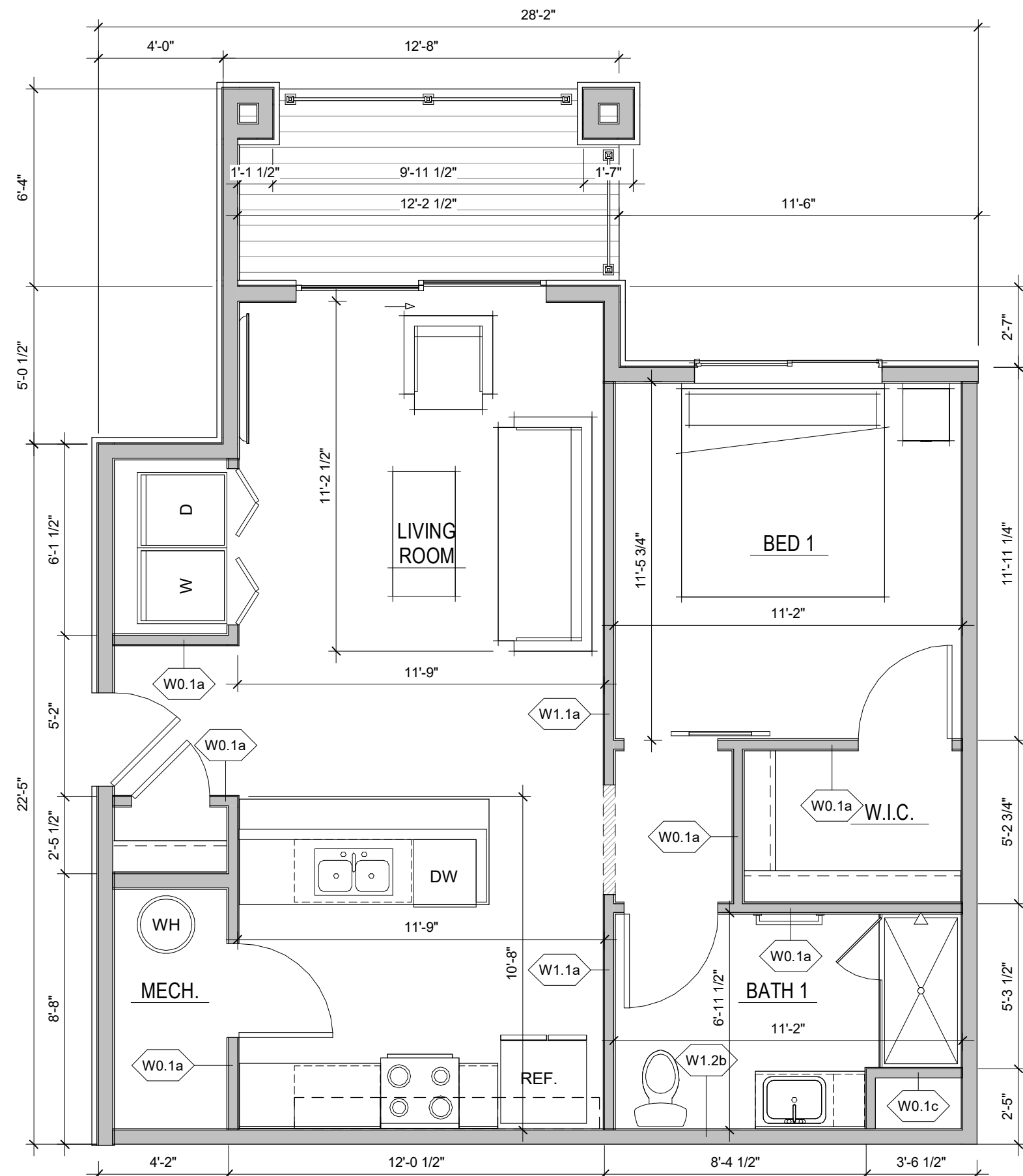
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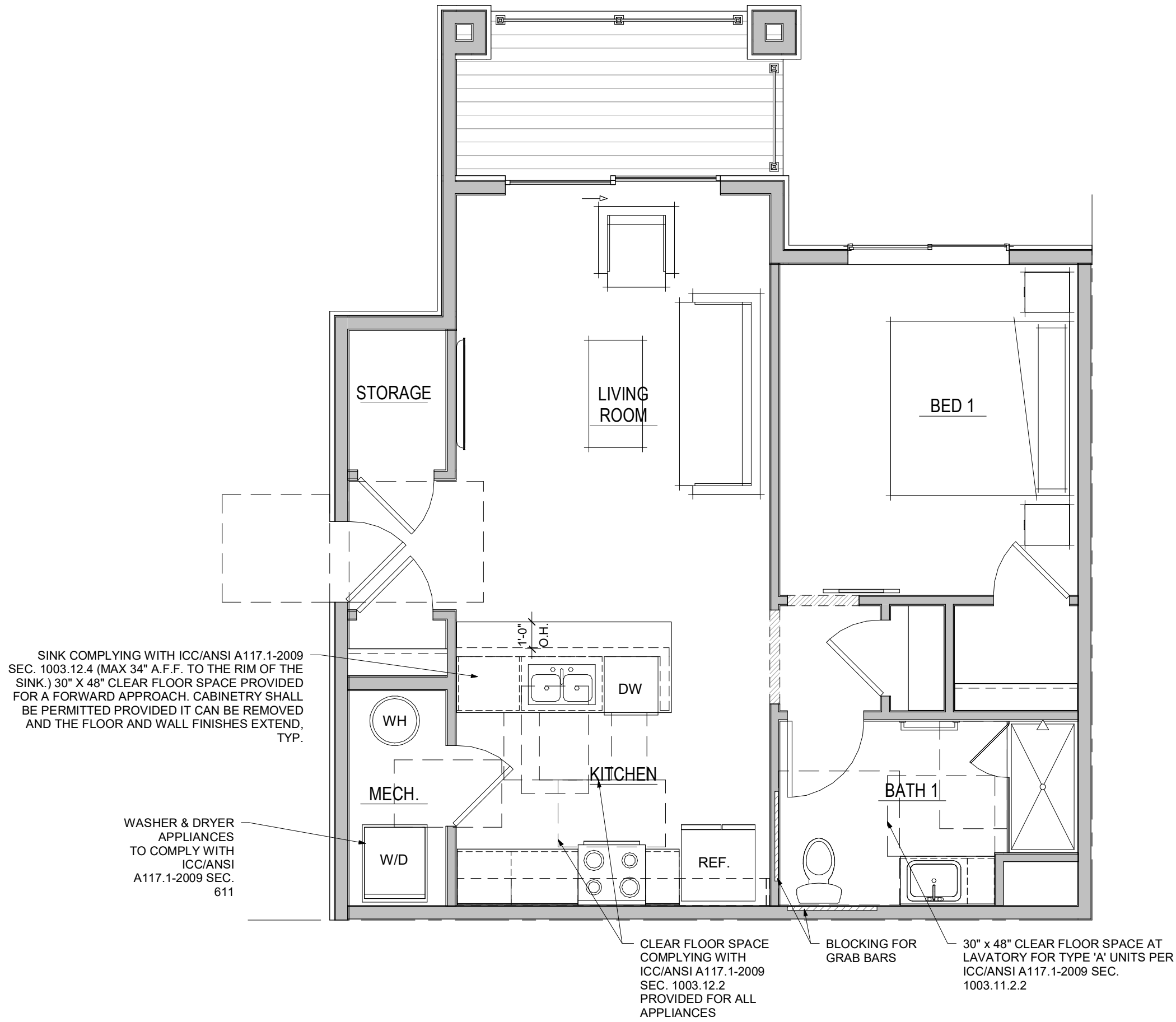
1 ROOF PLAN-SD
1/8" = 1'-0"



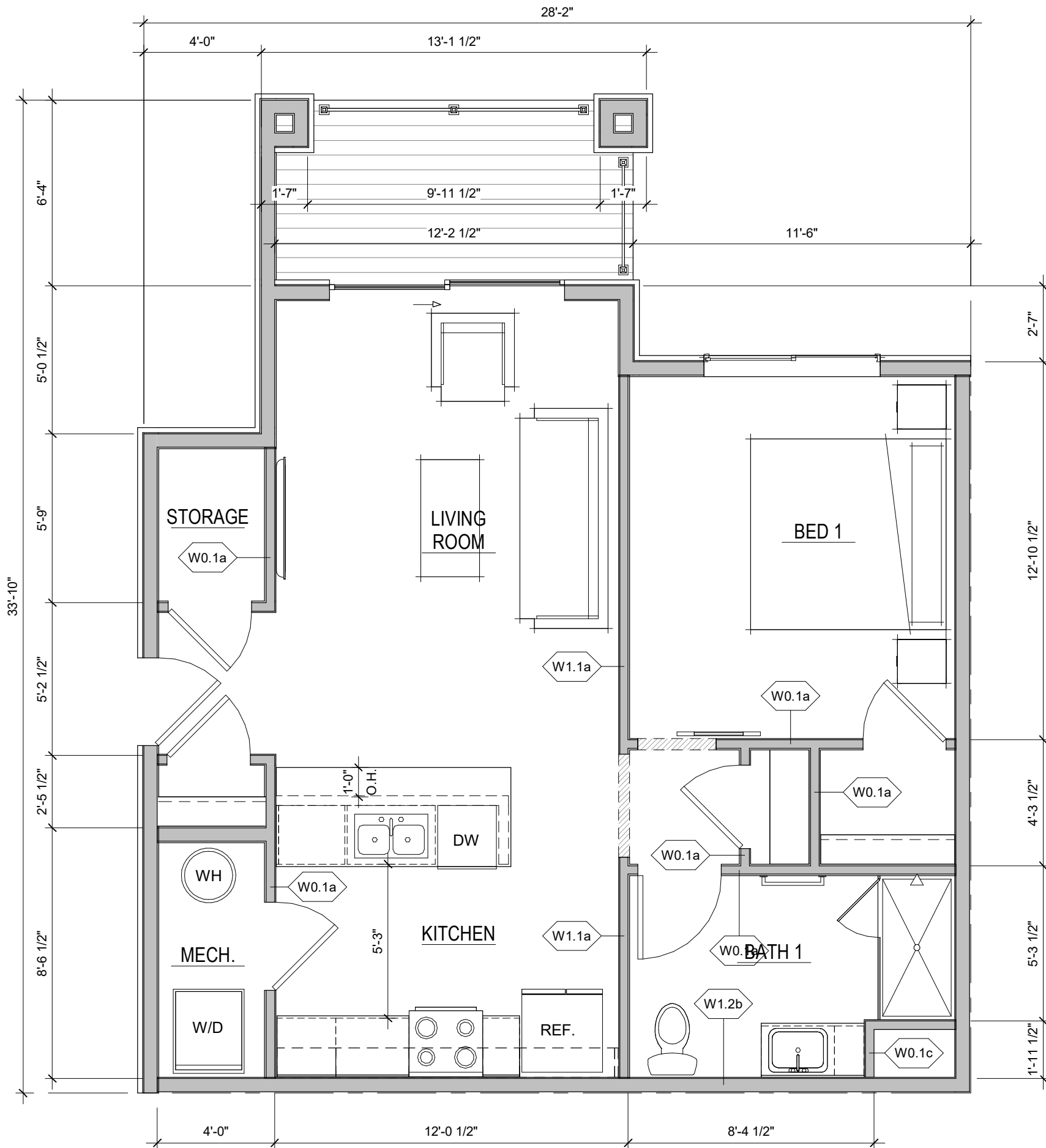
3 UNIT A1 - 'TYPE A' CLEAR FLOOR
1/4" = 1'-0"



2 UNIT A1 - 'TYPE A'
1/4" = 1'-0"



4 UNIT A1 - 'TYPE B' CLEAR FLOOR
1/4" = 1'-0"



1 UNIT A1
1/4" = 1'-0"

UNIT A1	
Name	Area
RENTABLE	752 SF
GROSS	808 SF

REVISIONS:	

UNIT B2	
Name	Area
RENTABLE	1,003 SF
GROSS	1,078 SF

G
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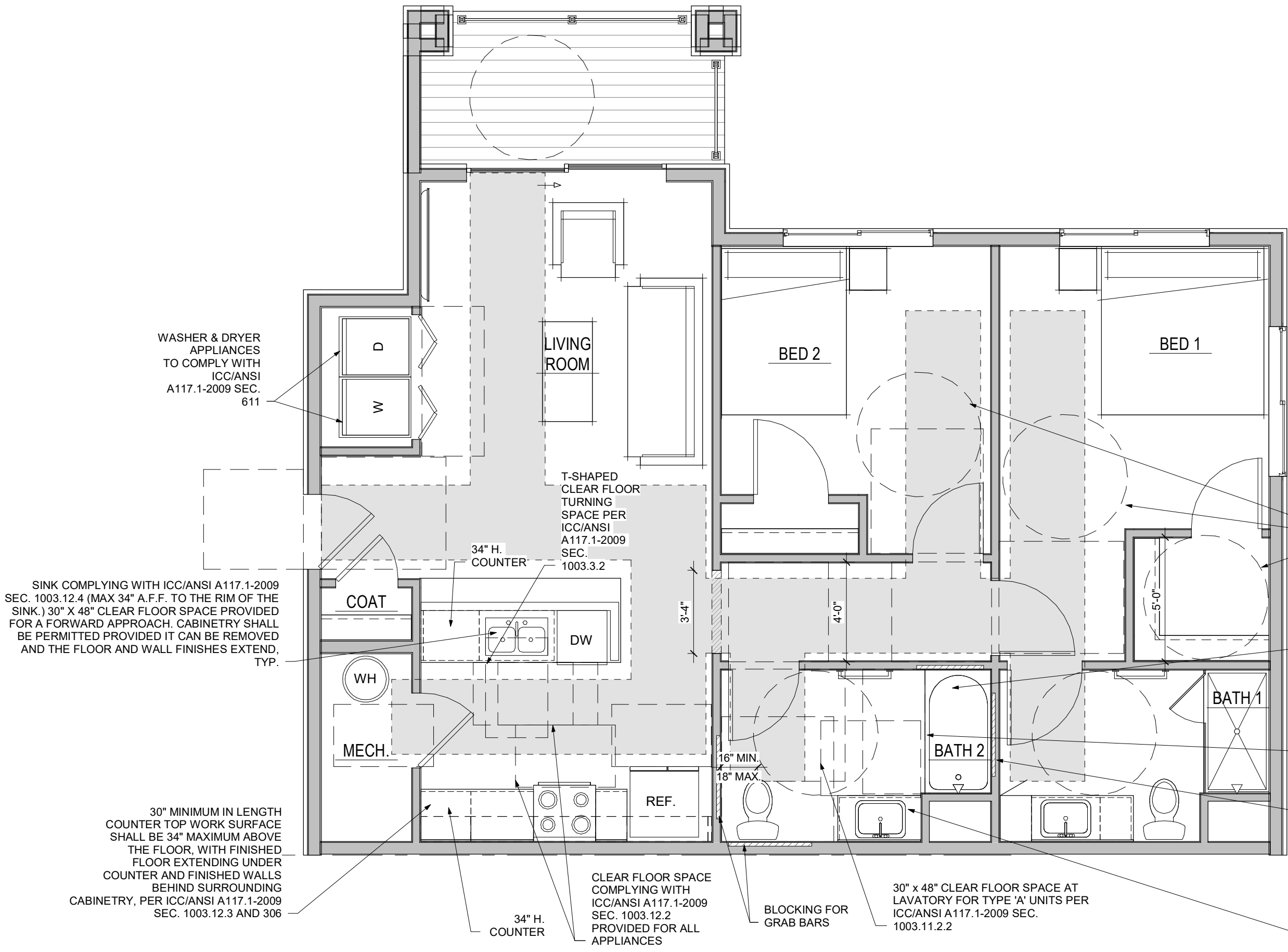
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1017 TAMARAC PRKW

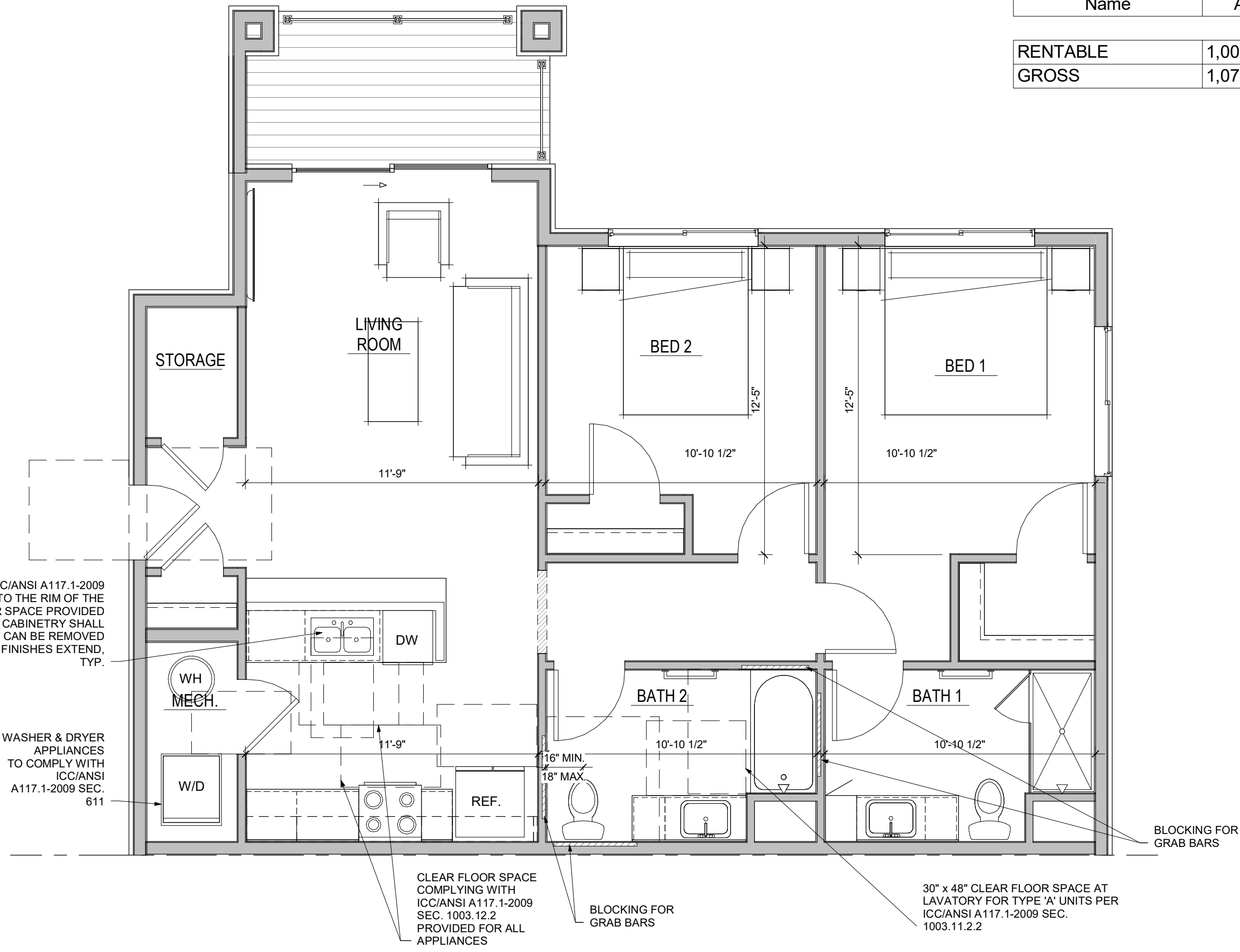
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UNIT 2 PLANS

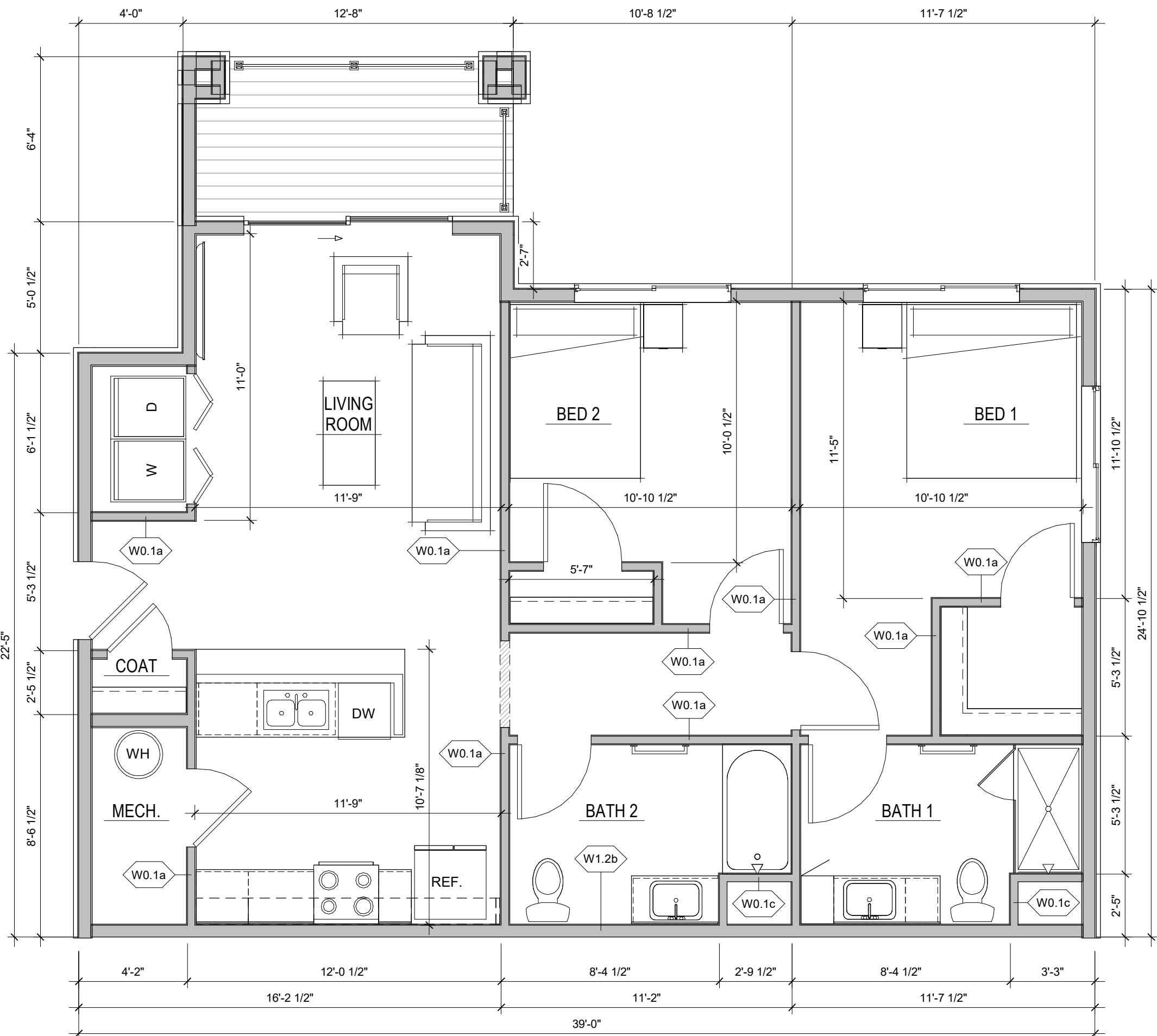
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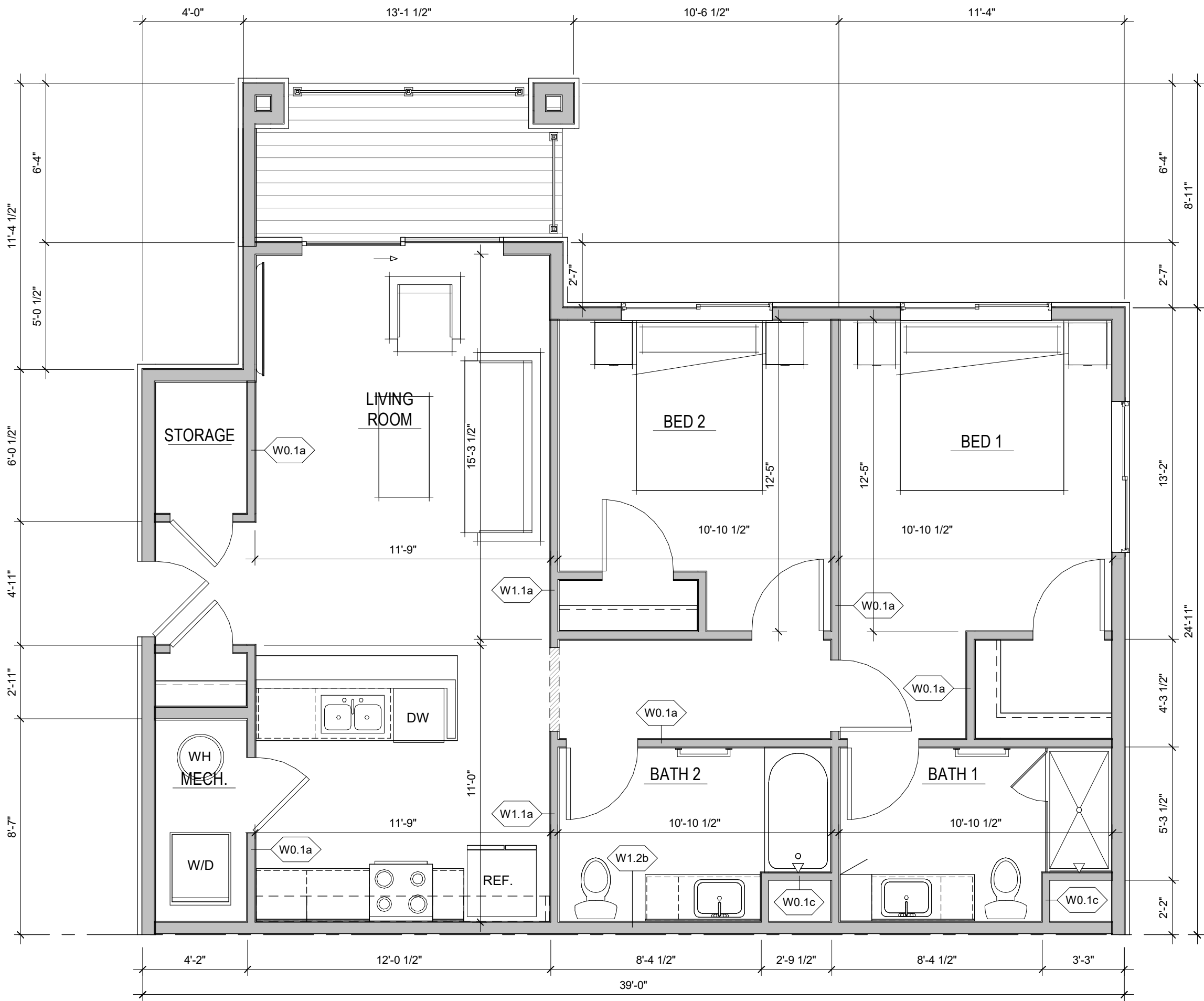
3 UNIT B2 - 'TYPE A' CLEAR FLOOR
1/4" = 1'-0"



4 UNIT B2 - 'TYPE B' CLEAR FLOOR
1/4" = 1'-0"



2 UNIT B2 'TYPE A'
1/4" = 1'-0"



1 UNIT B2
1/4" = 1'-0"

MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	WOOD TONE PANELS	MOUNTAIN CEDAR
LP SOFFIT PANEL	WOODTONE	CEDAR STAIN
WINDOWS	VINYL	WHITE
FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7076 CYBERSPACE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ANTIQUE SLATE

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2 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	WOOD TONE PANELS	MOUNTAIN CEDAR
LP SOFFIT PANEL	WOODTONE	CEDAR STAIN
WINDOWS	VINYL	WHITE
FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7076 CYBERSPACE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ANTIQUE SLATE

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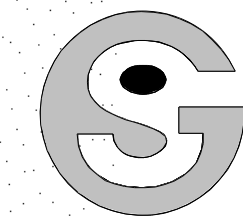
BACK & LEFT
ELEVATIONS



2 LEFT SIDE ELEVATION
3/16" = 1'-0"



1 REAR ELEVATION
3/16" = 1'-0"



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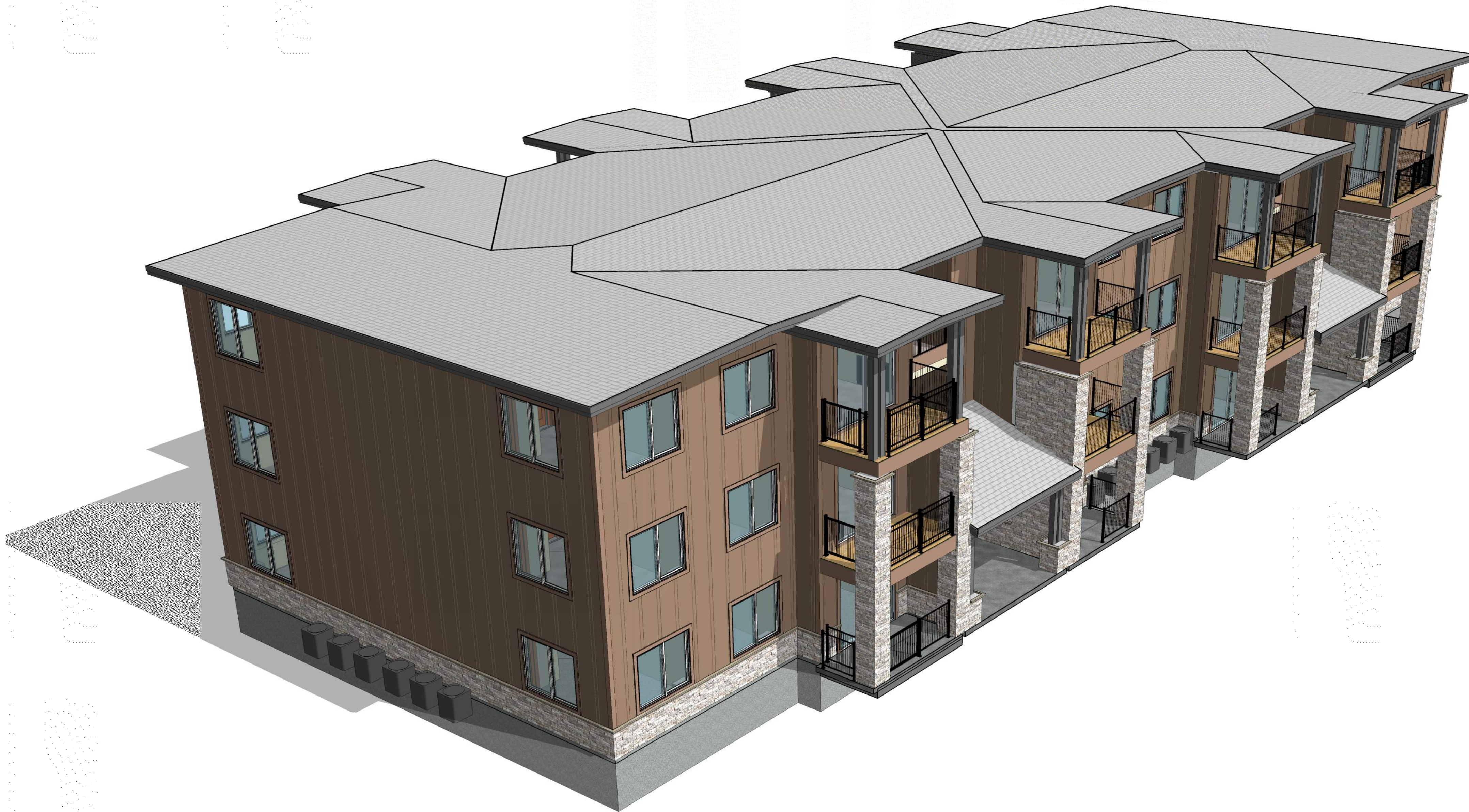
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3D VIEWS

A1.9

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2 3D BIRD EYE



1 3D GROUND

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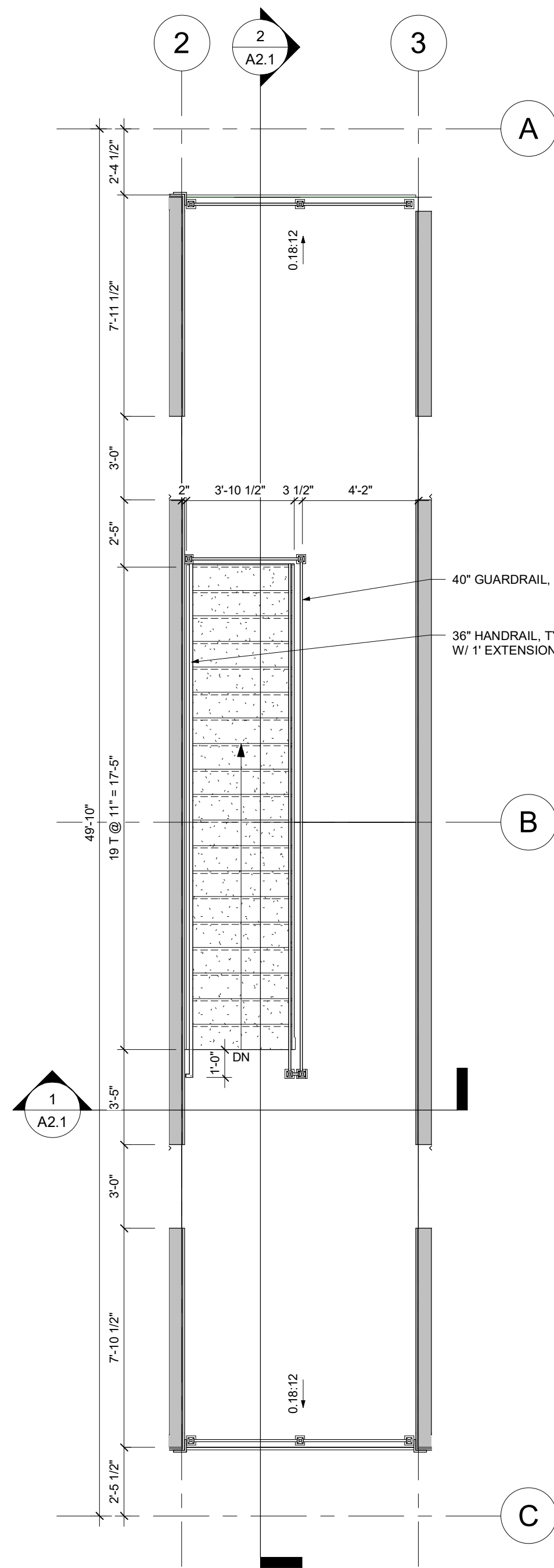
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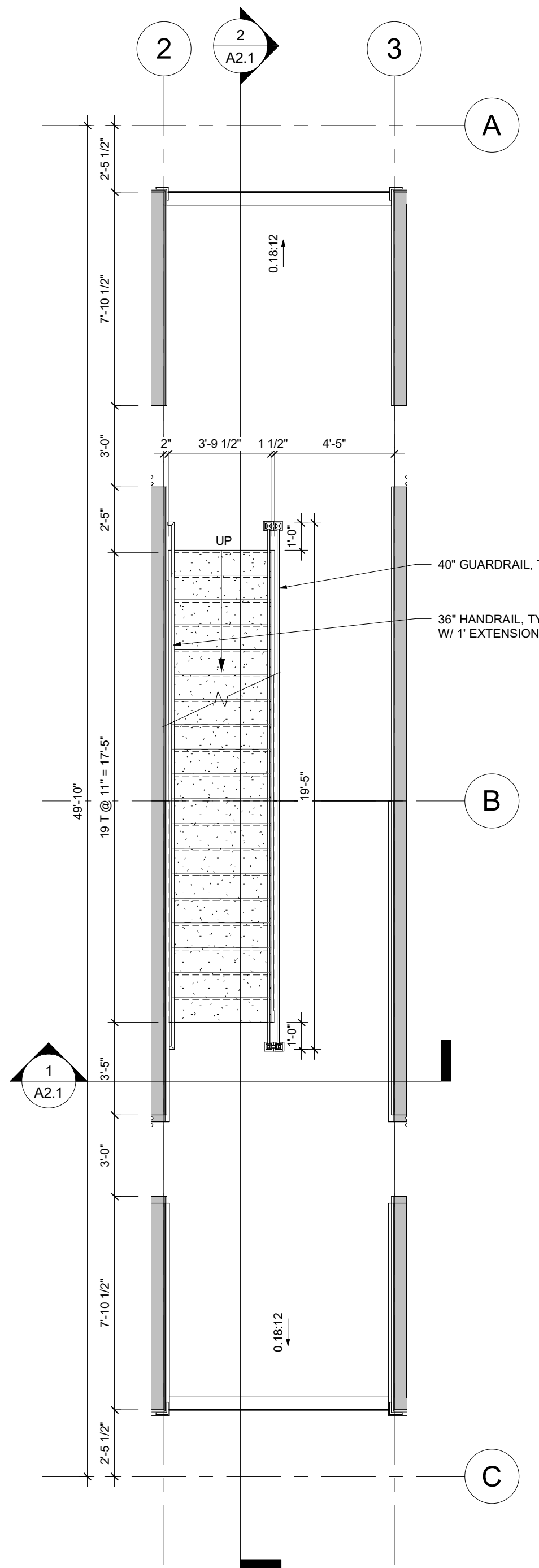
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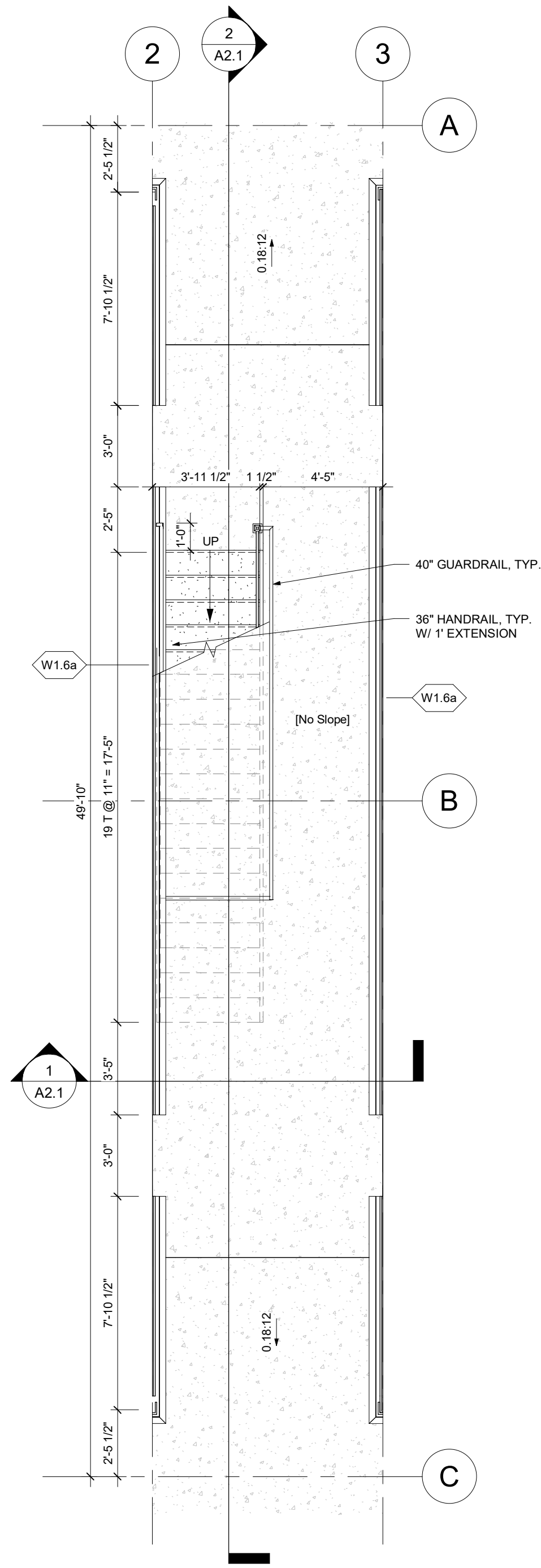
STAIR PLAN



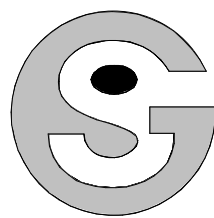
3 STAIR PLAN - 3RD LEVEL
1/4" = 1'-0"



2 STAIR PLAN - 2ND LEVEL
1/4" = 1'-0"



1 STAIR PLAN - 1ST LEVEL
1/4" = 1'-0"



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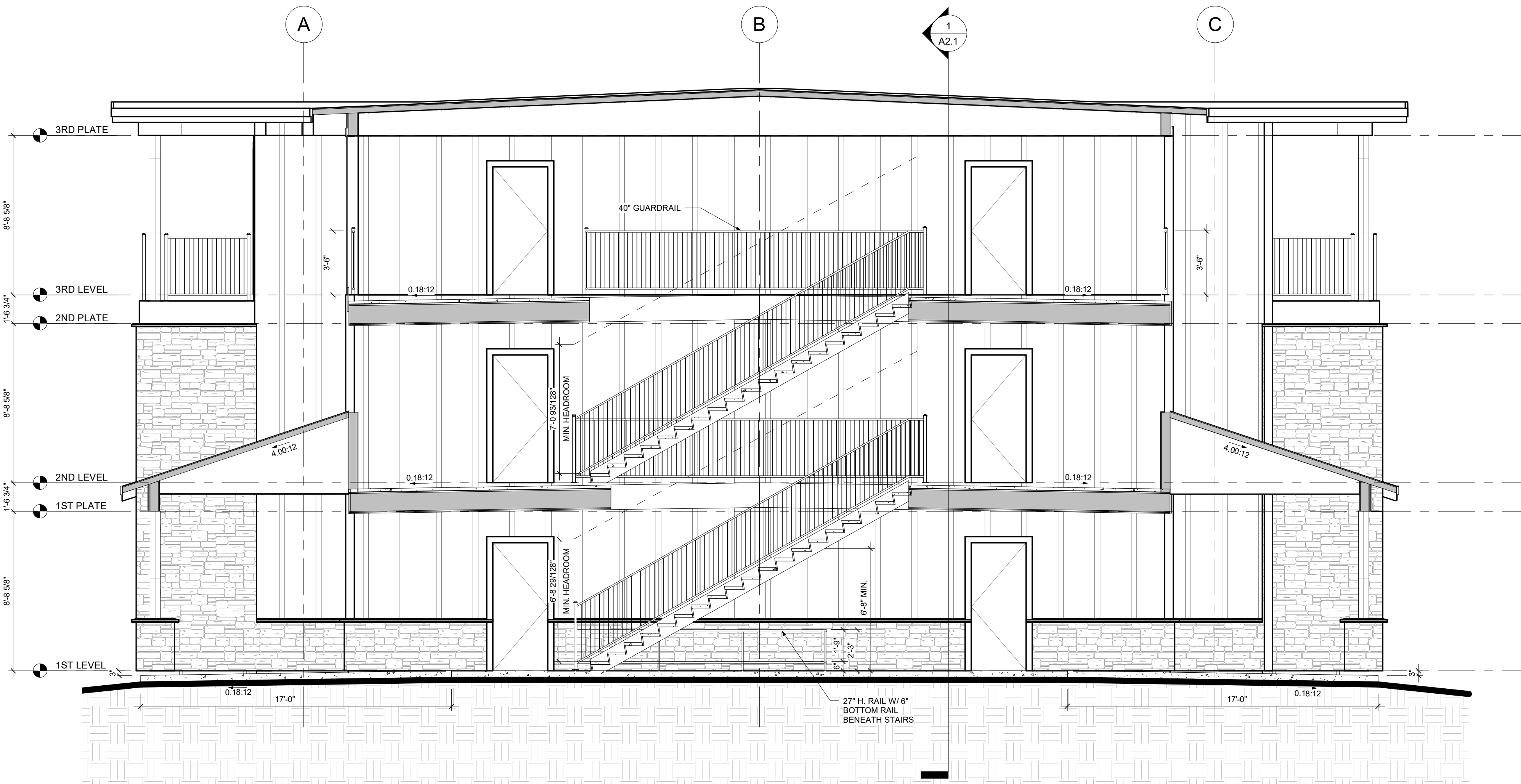
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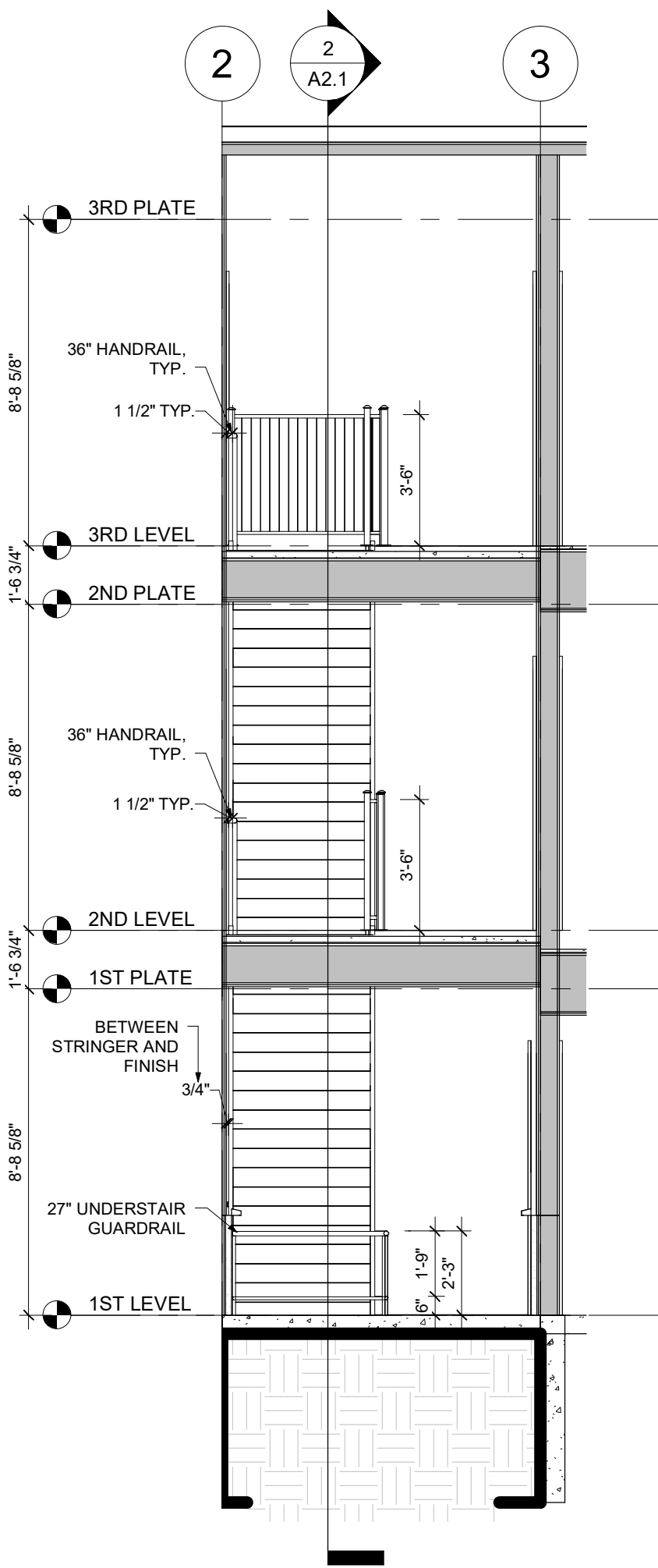
STAIR SECTION

A2.1

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2 STAIR - SECTION
1/4" = 1'-0"



1 STAIR - SECTION SHORT
1/4" = 1'-0"

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TAMARAC MICRO APARTMENTS

1017 TAMARAC PRKW

WOODLAND PARK, CO

PROJECT DATA

LOCATION:
WOODLAND PARK, TELLER COUNTY, CO

ADOPTED CODES:
2015 INTERNATIONAL BUILDING CODE (IBC)

BUILDING TYPES:
DESCRIPTION: APARTMENTS
NEW CONSTRUCTION
2 STORY WOOD FRAME

PROJECT DIRECTORY

ARCHITECT
Godden|Sudik Architects
5975 S. Quebec St., Suite 250
Centennial, CO 80111
p: 303.455.4437
Contact: KIM COLVIN

MEP

LANDSCAPE

STRUCTURAL

CIVIL

DEVELOPER

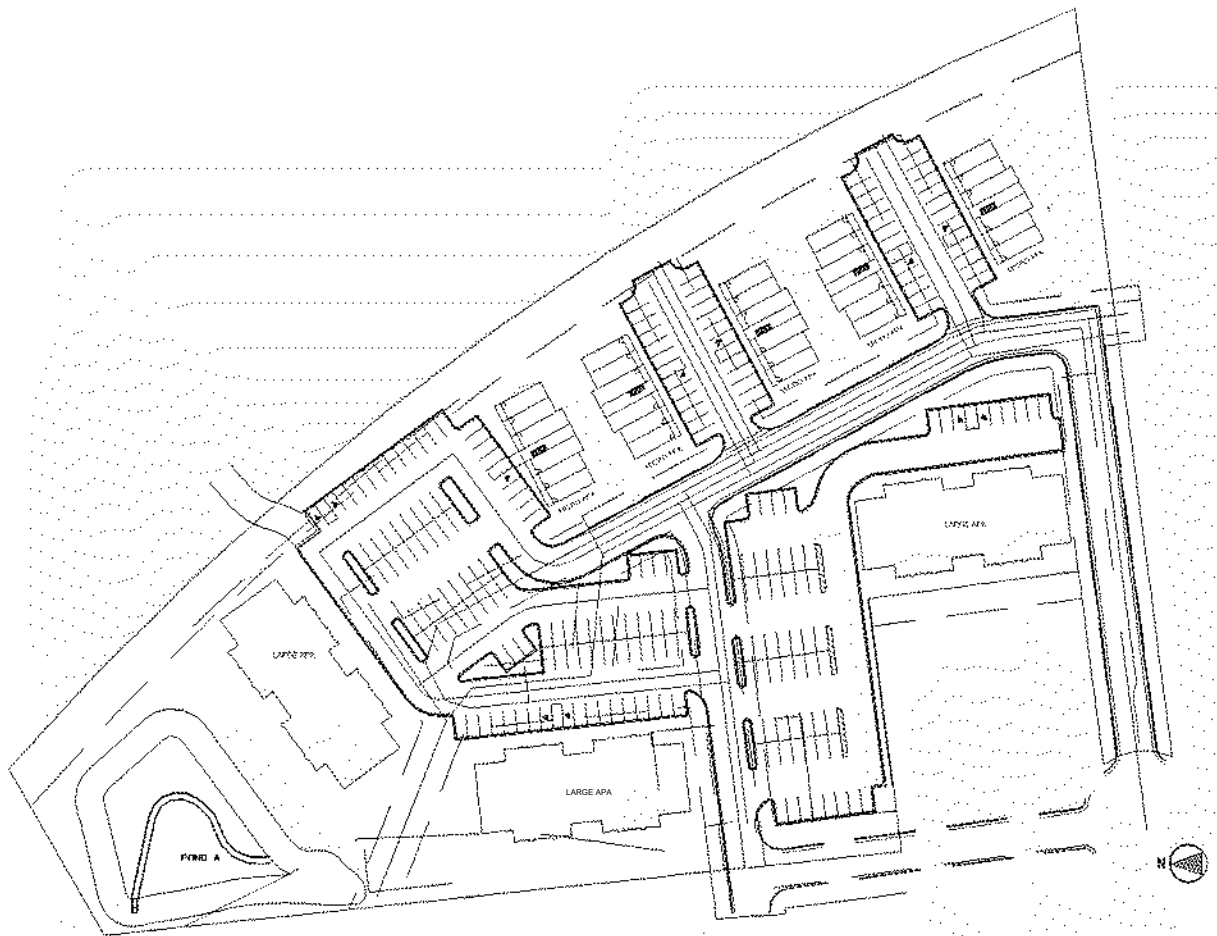
PROJECT INDEX

DRAWING INDEX BUILDING A	
SHEET NUMBER	SHEET NAME
A0.00a	COVER SHEET
A0.1	SITE PLAN
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A1.3	ROOF PLAN
A1.4	UNIT PLANS
A1.5a	FRONT & LEFT ELEVATIONS
A1.5b	FRONT & LEFT ELEVATIONS
A1.6a	REAR & RIGHT ELEVATIONS
A1.6b	REAR & RIGHT ELEVATIONS
A1.8	3D VIEWS
A1.9	3D VIEWS

VICINITY MAP



SITE PLAN





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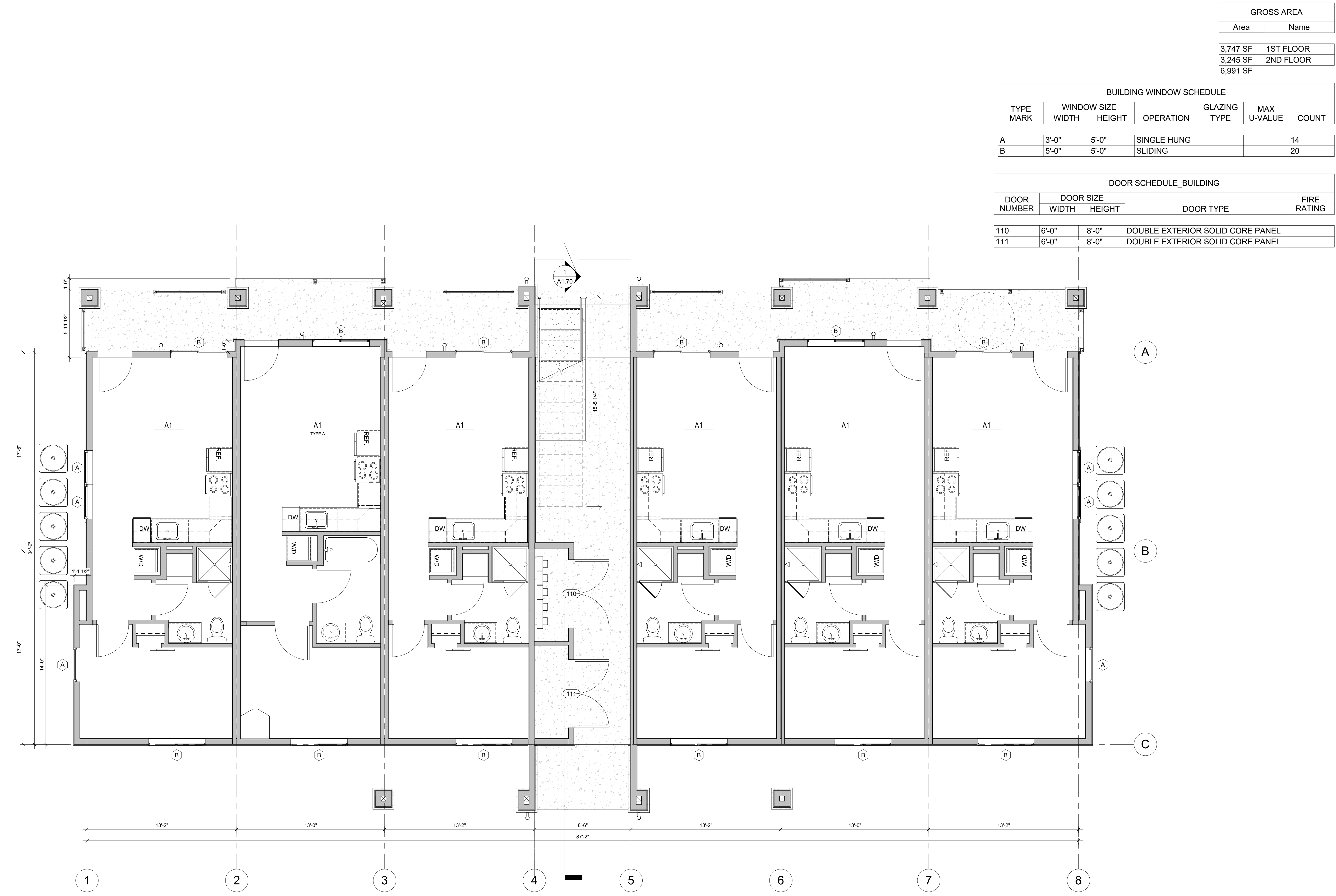
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SITE PLAN



GROSS AREA	
Area	Name
3,747 SF	1ST FLOOR
3,245 SF	2ND FLOOR
6,991 SF	

BUILDING WINDOW SCHEDULE					
TYPE MARK	WINDOW SIZE		OPERATION	GLAZING TYPE	COUNT
	WIDTH	HEIGHT			
A	3'-0"	5'-0"	SINGLE HUNG		14
B	5'-0"	5'-0"	SLIDING		20

DOOR SCHEDULE_BUILDING				
DOOR NUMBER	DOOR SIZE		DOOR TYPE	FIRE RATING
	WIDTH	HEIGHT		
110	6'-0"	8'-0"	DOUBLE EXTERIOR SOLID CORE PANEL	
111	6'-0"	8'-0"	DOUBLE EXTERIOR SOLID CORE PANEL	

1 1ST LEVEL
1/4" = 1'-0"

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RANGE DEVELOPMENT
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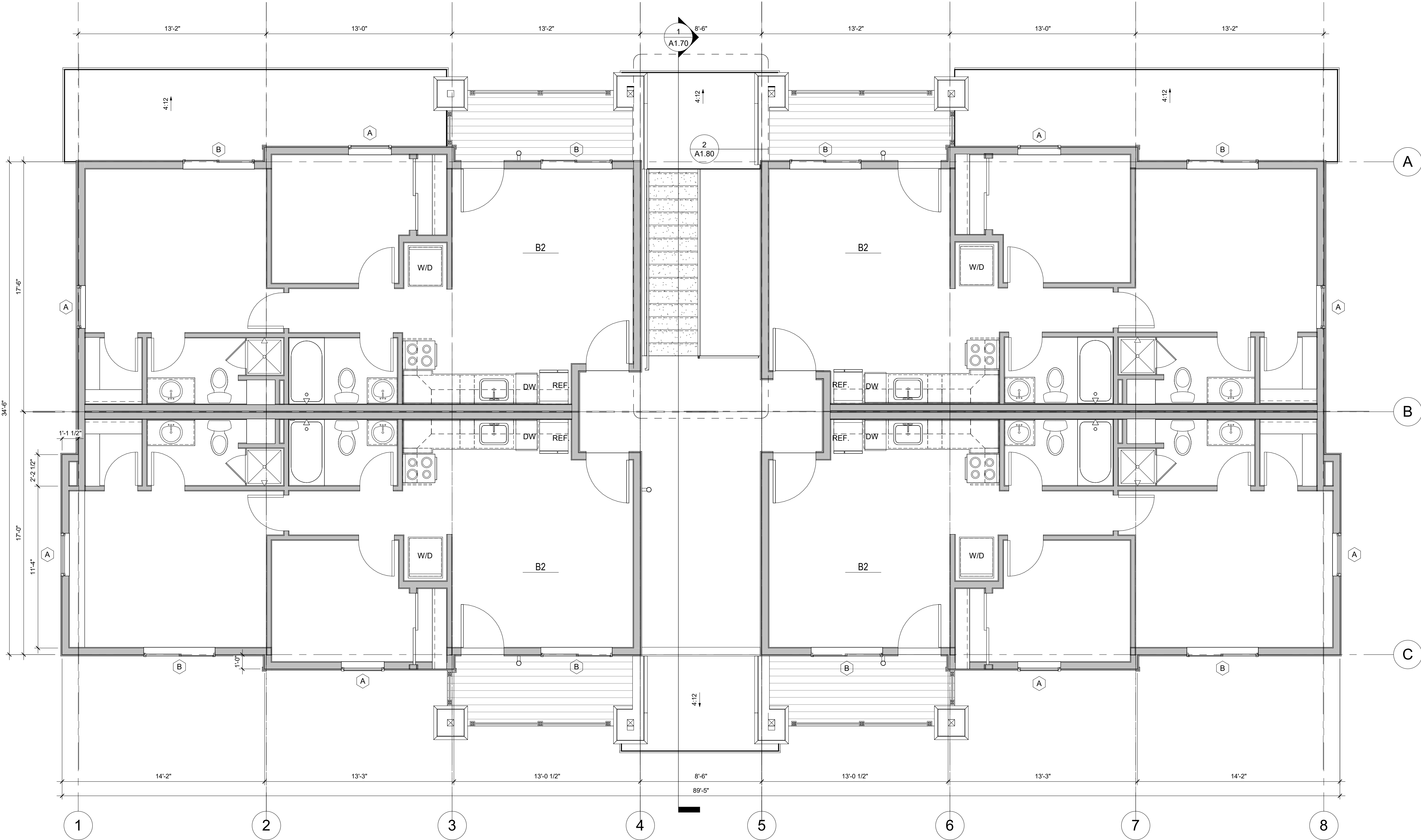
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1ST FLOOR PLAN

GROSS AREA	
Area	Name

3,747 SF	1ST FLOOR
3,245 SF	2ND FLOOR
6,991 SF	

BUILDING WINDOW SCHEDULE						
TYPE MARK	WINDOW SIZE		OPERATION	GLAZING	MAX U-VALUE	COUNT
	WIDTH	HEIGHT		TYPE		
A	3'-0"	5'-0"	SINGLE HUNG			14
B	5'-0"	5'-0"	SLIDING			20



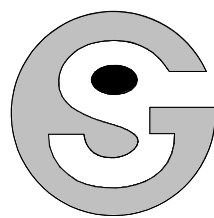
1 2ND LEVEL
1/4" = 1'-0"

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2ND FLOOR PLAN



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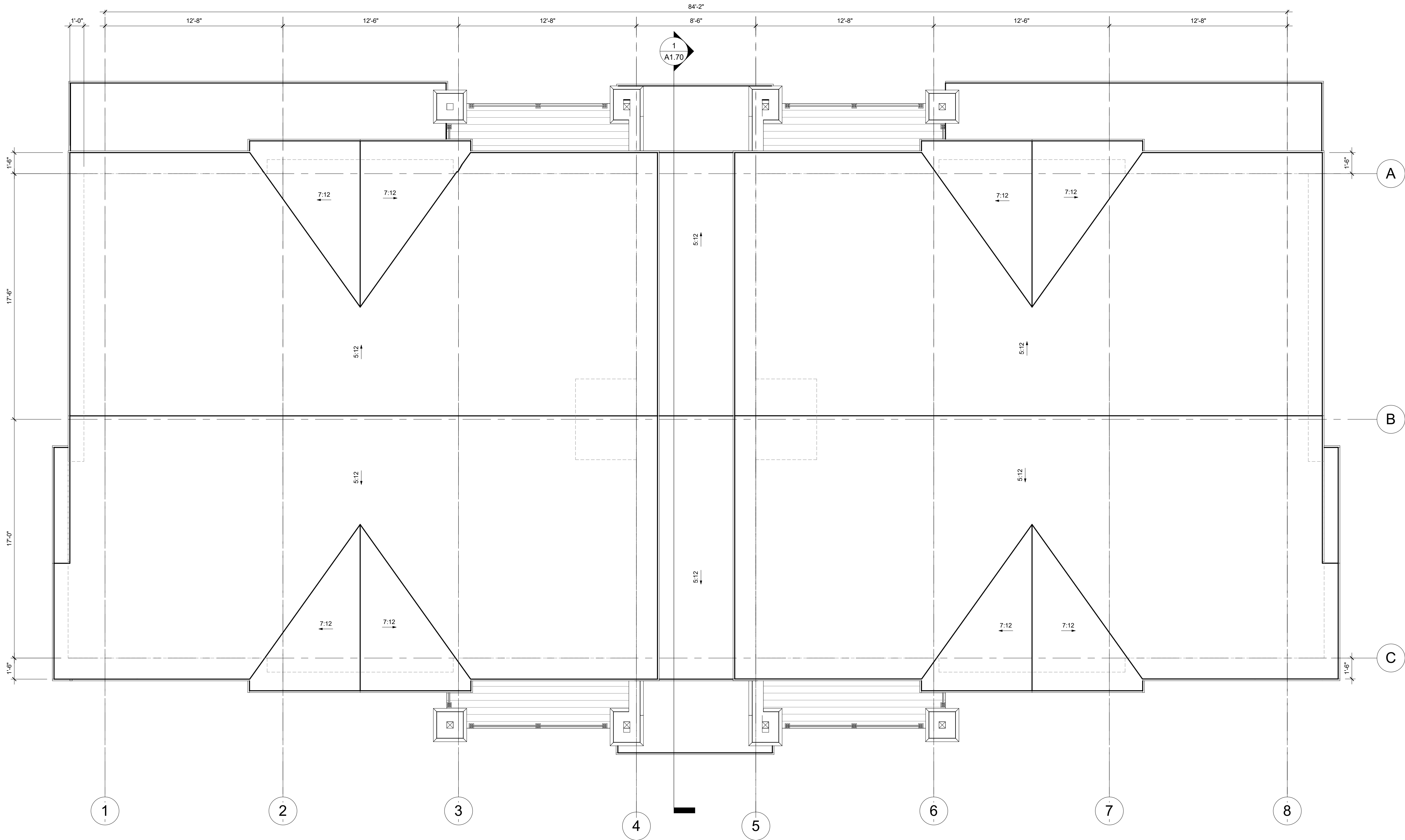
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ROOF PLAN

A1.3

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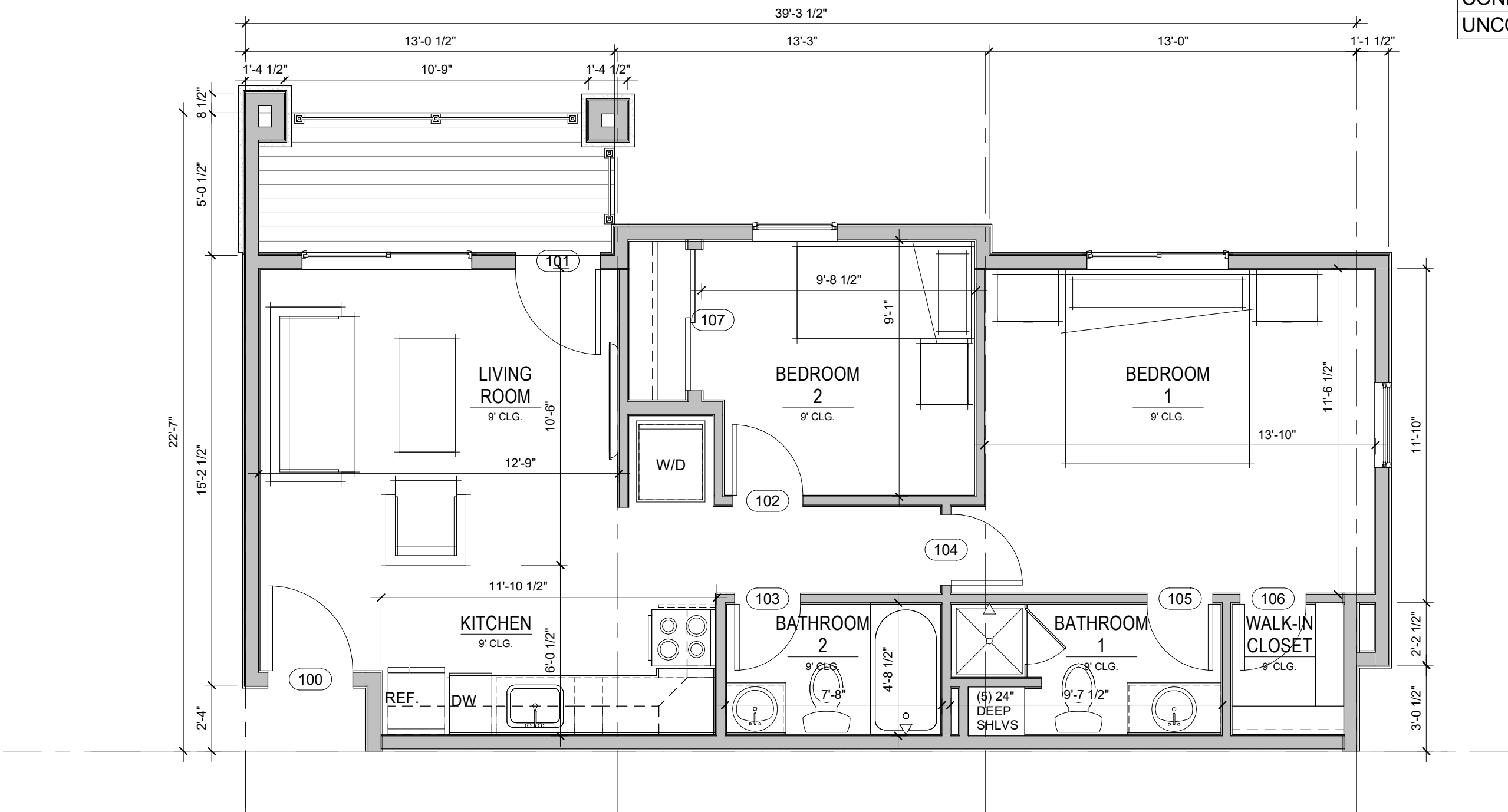
1 ROOF PLAN
1/4" = 1'-0"

DOOR SCHEDULE_UNIT #2				
DOOR NUMBER	DOOR SIZE		DOOR TYPE	FIRE RATING
	WIDTH	HEIGHT		
100	3'-0"	8'-0"	EXTERIOR SOLID CORE WOOD PANEL	
101	3'-0"	7'-0"	EXTERIOR SOLID CORE GLASS PANEL	20 MIN.
102	2'-6"	7'-0"	INTERIOR HOLLOW CORE	
103	2'-4"	7'-0"	INTERIOR HOLLOW CORE	
104	2'-6"	7'-0"	INTERIOR HOLLOW CORE	
105	2'-4"	7'-0"	INTERIOR HOLLOW CORE	
106	2'-4"	7'-0"	INTERIOR HOLLOW CORE	
107	5'-0"	7'-0"	INTERIOR HOLLOW CORE, BIPASS	

DOOR SCHEDULE_UNIT #1 'TYPE A'				
DOOR NUMBER	DOOR SIZE		DOOR TYPE	FIRE RATING
	WIDTH	HEIGHT		
100	3'-0"	8'-0"	EXTERIOR SOLID CORE WOOD PANEL	
101	3'-0"	7'-0"	INTERIOR HOLLOW CORE	
102	3'-0"	7'-0"	INTERIOR HOLLOW CORE	

DOOR SCHEDULE_UNIT #1				
DOOR NUMBER	DOOR SIZE		DOOR TYPE	FIRE RATING
	WIDTH	HEIGHT		
100	3'-0"	8'-0"	EXTERIOR SOLID CORE WOOD PANEL	
101	2'-10"	7'-0"	INTERIOR HOLLOW CORE	
102	2'-10"	7'-0"	INTERIOR HOLLOW CORE	
103	2'-0"	7'-0"	INTERIOR BARN DOOR	

UNIT B2	
Name	Area
CONDITIONED	637 SF
UNCONDITIONED	68 SF

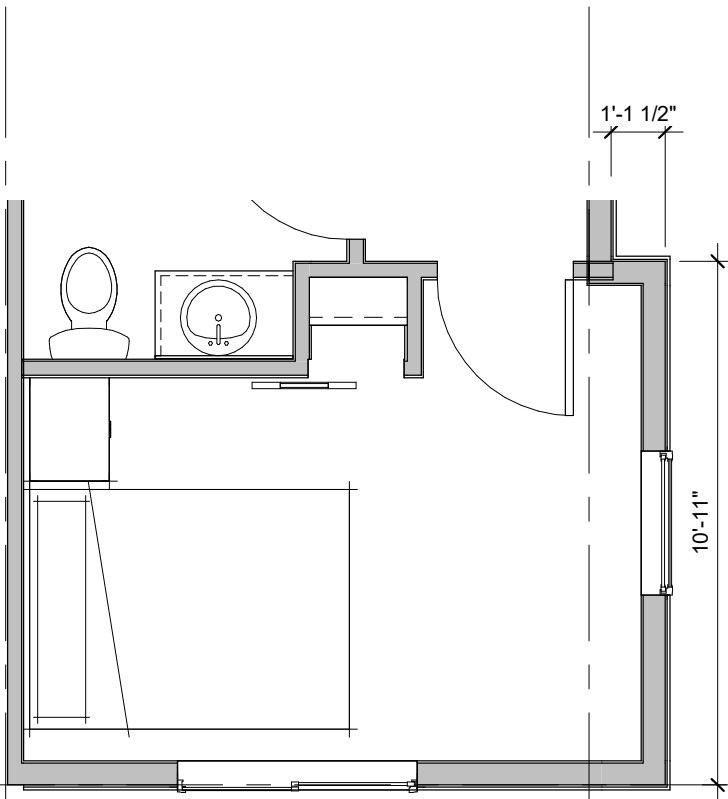


6 UNIT B2
1/4" = 1'-0"

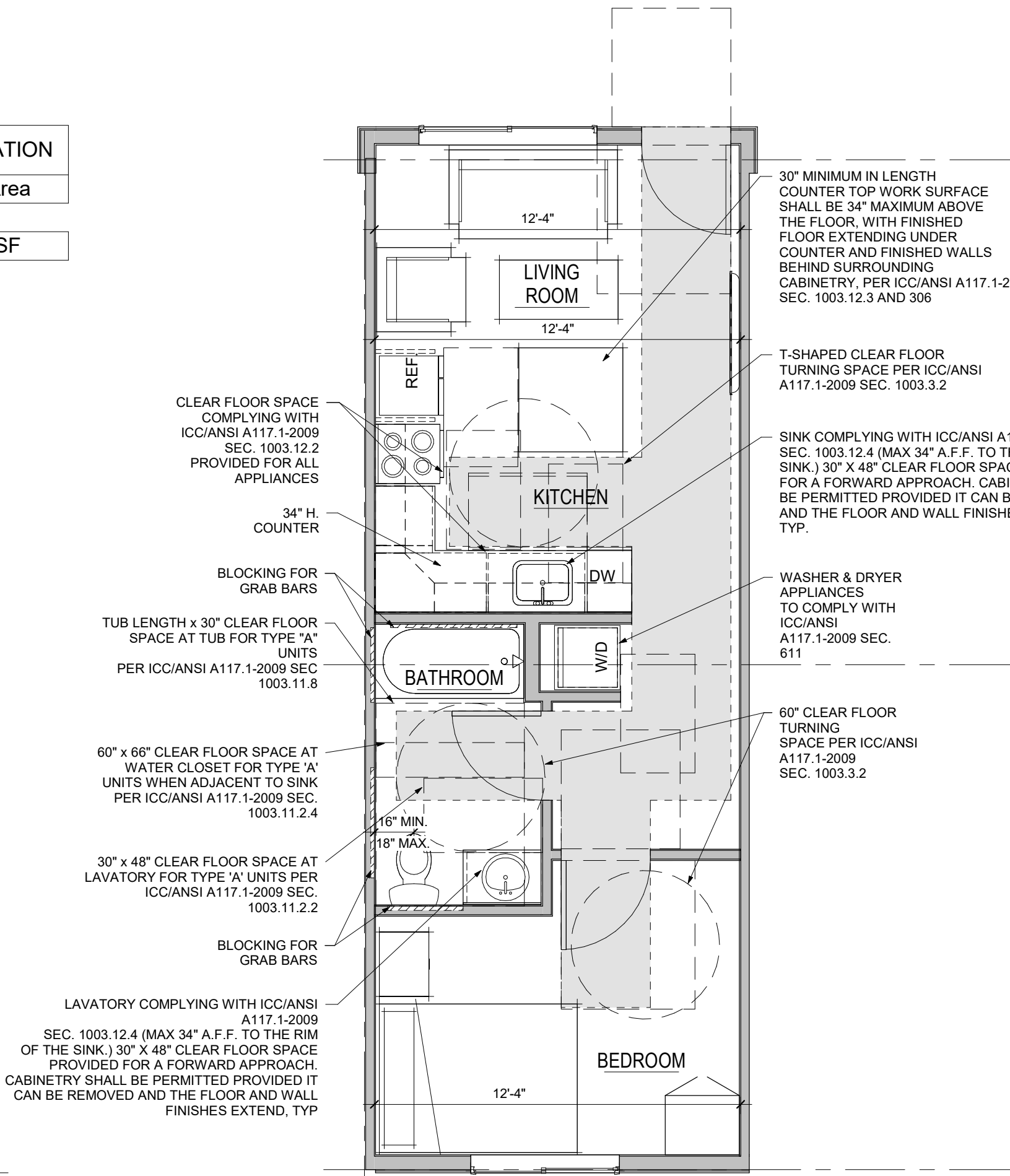
UNIT A1 - 'TYPE A'	
Name	Area
CONDITIONED	427 SF
UNCONDITIONED	70 SF

UNIT A1	
Name	Area
CONDITIONED	414 SF
UNCONDITIONED	75 SF

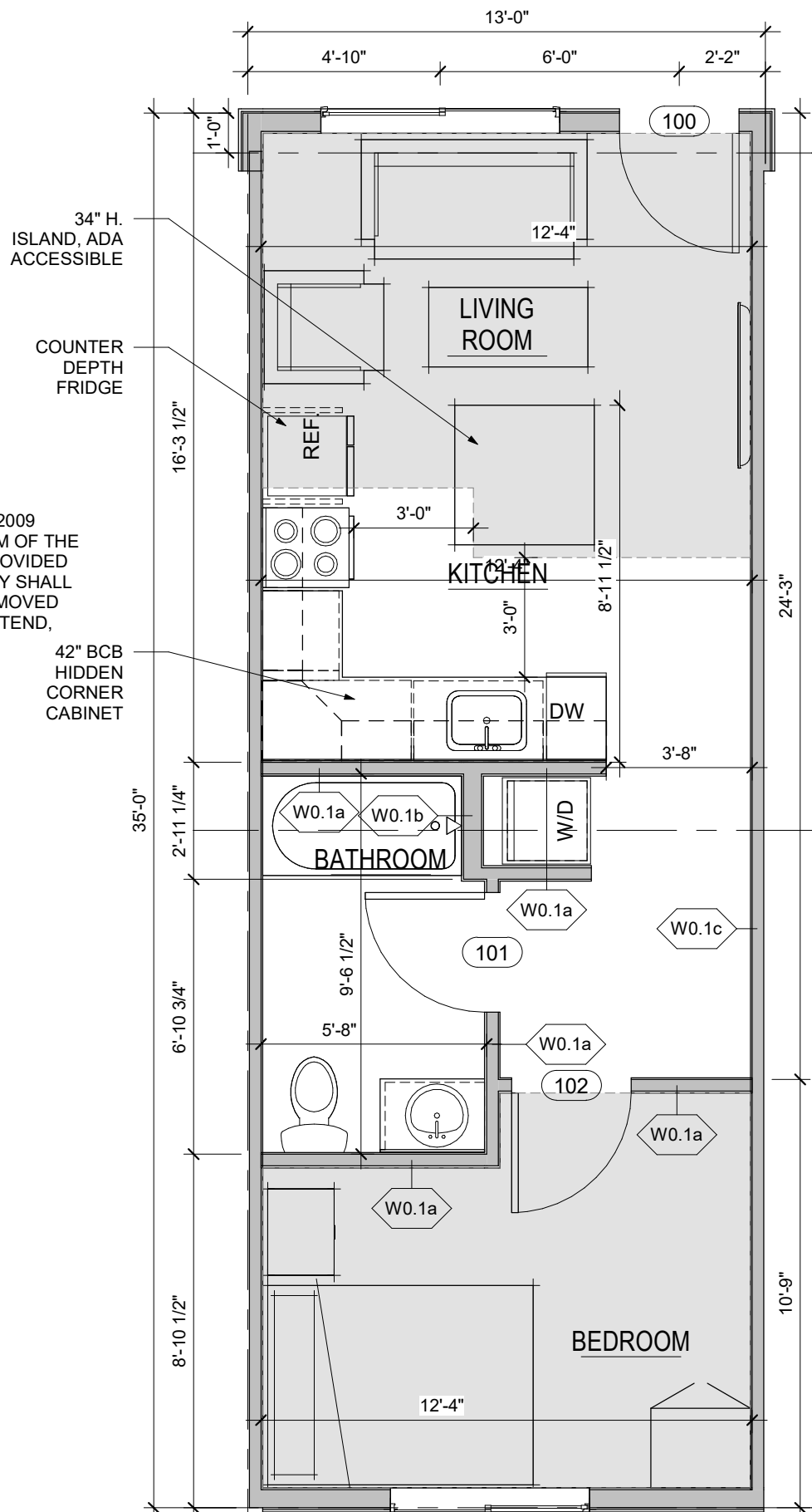
UNIT A1 @ SIDE ELEVATION	
Name	Area
CONDITIONED	427 SF



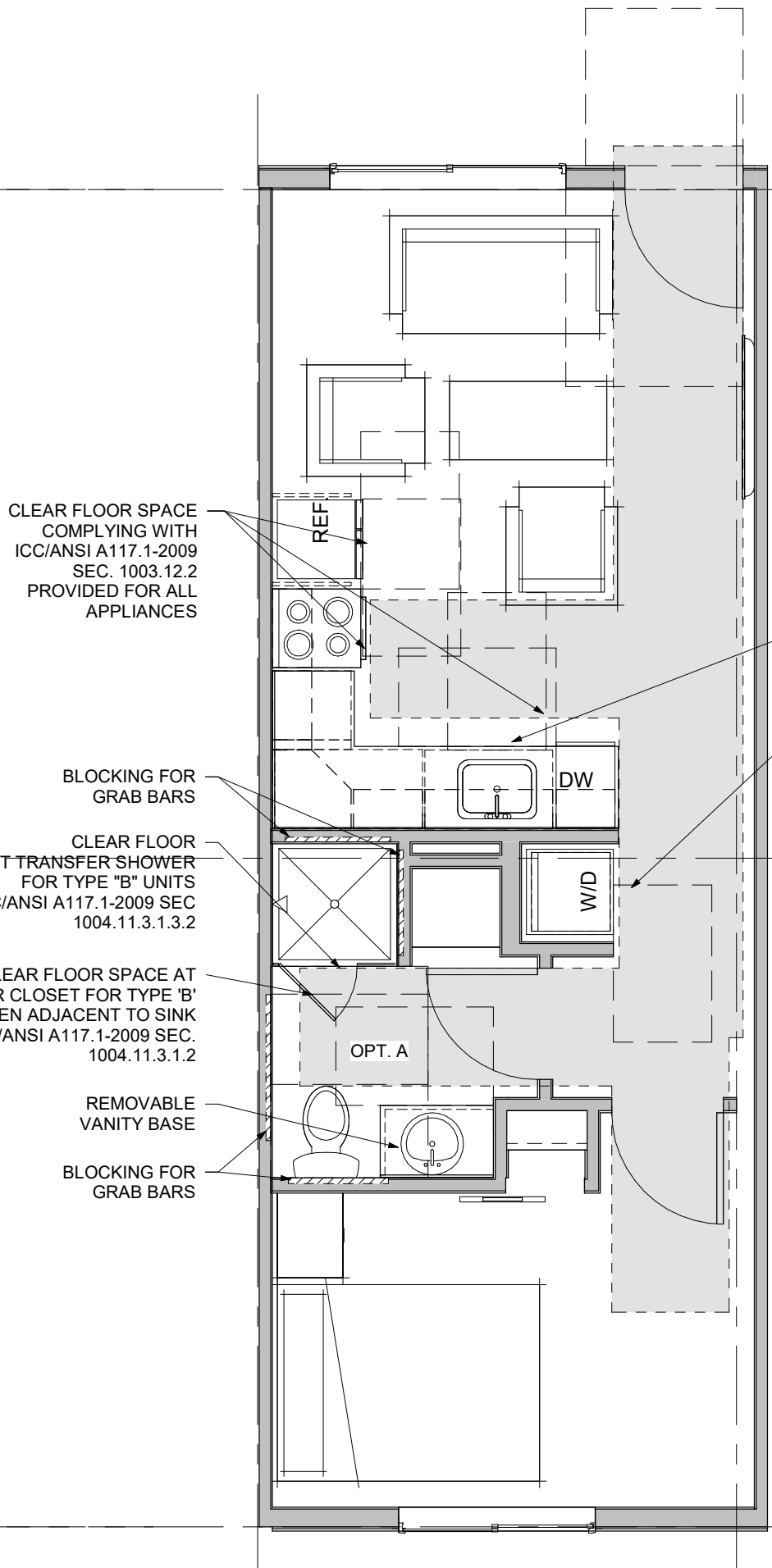
5 UNIT A1 @ SIDE ELEV.
1/4" = 1'-0"



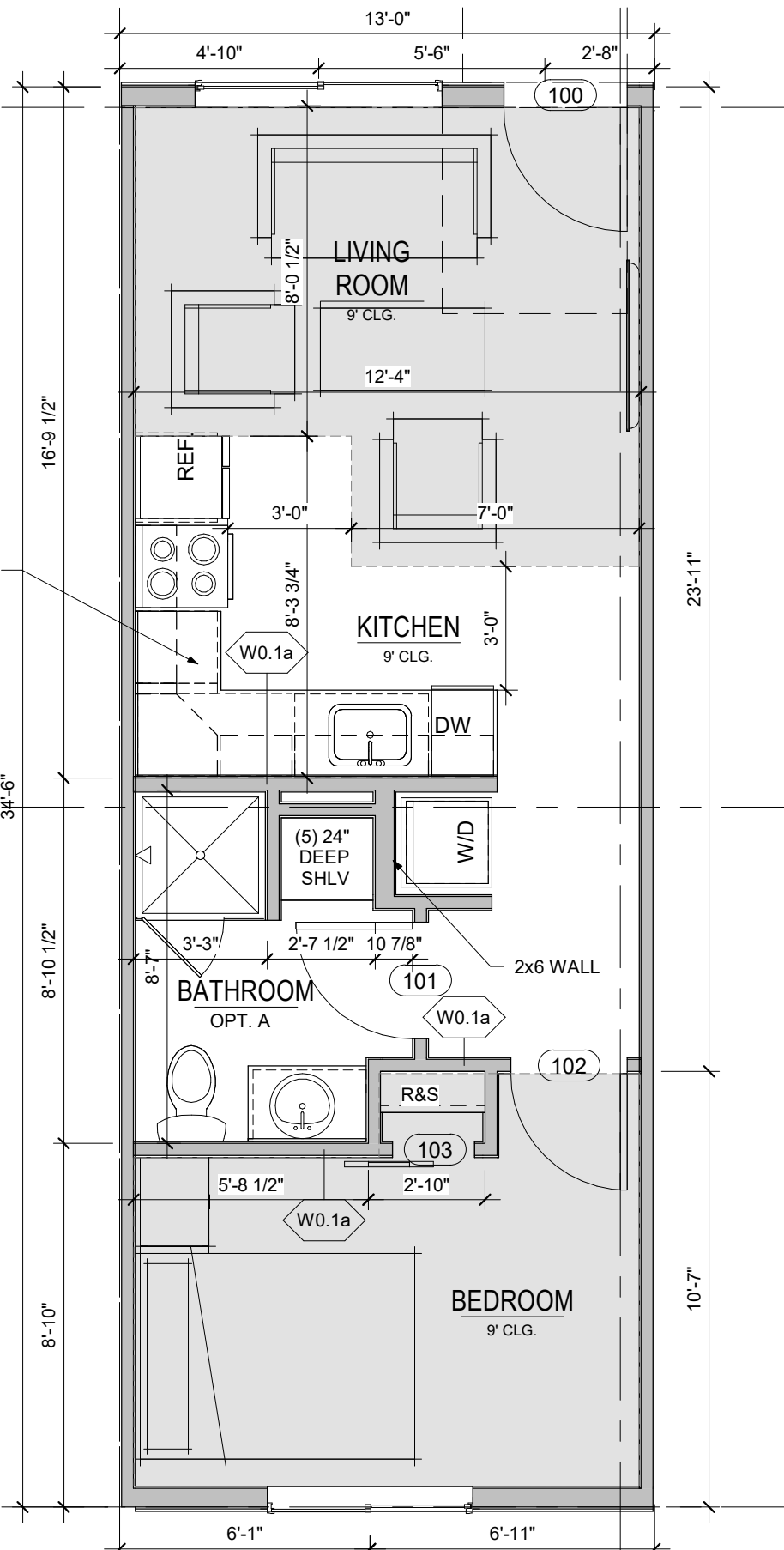
4 UNIT A1 - 'TYPE A' CLEAR FLOOR
1/4" = 1'-0"



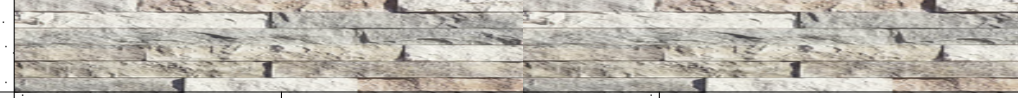
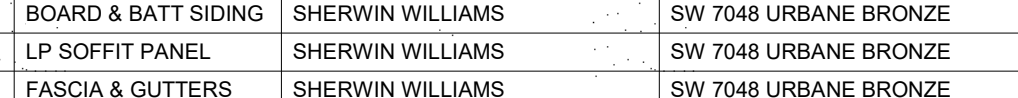
3 UNIT A1 - 'TYPE A'
1/4" = 1'-0"



2 UNIT A1 CLEAR FLOOR
1/4" = 1'-0"



1 UNIT A1
1/4" = 1'-0"

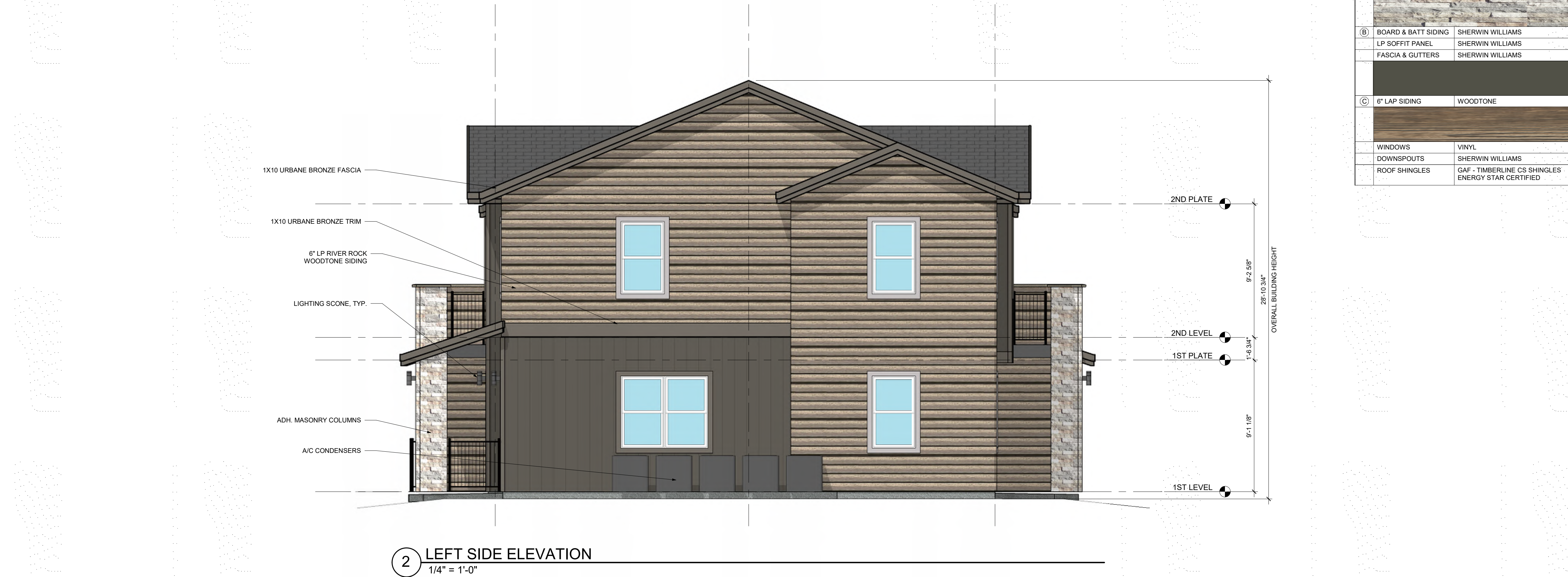
MATERIAL KEY			
	MATERIAL	MANUFACTURER	FINISH
(A)	ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
			
(B)	BOARD & BATT SIDING	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
	LP SOFFIT PANEL	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
	FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
			
(C)	6" LAP SIDING	WOODTONE	RIVER ROCK
			
	WINDOWS	VINYL	WHITE
	DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
	ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ENGLISH GREY

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MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
	LP SOFFIT PANEL	SW 7048 URBANE BRONZE
	FASCIA & GUTTERS	SW 7048 URBANE BRONZE
(C) 6" LAP SIDING	WOODTONE	RIVER ROCK
WINDOWS	VINYL	WHITE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES	ENGLISH GREY
	ENERGY STAR CERTIFIED	

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2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
LP SOFFIT PANEL	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
(C) 6" LAP SIDING	WOODTONE	CASCADE SLATE
WINDOWS	VINYL	WHITE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ENGLISH GREY

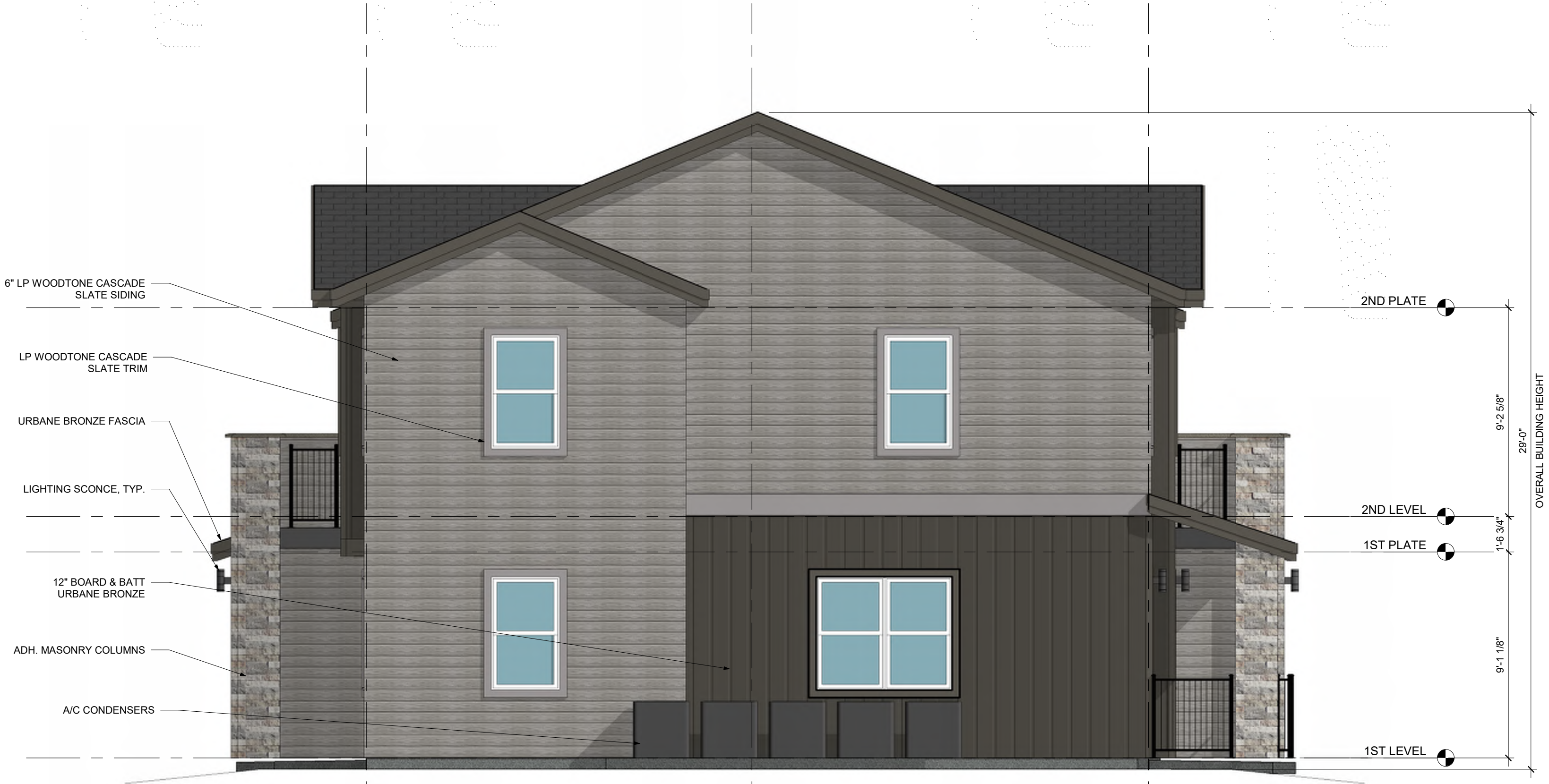
MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
LP SOFFIT PANEL	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE
(C) 6" LAP SIDING	WOODTONE	CASCADE SLATE
WINDOWS	VINYL	WHITE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ENGLISH GREY

NOT FOR
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RANGE DEVELOPMENT

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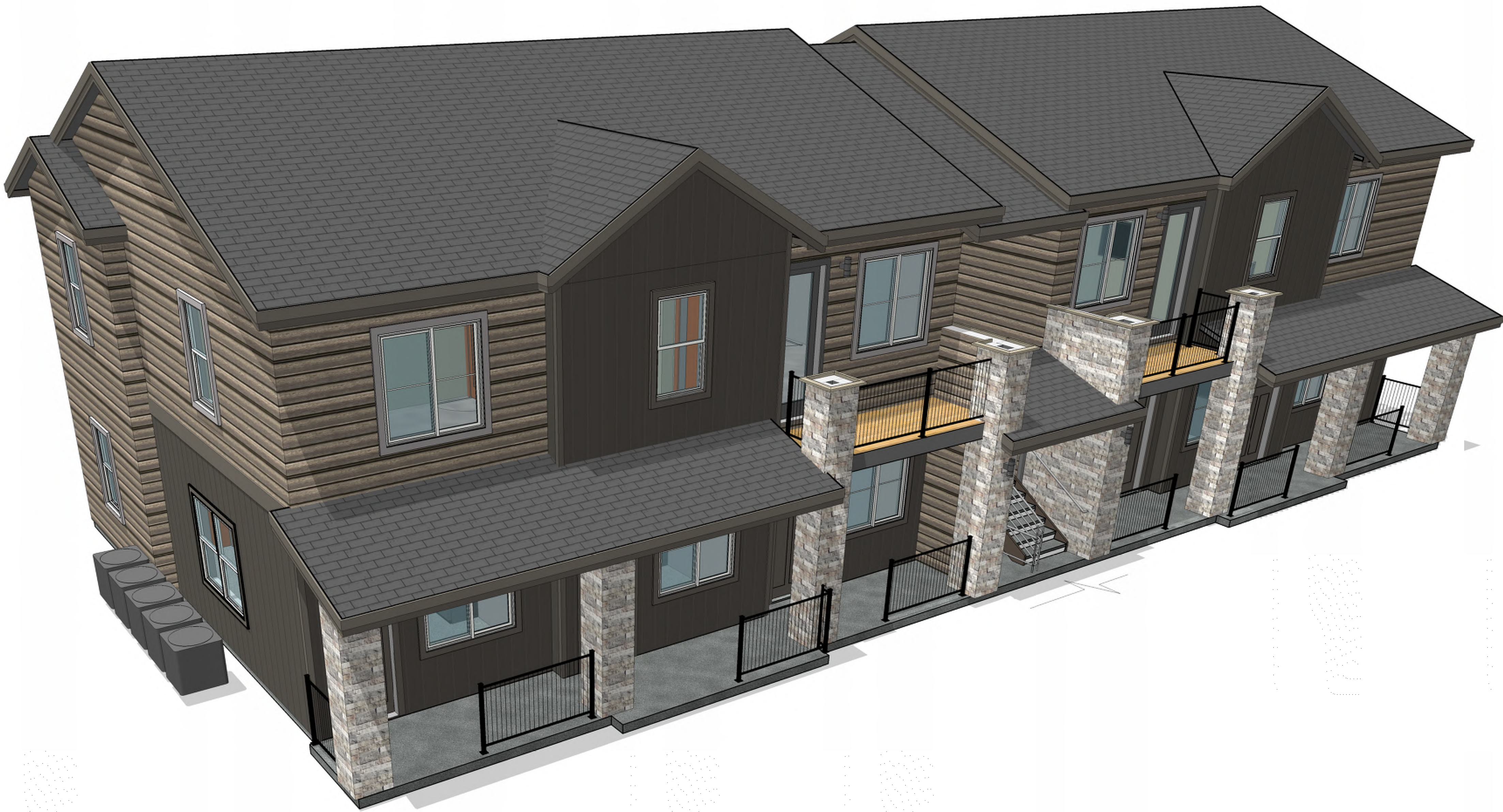
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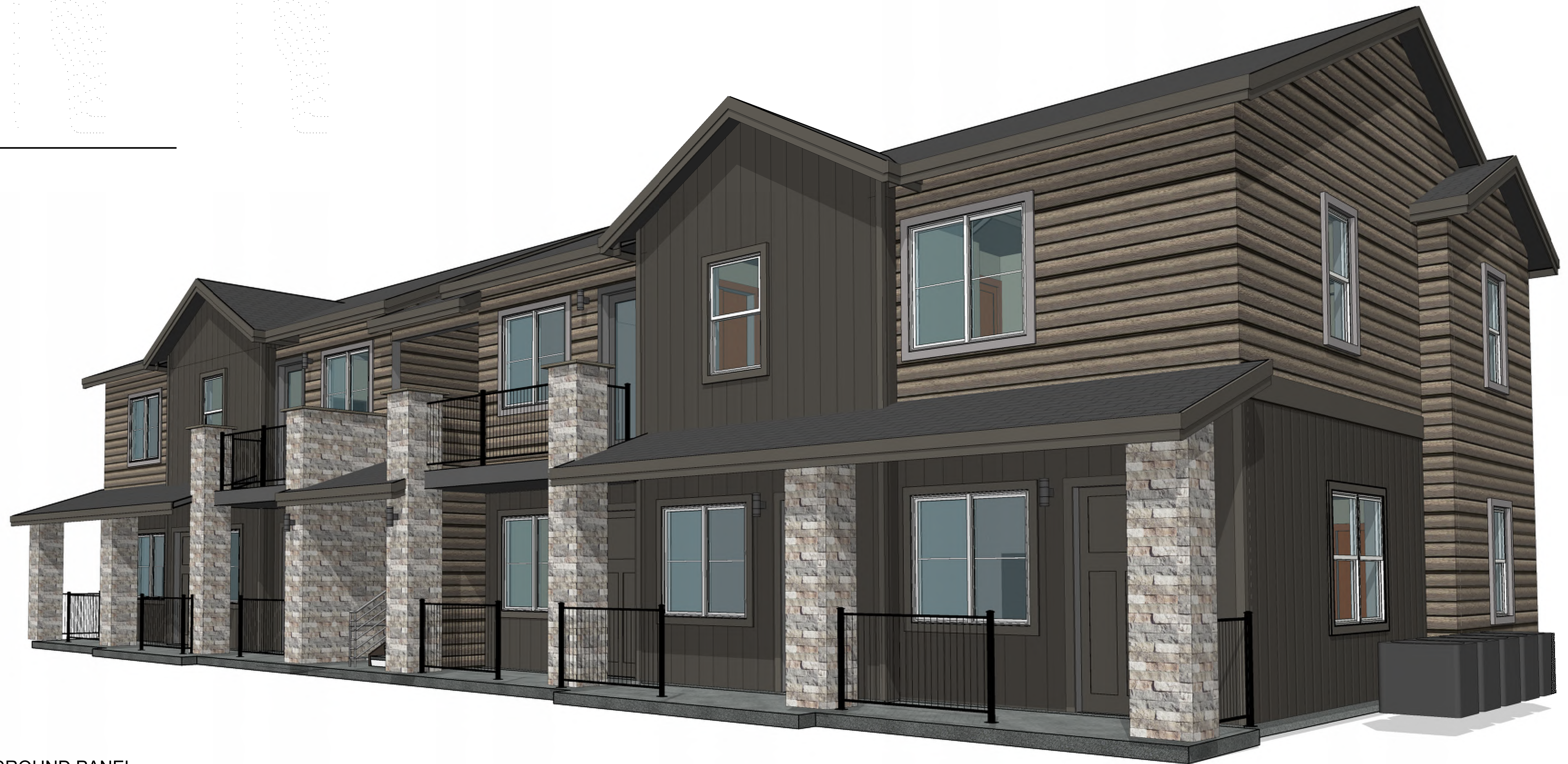
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



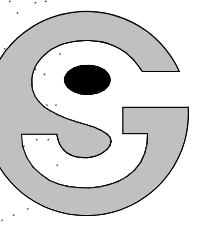
1 REAR ELEVATION
1/4" = 1'-0"



1 3D BIRD EYE PANEL



2 3D GROUND PANEL



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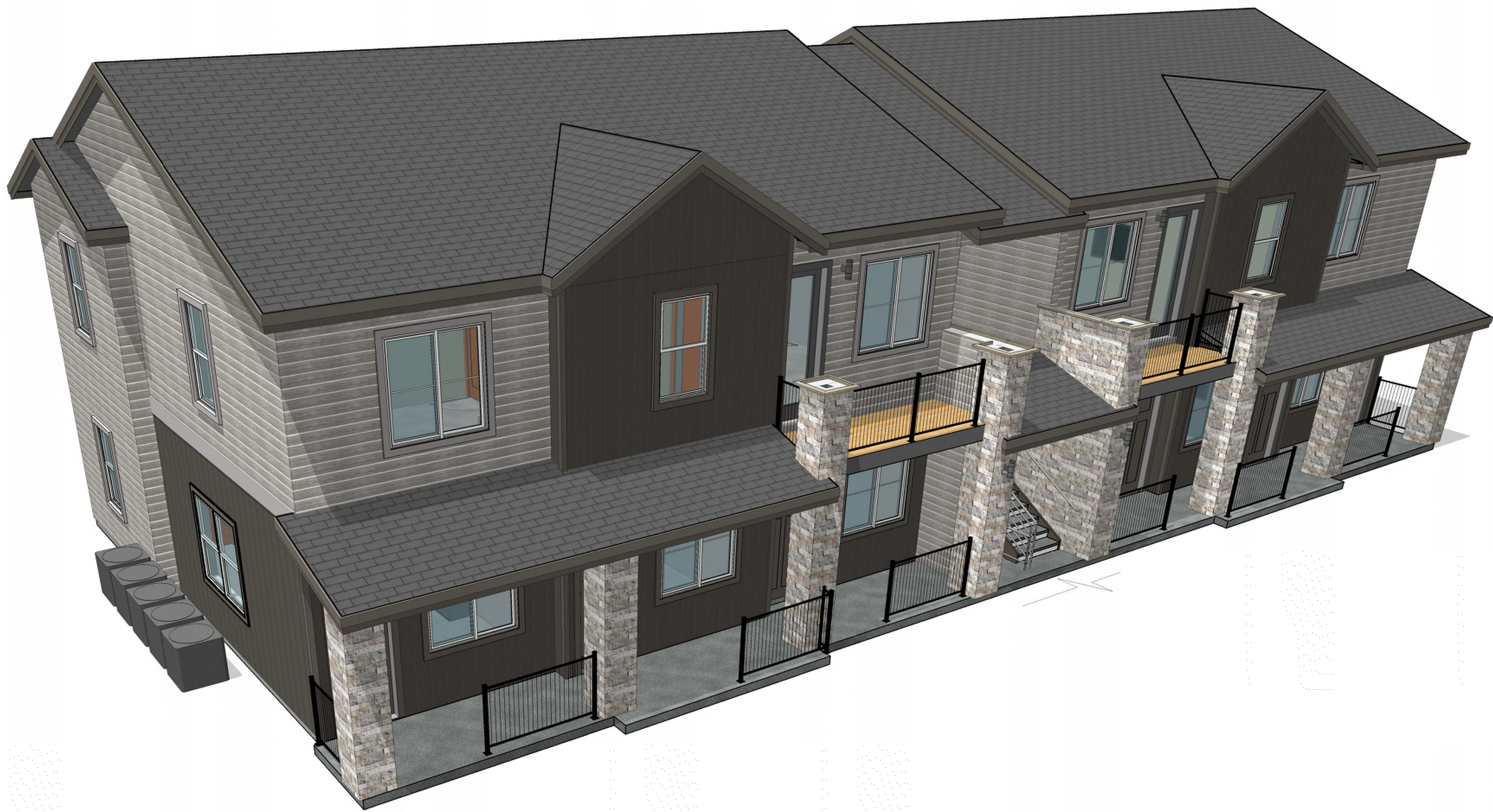
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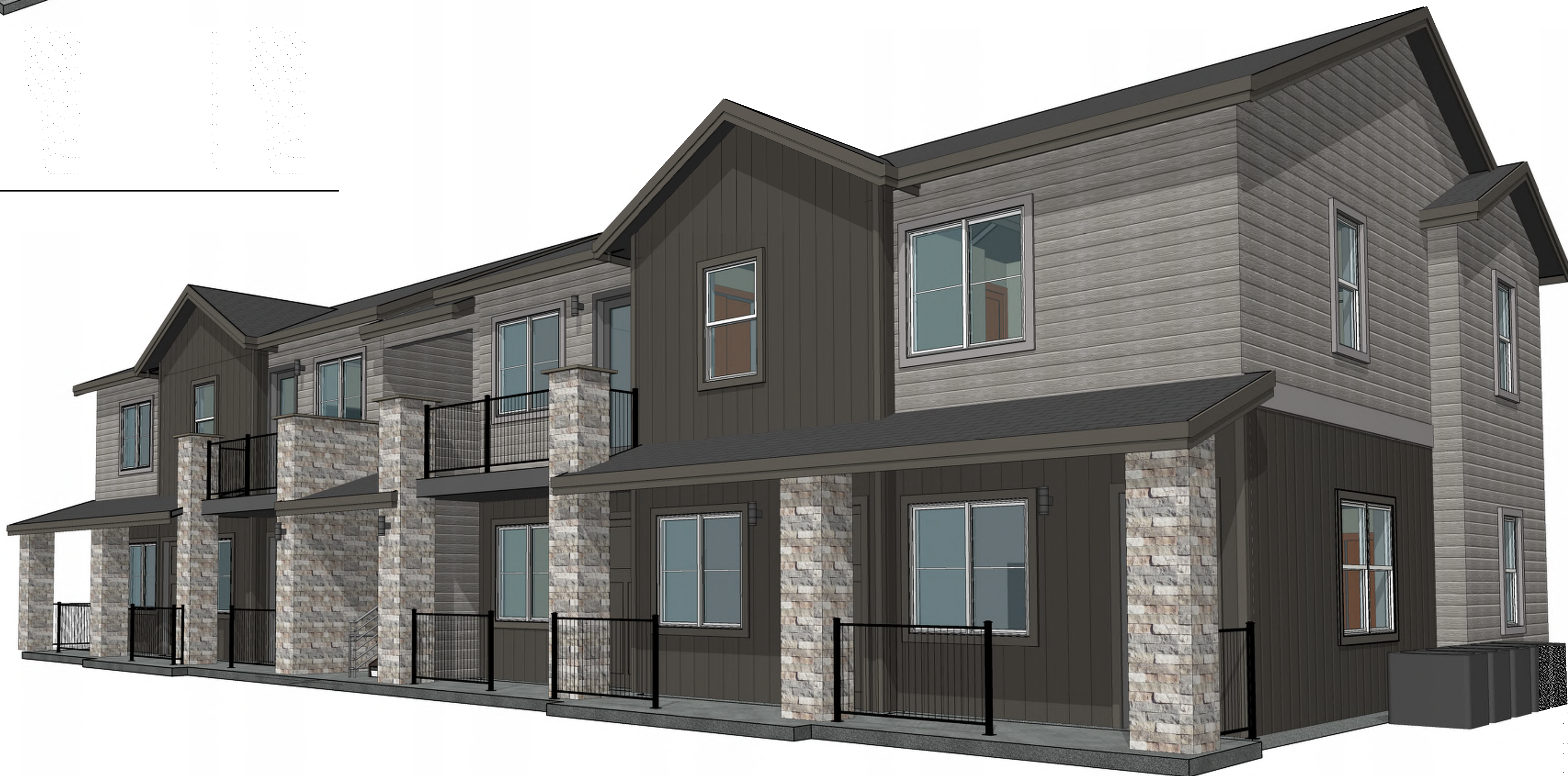
3D VIEWS

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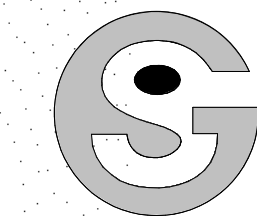
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2 3D BIRD EYE



1 3D GROUND



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RANGE DEVELOPMENT
1017 TAMARAC PRKW. WOODLAND PARK, CO

DRAWN BY:
AV
CHECKED BY:
KC
ISSUE DATE:
02/09/2023

REVISIONS:

3D VIEWS

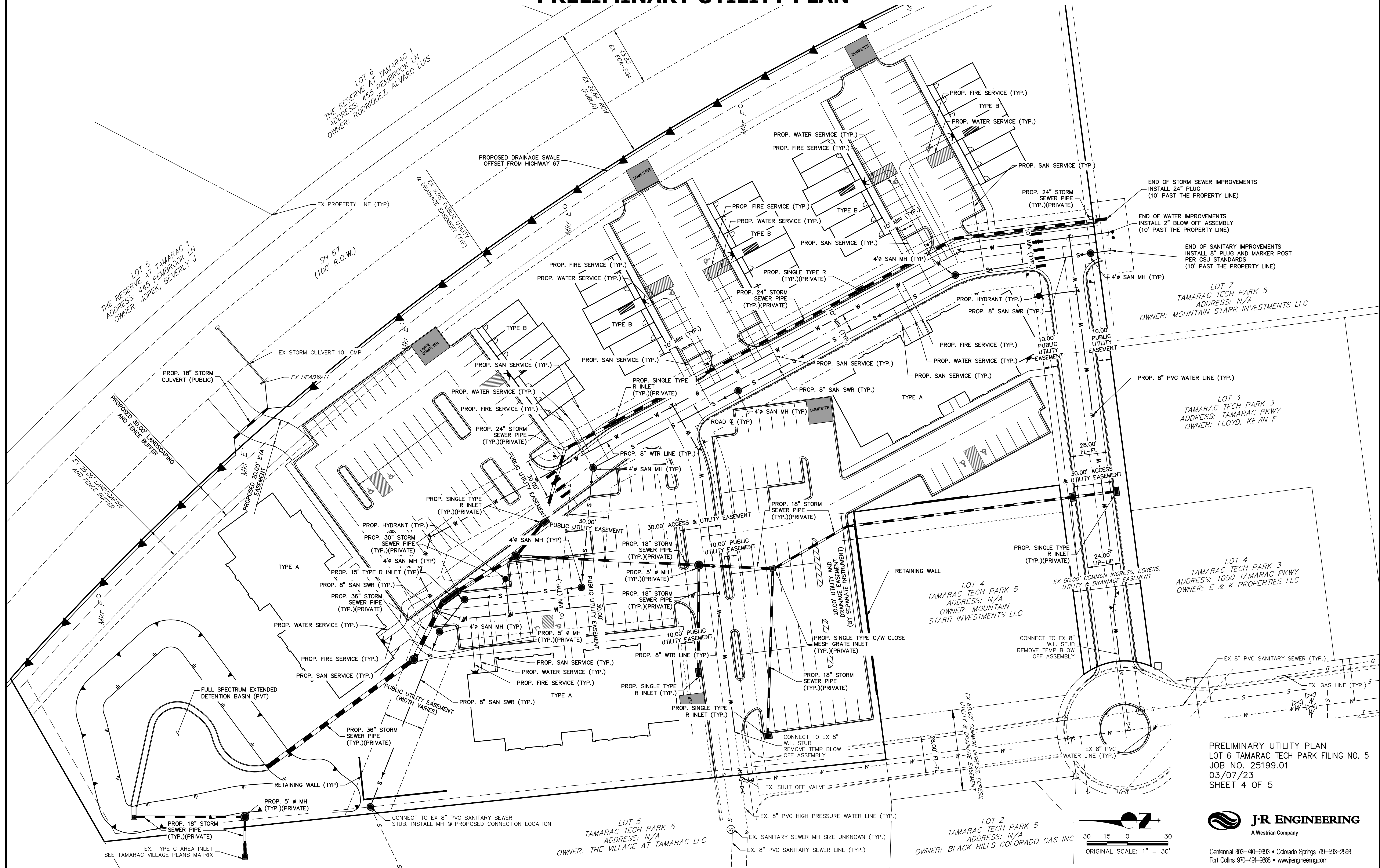
A1.9
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Godden | Sudik Architects & Planners, Inc.

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LOT 6 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY UTILITY PLAN



PRELIMINARY UTILITY PLAN
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
03/07/23
SHEET 4 OF 5



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LOT 6 TAMARAC TECH PARK FILING NO. 5
SLOPE & SNOW STORAGE EXHIBIT

NOTES

1. SNOW STORAGE DESIGN TO BE FINALIZED AT FINAL DESIGN.

Lots 6 Tamarac Park Filing No. 5	
Snow Storage	
Date	3/6/2023
Created by	PAL
Checked by	APL
Parking Lot A	(SQ. FT.)
Parking area	25,217
Island area	938
Total Paved area	24,279
Storage required	2,428
Storage area A1	2,478
Storage area A2	-
Total Storage	2,478
Parking Lot B	(SQ. FT.)
Parking area	12,994
Island area	-
Total Paved area	12,994
Storage required	1,299
Storage area B1	1,449
Storage area B2	-
Total Storage	1,449
Parking Lot C	(SQ. FT.)
Parking area	26,896
Island area	540
Total Paved area	26,356
Storage required	2,636
Storage area C1	2,654
Storage area C2	280
Total Storage	2,934
Alley I	(SQ. FT.)
Paved area	8,318
Storage required	832
Storage area I	935
Alley II	(SQ. FT.)
Paved area	8,689
Storage required	869
Storage area II	996

30 15 0 30
ORIGINAL SCALE: 1" = 30'

SLOPE & SNOW STORAGE
EXHIBIT
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
03/07/23
SHEET 5 OF 5

J-R ENGINEERING
A Westrian Company

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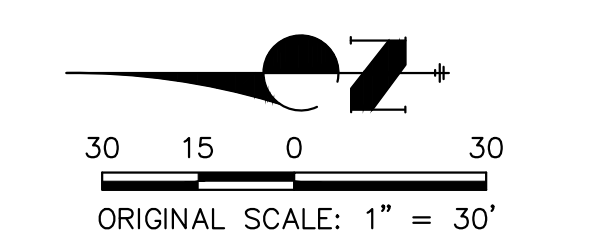
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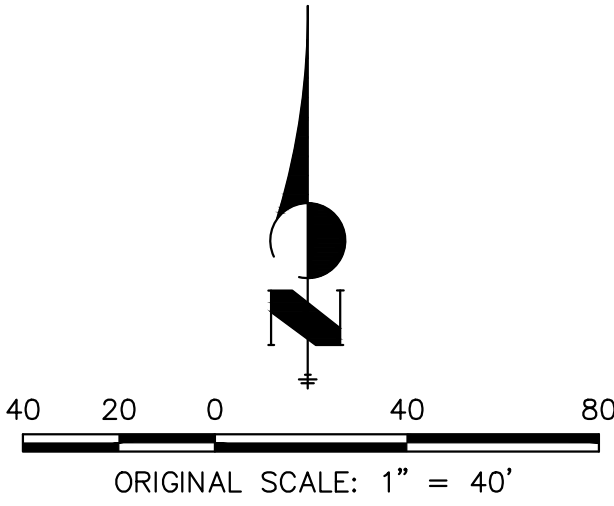
TAMARAC LOT 6
PERVIOUS AREA EXHIBIT



LEGEND

- HARDSCAPE
- ROOFS
- LAWNS

Basin ID	Total Area (ac)	Hardscape (100% Impervious)				Roofs (90% Impervious)				Lawns (0% Impervious)				Basins Total		Basins Total Weighted % Imp.
		C _s	C ₁₀₀	Area (ac)	Weighted % Imp.	C _s	C ₁₀₀	Area (ac)	Weighted % Imp.	C _s	C ₁₀₀	Area (ac)	Weighted % Imp.	Weighted C _s	Weighted C ₁₀₀	
Lot 6	7.00	0.90	0.96	2.65	37.9%	0.73	0.81	0.99	12.7%	0.08	0.35	3.36	0.0%	0.48	0.65	50.6%



PERVIOUS AREA EXHIBIT
TAMARAC LOT 6
JOB NO. 25199.01
03/13/23
SHEET 1 OF 1

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STAFF COMMENTS & REDLINES



REVIEW COMMENTS

Date: April 6, 2023

Project: Tamarac Apartments – CUP2023-01 – Application Packet

After staff review, the submitted Site Plan **requires revisions** prior to final approval.

For Municipal Code and Engineering Specification Reference, please visit:

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https://library.municode.com/co/woodland_park/codes/code_of_ordinances
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<https://city-woodlandpark.org/272/Drainage-Criteria-Manual>
- *City of Woodland Park Engineering Specifications (CWPES):*
<https://city-woodlandpark.org/273/Engineering-Specifications>

Please address the following comments and resubmit for review:

Page Label	Comments	Reviewer
8	My records show Lot 6 and Lot 7 for 188 apts and 55 townhomes	Kwiley
9	We would support a decrease in density if this actually occurs. Again, my records show different numbers for lot 6 and 7. I will need some clarification on this....	Kwiley
20	Current proposed building facades do not convey 'mountain western' aesthetic. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.	Cgates
26	Is this the correct site plan intended to be included in the packet?	bschmitt
37	The impervious site area calculation does not meet the impervious are exhibit attached with the application.	Cgates
37	Keep water main in the traffic lane	Kwiley
38	Please show accessible path to ramp	bschmitt
38	Please show accessible path to ramp	bschmitt
38	Please mark "no Parking area"	bschmitt
38	Has auto turn been done to ensure trash trucks can pick this up without blocking all 4 lanes of the intersection? Would these be better placed at the end of a drive isle?	bschmitt
38	Please call out curb ramps	bschmitt
38	Please call out curb ramps	bschmitt

38	Please detail striping, ped crossings, and intersection/median controls to channelize vehicles into traffic circle, how is the existing driveway being factored into this design? Has Rampart Survey been approached on closing this?	bschmitt
38	Please show any other drives using this Roundabout.	skozurek
39	How is this sidewalk being set up to cross the street?	
39	Please detail striping, ped crossings, and intersection/median controls to channelize vehicles into traffic circle	bschmitt
40	Off site improvements will be required when Lot 7 develops. The water main will need to be connected across HWY 67 to be looped. 2. Lots 6 and 7 are approved for 167 units. 112 apartments and 55 town homes. With a 122 apartments on lot 6 there will only be 45 town homes allowed on Lot 7. Is this even feasible? 3. Any surface improvements with easements are the responsibility of the property owner. Please add a note to plans to define this comment.	Kwiley
41	How is snow intended to be stored here? Pushed through curb cuts? pushing over curb will damage C&G	bschmitt
41	How is snow intended to be stored here? Pushed through curb cuts? pushing over curb will damage C&G	bschmitt
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I have also included an Adobe PDF of the Site Plan markups with the above comments noted.

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

Creighton Soukup
COF5 LLC
137 Main Street Suite G-003W Edwards, CO 81632

January 9th, 2023

Attn:

C.J. Gates – Senior Planner
City of Woodland Park
220 W. South Avenue , Woodland Park, Colorado

Re:

*Tamarac Tech Park Lot 6
Conditional Use Submittal*

My records show Lot 6 and Lot 7
for 118 apts and 55 townhomes

We are requesting a Conditional Use Permit review for a multi-family residential project located on 7 acres, Lot 6 at Tamarac Tech Park. The property is zoned Multi-Family Residential Urban (MF-U) allowing attached residential dwelling units with a density range from 8du/ac to 20du/ac and is currently vacant. Lot 6 has been previously approved for 132 units - 112 multifamily and 20 townhomes. We are requesting approval for 122 multifamily units and no townhomes on Lot 6.

Context:

Bounded on the north by Shining Mountain Golf Course practice range and on the east by State Highway 67. The Post Office and a planned Neighborhood Commercial parcel are on the south. The Tamarac Tech Park Lot 7 is adjacent to the west property line. The property is served by municipal water and sewer and is accessible to vehicles and pedestrians. Vehicle access from Tamarac Parkway is by way an access easement north of the office building from the cul-de-sac.

Plan Intent:

The intent of the plan is to provide quality rental housing in a planned neighborhood open space & trail system. The plan provides for 122 total residential units across two building types on 7 acres with a density of 17 u/acre. All parking is provided in surface lots. There are 211 planned parking spots which meets the requirement.

- Apartment Type A: There are 72 apartment units in 3 buildings consisting of two unit types – one bedroom and two bedroom. The one bedroom, one bathroom unit is 808 sqft and the two bedroom, two bathroom unit is 1078 sqft. All units have balconies.
- Apartment Type B: There are 50 apartment units in 5 buildings consisting of two unit types – one bedroom and two bedroom. The one bedroom, one bathroom unit is 428 sqft and the two bedroom, two bathroom unit is 620 sqft. Units either have a balcony or walk out patio. Each building has 10 units and is designed to look like townhomes from the exterior.

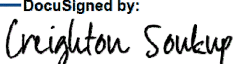
A 30' open space & fence buffer is proposed from the State Highway 67 right of way. The closest residential structure is setback 35' from the edge of the SH 67 right of way. The road and parking areas will be maintained by a property management company.

We would support a decrease in density if this actually occurs. Again my records show different numbers for lot 6 and lot 7. I will need some clarification on this...

Additional Project Information.

1. The parcel being developed is zoned Multi-Family Urban Residential and apartments are permitted uses. 112 multifamily units have previously been conditionally approved on Lot 6, and we are requesting for an additional 10 units for a total of 122 multifamily units on Lot 6.
2. Previously, Lot 6 was already conditionally approved for 138 units – 112 multifamily units and 20 townhome units. Our new proposed site plan decreases density to 122 total units.
3. Lot 7 is not a part of this plan.
4. The apartment buildings will have a maximum height of 30'.
5. The project will coordinate with the Postal Service to install a clustered mailbox structure.
6. The project is served by a private road with curb/gutter. The roadway is located within a 30' private access easement; with 10' utility easements on each side. Streetlights along the roadway are not proposed.
7. Public sanitary sewer, water lines and fire hydrants will be installed in the easements.
8. Private storm sewer lines and inlets will be installed to direct stormwater to a proposed private Full Spectrum Detention Pond A.
9. Construction drawings for City review and approval as the project progresses.
10. A private park and open space are provided throughout the project with a 6' wide crusher fine trail that will be maintained by the property management company.

Thank You,

DocuSigned by:

5828F3679F0D432...

Creighton Soukup, Principal
COF5 LLC

MATERIAL KEY		
MATERIAL	MANUFACTURER	FINISH
(A) ADH. MASONRY	EL DORADO	WHITE CAP - DRYSTACK
(B) BOARD & BATT SIDING	WOOD TONE PANELS	MOUNTAIN CEDAR
LP SOFFIT PANEL	WOODTONE	CEDAR STAIN
WINDOWS	VINYL	WHITE
FASCIA & GUTTERS	SHERWIN WILLIAMS	SW 7076 CYBERSPACE
DOWNSPOUTS	SHERWIN WILLIAMS	TO MATCH ADJACENT WALL COLOR
ROOF SHINGLES	GAF - TIMBERLINE CS SHINGLES ENERGY STAR CERTIFIED	ANTIQUE SLATE

NOT FOR
CONSTRUCTION

RANGE DEVELOPMENT

1017 TAMARAC PRKW

NOT FOR CONSTRUCTION	DRAWN BY: AV
	CHECKED BY: KC
	ISSUE DATE: 01/03/2023
	REVISIONS:

Current proposed building facades do not convey 'mountain western' aesthetic. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.



2 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



Is this the correct site plan intended to be included in the packet?

NOT FOR
CONSTRUCTION

RANGE DEVELOPMENT

1017 TAMARAC PRKW. WOODLAND PARK, CO

NOT FOR
CONSTRUCTION

DRAWN BY:
AV

CHECKED BY:
KC

ISSUE DATE:
02/09/2023

REVISIONS:

SITE PLAN

LOT 6 TAMARAC TECH PARK FILING NO. 5
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
TAMARAC SITE PLAN



SHEET INDEX		
1	-	COVER SHEET
2	-	SITE PLAN
3	-	PRELIMINARY GRADING PLAN
4	-	PRELIMINARY UTILITY PLAN
5	-	SLOPE & SNOW STORAGE EXHIBIT

APPROVAL CONDITIONS AND RESTRICTIONS

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF CITY OF WOODLAND PARK PLANNING COMMISSION ON, 20____, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON _____, 20____.

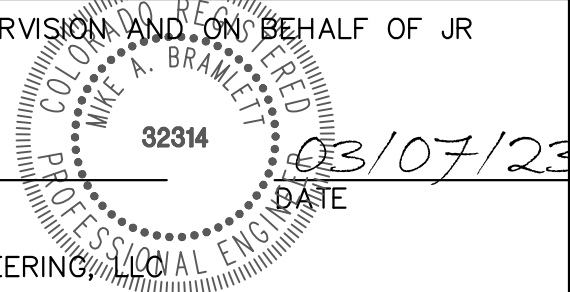
DATE _____ CITY PLANNER _____
CITY OF WOODLAND PARK



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SITE DATA

OWNER / DEVELOPER: COF5 LLC
137 MAIN STREET SUITE G-003W
EDWARDS, CO 81632
970-376-7670

LIMITS OF DISTURBANCE AREA: 6.72 ACRES

TOTAL SITE AREA: 7.0 ACRES

SCHEDULE OF DEVELOPMENT: SPRING 2023

CURRENT ZONING: MULTI-FAMILY RESIDENTIAL-URBAN

EXISTING USE: VACANT

PROPOSED USE: APARTMENTS
NUMBER OF BLDGS: 8
NUMBER OF UNITS: 122
DENSITY: 122 DU/7.0 AC=17.4 DU/AC

IMPERVIOUS SITE AREA: IMPERVIOUS EXISTING: 0 SF
IMPERVIOUS NEW: 137200.932± SF
% OPEN SPACE (PERVIOUS): 45.00%

MAX BUILDING HEIGHT: 30 FEET FOR PRIMARY STRUCTURE

SETBACKS: FRONT 25' MIN
REAR 25' MIN
SIDE YARD 8' MIN

ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
719-630-0559

SURVEYOR: RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY
WOODLAND PARK, CO 80863
719-687-0920

PLANNER: COF5 LLC
CREIGHTON SOUKUP
970-376-7670
CREIGHTON@RANGECOLORADO.COM

LANDSCAPE DESIGN: JIMENEZ DESIGN GROUP, LLC
JULIO JIMENEZ
303-913-7417
JULIO.JDG@COMCAST.NET

PARKING DATA

APARTMENT UNITS	#1 BEDROOM UNIT	#2 BEDROOM UNIT	PARKING SPOTS REQUIRED
BUILDING 1 (TYPE A)	12	12	42
BUILDING 2 (TYPE A)	12	12	42
BUILDING 3 (TYPE A)	12	12	42

TOTAL PARKING SPOTS REQUIRED: 126

• # OF TOTAL PARKING APARTMENT SPOTS PROVIDED: 126 (6 ADA SPOTS PROVIDED)

EFFICIENT UNITS	#1 BEDROOM UNIT	#2 BEDROOM UNIT	PARKING SPOTS REQUIRED
BUILDING 4 (TYPE B)	6	4	17
BUILDING 5 (TYPE B)	6	4	17
BUILDING 6 (TYPE B)	6	4	17
BUILDING 7 (TYPE B)	6	4	17
BUILDING 8 (TYPE B)	6	4	17

TOTAL PARKING SPOTS REQUIRED: 85

• # OF EFFICIENT PARKING SPOTS PROVIDED: 85 (5 ADA PROVIDED)

PARKING SPOTS REQUIRED: 211
PARKING SPOTS PROVIDED: 211

PARKING NOTES

- 1.5 PARKING SPOTS REQUIRED FOR 1 BEDROOM UNITS.
- 2 PARKING SPOTS REQUIRED FOR 2 BEDROOM UNITS.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
COF5 LLC
137 MAIN STREET SUITE G-003W
EDWARDS CO 81632
ATTN: CREIGHTON SOUKUP
970-376-7670
CREIGHTON@RANGECOLORADO.COM

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

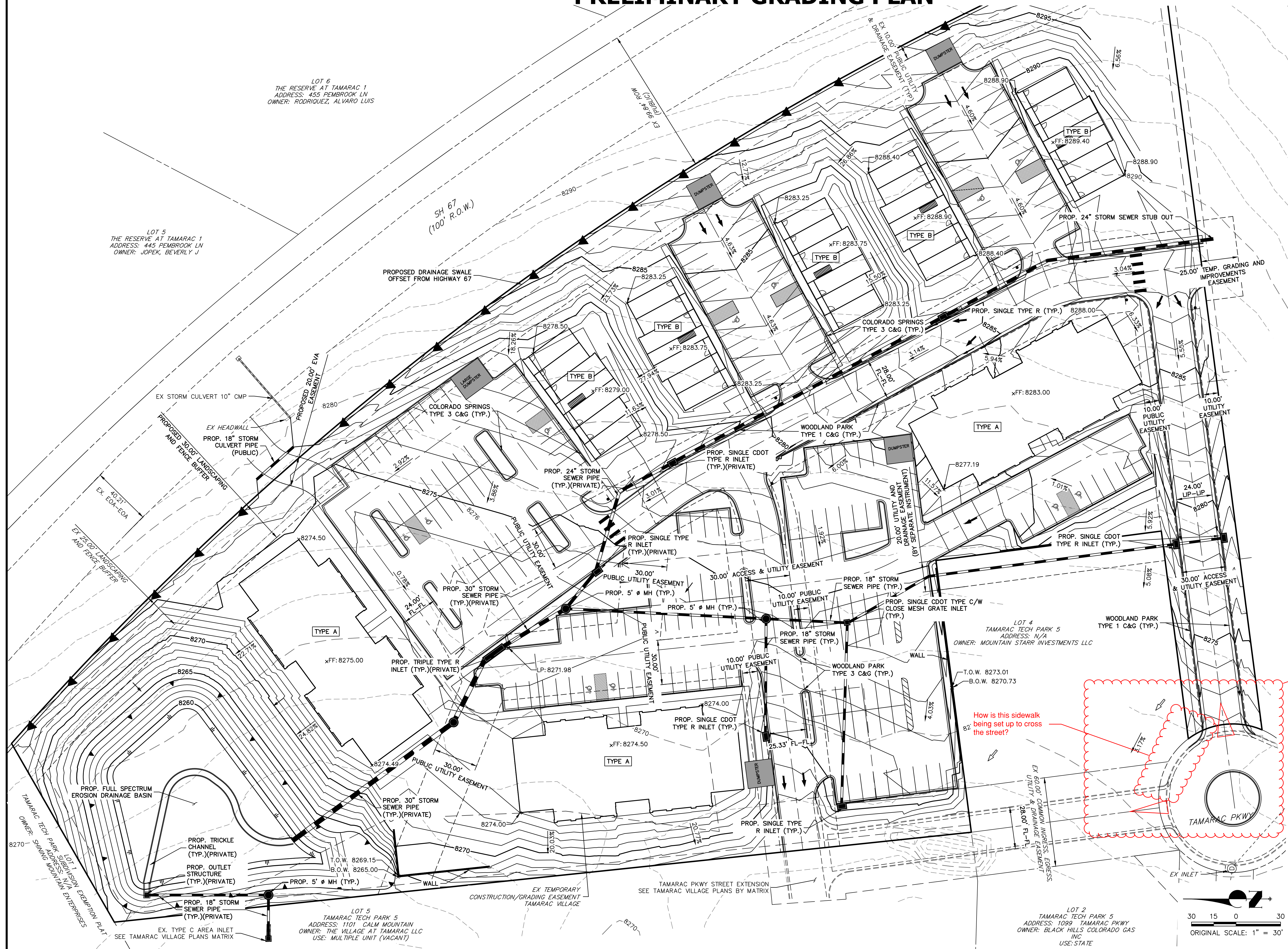
BY	DATE	No.	REVISION	H-SCALE 1"=2000'	V-SCALE N/A	DATE 03/07/23	DESIGNED BY PAL	DRAWN BY PAL	CHECKED BY

LOT 6 TAMARAC TECH PARK
FILING NO. 5
COVER SHEET
SITE PLAN

SHEET 1 OF 5
JOB NO. 25199.01

LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY GRADING PLAN



please detail striping,
ped crossings, and
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vehicles into traffic
circle

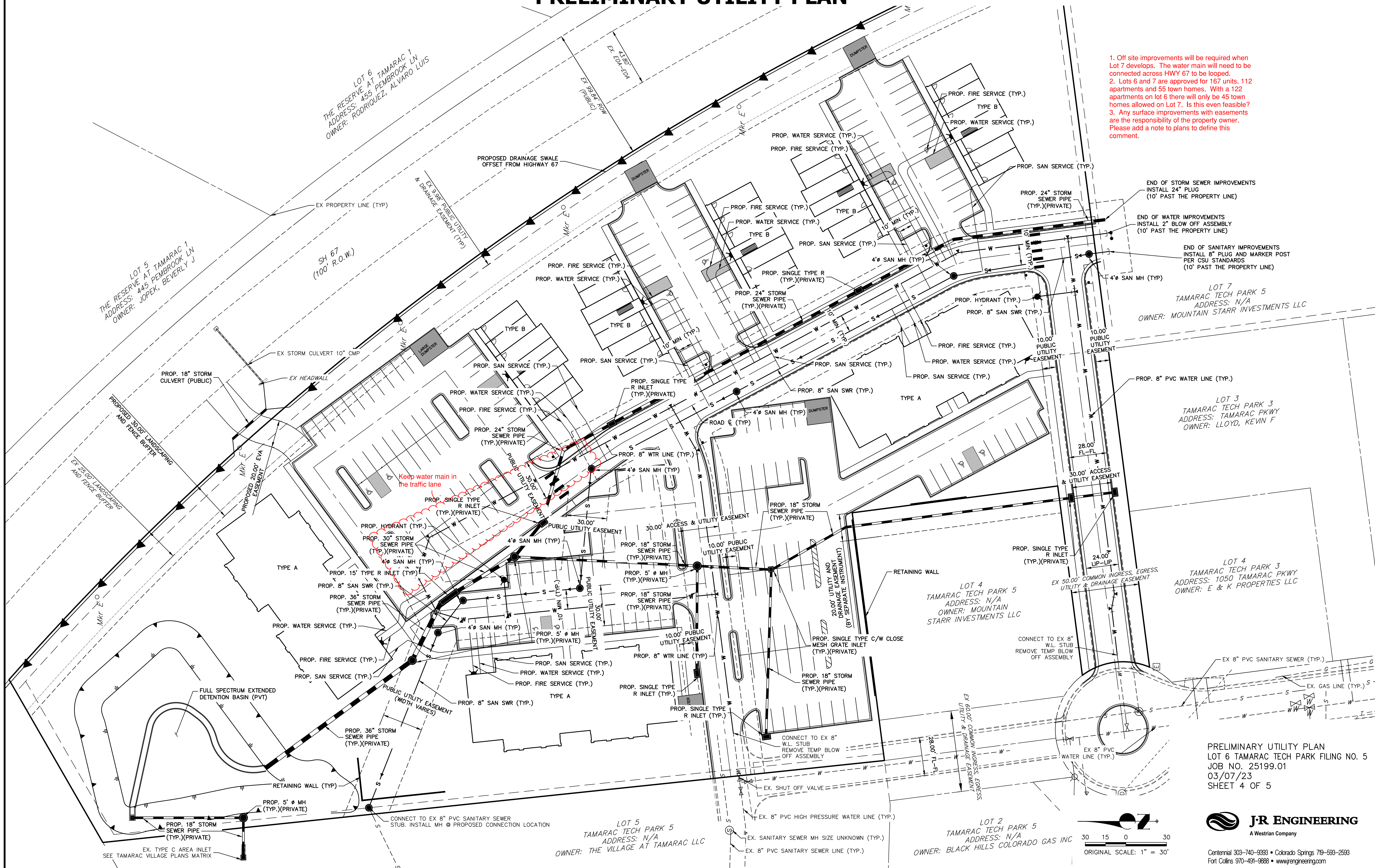
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LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
03/07/23
SHEET 3 OF 5



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LOT 6 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY UTILITY PLAN



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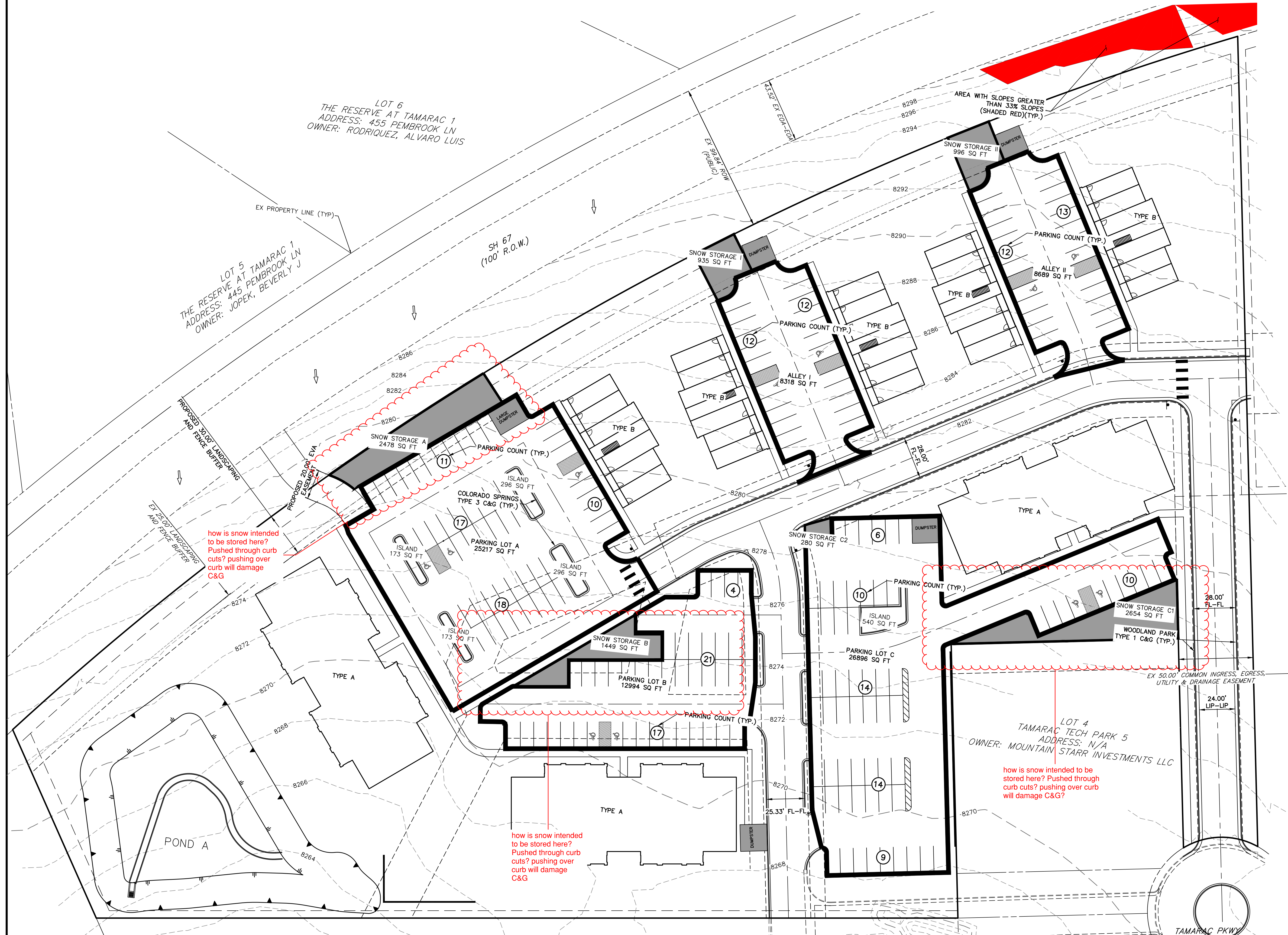
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SHEET 4 OF 5



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LOT 6 TAMARAC TECH PARK FILING NO. 5

SLOPE & SNOW STORAGE EXHIBIT



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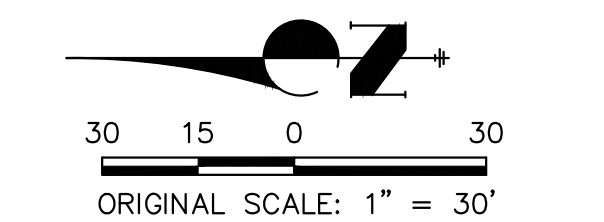
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SLOPE & SNOW STORAGE
EXHIBIT
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
03/07/23
SHEET 5 OF 5



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REVIEW COMMENTS

Date: April 6, 2023

Project: Tamarac Apartments – CUP2023-01 – Preliminary Drainage Report

After staff review, the submitted Site Plan **requires revisions** prior to final approval.

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7	A maintenance agreement will need to be developed for the pond, and shown on the plat accordingly. Please use COS agreement as template	bschmitt
Proposed Drainage Map	Please overlay EX-A and EX-B from Matrix report on this basin map.	bschmitt
Proposed Drainage Map	Is this portion being over-detained for the rest of the site in Pond A? This bypass flow was not accounted for in either report, and directly adds to the flow of Loy gulch.	bschmitt
7	Inlets need to be designed so there is no bypass flow	bschmitt
10	Gutters on plans will need to reflect this, ensuring no flow is directed onto OS-5 or OS-4	bschmitt
4	Please provide narrative on Lot 4	bschmitt

I have also included an Adobe PDF of the Site Plan markups with the above comments noted.

Respectfully,

C. J. Gates

Senior Planner

PRELIMINARY DRAINAGE REPORT FOR
LOT 6 TAMARAC TECH PARK FILING NO. 5

REFERENCE STUDIES

The majority of the site was analyzed in the approved *Final Drainage Report for "The Village at Tamarac"*, prepared by Matrix Design Group, dated January 2020. Refer to Appendix D for the FDR. Matrix's Basins OS-1 and OS-2 include the portion of the site that drains northwest (Basins EX-A and EX-B per this report). Matrix designed a detention facility (DF-1), which accommodates the historic runoff from the site. Per Matrix's proposed drainage map, their system can accommodate 13.5 cfs in the 100-year event from the site (4.3 cfs from OS-1 and 9.2 cfs from OS-2). The proposed site is anticipated to send only 6.9 cfs in the 100-year event (5.5 from Pond A at DP-16 and 1.4 at DP-20). The amount of runoff that will enter the Village at Tamarac pond from the site is less than the flow that was anticipated in the design of the pond during the 100-year event.

While the contribution is less to DP-20, it still is unclear what portion of this contribution of OS-2 in the new design is contributing to DP-20 with the redevelopment. Since each lot has to detain onsite, can this be planned better to accommodate the contributing surface area from Lot 4 to Pond A? otherwise, how will the redeveloped Lot 4 convey stormwater to DP-20? It would be better to have chained detention where Pond A accounts for development of Lot 4, and conveys via the storm drain that is proposed on the East side.

PROPOSED DRAINAGE CONDITIONS

PROPOSED SUB-BASIN DRAINAGE

The proposed site and future tributary Lot 7 Tamarac Tech Park Filing No. 5 sub-basins: Basins D through P and OS-3 through OS-5. The proposed sub-basin delineation is shown on the drainage basin map in Appendix E. One full-spectrum detention pond, Pond A, is proposed as part of this development to detain all developed flows to the extent practical.

The proposed site basin delineation is described below. Refer to the basin and design point summary tables at the end of this section for basin and design point flows. All proposed storm pipes, inlets, ponds, and structures are private unless otherwise noted. For preliminary inlet sizing, it was assumed that on-grade inlets will have no bypass flow and will be fully captured. Inlet calculations for the final design may show that there is some bypass flow. The final drainage report will analyze all inlets and to ensure that all bypass flows (if any) are captured.

Proposed Basin D is approximately 0.45 acres in area located within Lot 7 Tamarac Tech Park Filing No. 5 and includes a future 5-plex townhome, future asphalt roadway, future parking, future lawns, and undeveloped land. Runoff from Basin D ($Q_5=0.9$ cfs, $Q_{100}=2.6$ cfs) sheet flows west to the future Colorado Springs Type 5 mountable and future Woodland Park Type 1 curb and gutter on the east side of the future private road which transports flows north to a future private on-grade 5' Type R inlet. This inlet was assumed to capture all flow in the 5 and 100-year storm. All captured flow from this inlet is piped to DP-6.1 via future 18" RCP storm sewer.

a maintenance agreement will need to be developed for the pond, and shown on the plat accordingly. Please use COS agreement as template



PRELIMINARY DRAINAGE REPORT FOR
LOT 6 TAMARAC TECH PARK FILING NO. 5

captured flow combines with flow from DP-8.1 at DP-9.1 ($Q_5=7.2$ cfs, $Q_{100}=21.2$ cfs) and is piped to DP-14.2 via 24" RCP storm sewer. In the event that the inlet at DP-9 is clogged, the flow will overtop the curb island and sheet flow northwest to the proposed private sump 15' Type R inlet at DP-15 within Basin O.

Proposed Basin J is a ^{inlets need to be designed so there is no bypass flow} ~~0.03 acres in area and includes asphalt roadway. Runoff from Basin J ($Q_5=0.3$ cfs, $Q_{100}=0.8$ cfs) is collected in the proposed Woodland Park Type 1 curb and gutter on the south side of the proposed private road which transports flows west to a proposed private on-grade 5' Type R inlet at DP-10. This inlet was assumed to capture all flow in the 5 and 100-year storm. All captured flow from DP-10 is piped to DP-11.1 via proposed 18" RCP storm sewer.~~

Proposed Basin K is approximately 0.06 acres in area and includes asphalt roadway. Runoff from Basin K ($Q_5=0.2$ cfs, $Q_{100}=0.4$ cfs) is collected in the proposed Woodland Park Type 1 curb and gutter on the north side of the proposed private road which transports flows west to a proposed private on-grade 5' Type R inlet at DP-11. This inlet was assumed to capture all flow in the 5 and 100-year storm. All captured flow from DP-11 combines with flow from DP-10 at DP-11.1 ($Q_5=0.5$ cfs, $Q_{100}=1.1$ cfs) within the inlet and piped to DP-13.1 via proposed 18" RCP storm sewer. The storm sewer will be within a proposed drainage easement within Lot 4 Tamarac Tech Park Filing No. 5 that will be written and granted at the final CD phase. The same entity owns both Lot 4 and Lot 6 Tamarac Tech Park Filing No. 5 so coordination will be simplified.

Proposed Basin L is approximately 0.17 acres in area and includes asphalt parking. Runoff from Basin L ($Q_5=0.6$ cfs, $Q_{100}=1.5$ cfs) sheet flows northwest over the parking lot to a proposed private sump 5' Type R inlet at DP-12. This inlet was assumed to capture all flow in the 5 and 100-year storm. All captured flow from DP-12 is piped to DP-13.1 via proposed 18" RCP storm sewer. In the event that the inlet at DP-12 is clogged, the flow will overtop the curb and sheet flow west to the site boundary at DP-20 within Basin OS-4 before flowing to the Tamarac Parkway storm system.

Proposed Basin M is approximately 0.82 acres in area and includes an apartment building, asphalt parking, and lawns. Runoff from Basin M ($Q_5=2.3$ cfs, $Q_{100}=5.7$ cfs) sheet flows over the parking lot to a proposed private sump Type C area inlet with close mesh grate at DP-13. This inlet was sized to capture all flow in the 5 and 100-year storm. All captured flow from DP-13 combines with flow from DP-12 and DP-11.1 at DP-13.1 ($Q_5=3.4$ cfs, $Q_{100}=8.3$ cfs) and is piped to DP-14.1 via 18" RCP storm sewer. In the event that the inlet at DP-13 is clogged, the flow will overtop the local depression in the parking lot and sheet flow northwest to the site boundary at DP-20.

Proposed Basin N is approximately 0.07 acres in area and includes asphalt roadway and lawns. Runoff from Basin N ($Q_5=0.2$ cfs, $Q_{100}=0.5$ cfs) flows via proposed Woodland Park Type 1 curb and gutter on the north side of the proposed private road which transports flows west to a proposed private on-grade 5' Type R inlet at DP-14. This inlet was assumed to capture all flow in the 5 and



PRELIMINARY DRAINAGE REPORT FOR
LOT 6 TAMARAC TECH PARK FILING NO. 5

100-year storm. All captured flow from DP-14 is routed to DP-14.1 via proposed 18" RCP storm sewer.

Flows from DP-13.1 and DP-14 combine in the proposed 5' storm manhole at DP-14.1 ($Q_5=3.7$ cfs, $Q_{100}=8.8$ cfs) and are piped via proposed 18" RCP storm sewer to DP-14.2.

Flows from DP-9.1 and DP-14.1 combine in the proposed 5' storm manhole at DP-14.2 ($Q_5=10.0$ cfs, $Q_{100}=27.9$ cfs) and are piped via proposed 30" RCP storm sewer to DP-15.1.

Proposed Basin O is approximately 1.27 acres in area and includes an apartment building, drives, asphalt parking, and lawns. Runoff from Basin O ($Q_5=4.4$ cfs, $Q_{100}=10.4$ cfs) sheet flows over the parking lot to a proposed private sump 15' Type R inlet at DP-15. This inlet was sized to capture all flow in the 5 and 100-year storms. All flow from DP-15 is piped to DP-15.1 via 18" RCP storm sewer. **gutters on plans will need to reflect this, ensuring no flow is directed onto OS-5 or OS-4** on in the parking lot and sheet flow northwest through Basin O to Pond A at DP-16.

Flows from DP-14.2 and DP-15 combine in the proposed 5' storm manhole at DP-15.1 ($Q_5=13.4$ cfs, $Q_{100}=35.9$ cfs) and are piped via proposed 36" RCP storm sewer to Pond A at DP-16.

Proposed Basin P is approximately 1.35 acres in area and includes an apartment building, asphalt parking, lawns, and Pond A. Runoff from Basin P ($Q_5=0.8$ cfs, $Q_{100}=3.8$ cfs) sheet flows to Pond A at DP-16 ($Q_5=13.5$ cfs, $Q_{100}=37.8$ cfs), where it combines with flow from DP-15.1.

Proposed Basin OS-3 is approximately 0.47 acres in area and includes asphalt roadway, lawns, and undeveloped land. Runoff from Basin OS-3 ($Q_5=0.4$ cfs, $Q_{100}=1.7$ cfs) flows overland northwest to proposed Woodland Park Type 1 curb and gutter on the south side of the private road which transports the flow west to the existing curb and gutter on the east side of Tamarac Parkway at DP-19. The existing curb and gutter routes the flow to the existing inlet on the west side of the existing Tamarac Parkway cul-de-sac.

Proposed Basin OS-4 is approximately 0.36 acres in area and includes asphalt roadway, parking, and lawns. Runoff from Basin OS-4 ($Q_5=0.6$ cfs, $Q_{100}=1.7$ cfs) sheet flows northwest to proposed Woodland Park Type 1 curb and gutter which transports the flow to the site boundary at DP-20 at the curb and gutter along Calm Mountain Point that is currently under construction. The flow is then routed to the detention pond DF-1 as described in Matrix's approved FDR for the adjacent Lot 5 parcel ("The Village at Tamarac"). Refer to Appendix D for this approved FDR. The location of DP-20 corresponds to Matrix's Basin OS-2 ($Q_5=1.1$ cfs, $Q_{100}=9.2$ cfs). The proposed site is anticipated to discharge less stormwater to the Village at Tamarac at DP-20 than what that site was designed to accommodate in the 5 and 100-year storms.

PRELIMINARY DRAINAGE REPORT FOR
LOT 6 TAMARAC TECH PARK FILING NO. 5

SITE CONSTRAINTS

The proposed roadways and associated structures have been designed to maintain historic drainage patterns in the developed condition. The proposed site grading and resulting drainage patterns was largely determined by the roadway and utility connections to Tamarac Parkway, the existing small ridge that split the Lot 6 and Lot 7 Tamarac Tech Park Filing No. 5 drainage to the north and south, and the existing elevation along the Highway 67 right-of-way.

RELATIONSHIP TO UPSTREAM AND DOWNSTREAM PROPERTIES

The only upstream runoff enters the project site via the two existing culverts underneath Highway 67 as previously mentioned. This runoff from these culverts will be routed around the site to the north via a grass swale and will follow historic drainage patterns to Trout Creek within the Shining Mountain Golf Course property. This swale follows the eastern edge of proposed basins G, H, I, and P.

Please provide narrative on Lot 4

The adjacent Lot 5 parcel (“The Village at Tamarac”) has an approved final drainage report prepared by Matrix Design Group. Refer to Appendix D for the FDR. The FDR included flow from the site in Basins OS-1 ($Q_5=0.5$ cfs, $Q_{100}=4.3$ cfs) and OS-2 ($Q_5=1.1$ cfs, $Q_{100}=9.2$ cfs), which is all routed to the detention pond DF-1. The site is anticipated to discharge less flow in the 100-year storm to the adjacent Lot 5 parcel. The site is anticipated to discharge stormwater from the proposed Pond A ($Q_5=2.6$ cfs, $Q_{100}=5.5$ cfs) via proposed 18” RCP storm sewer into a Type C inlet that will be installed as part of the Village at Tamarac site construction. Matrix’s FDR anticipates less flow at this particular location (from Matrix’s Basin OS-1), however, the downstream 30” RCP storm sewer has enough capacity (minimum 29 cfs) to convey the extra flow. The flows from the Matrix FDR were coming from several different directions and this analysis concentrates those flows to the one pipe. This proposed design is not discharging more than anticipated in the FDR.

The other location that the site discharges stormwater onto the adjacent Lot 5 parcel is at Calm Mountain Point at DP-20 ($Q_5=0.5$ cfs, $Q_{100}=1.4$ cfs). Matrix’s FDR anticipates more flow at this location (from Matrix’s Basin OS-2). Overall, the amount of stormwater that the site is anticipated to discharge ($Q_5=3.1$ cfs, $Q_{100}=6.9$ cfs) to the Village at Tamarac is less than what was designed for ($Q_5=1.6$ cfs, $Q_{100}=13.5$ cfs) in the 100-year storm.

OPERATION & MAINTENANCE

In order to ensure the function and effectiveness of the stormwater infrastructure, maintenance activities such as inspection, routine maintenance, restorative maintenance, rehabilitation and repair, are required. The property owner shall be responsible for the inspection, maintenance, rehabilitation and repair of stormwater and erosion control facilities located on the property unless another party accepts such responsibility in writing and responsibility is properly assigned through legal documentation. Access is provided from onsite facilities and easements for proposed infrastructure located offsite. An operation and maintenance plan will be provided at the time of the FDR.

LOT 6 TAMARAC PARK

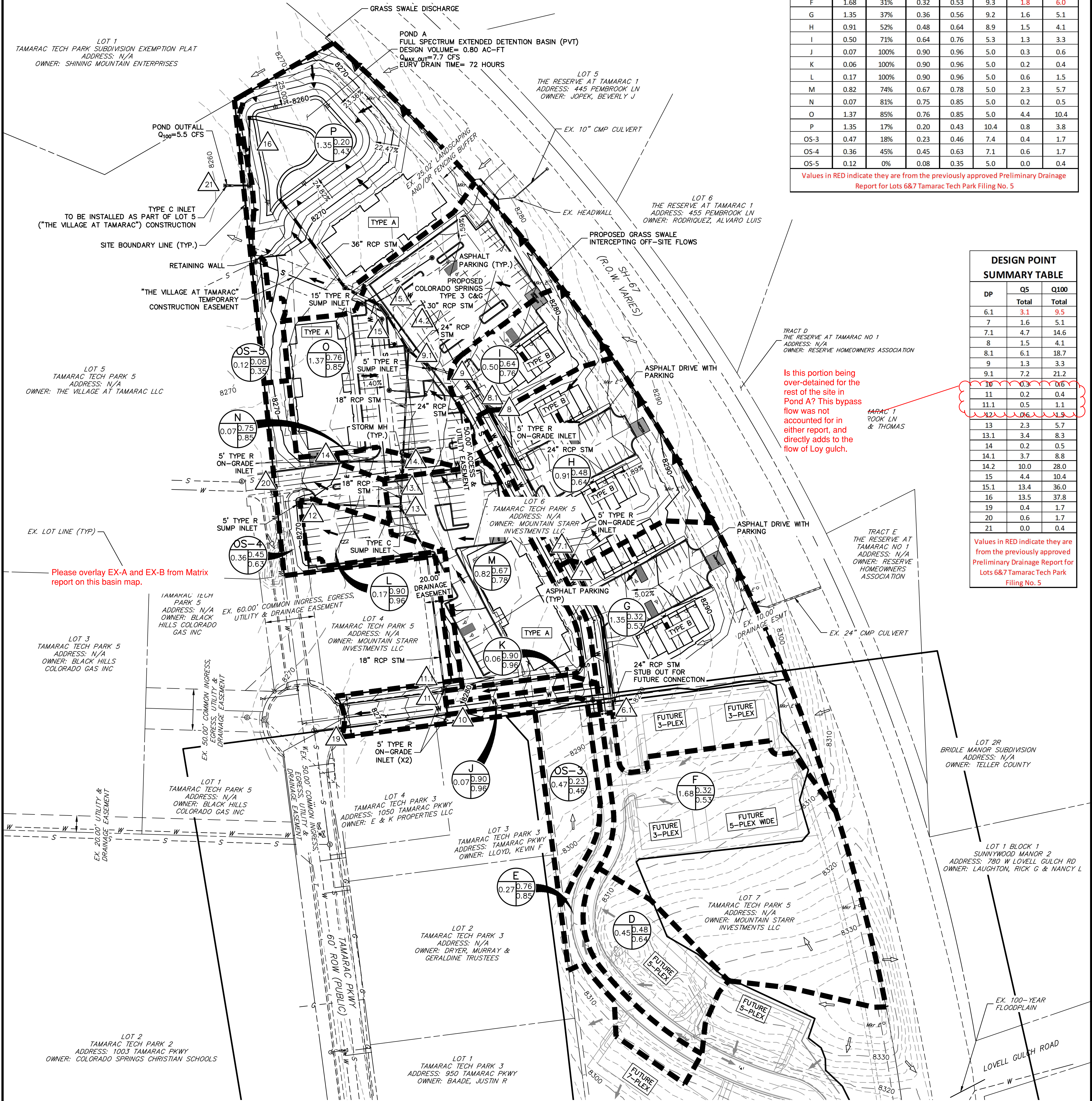
PROPOSED CONDITIONS DRAINAGE MAP

BASIN SUMMARY TABLE							
Tributary Sub-basin	Area (acres)	Percent Impervious	C _s	C ₁₀₀	T _c (min)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
D	0.45	50%	0.48	0.64	5.0	0.9	2.6
E	0.27	83%	0.76	0.85	5.0	0.9	2.0
F	1.68	31%	0.32	0.53	9.3	1.8	6.0
G	1.35	37%	0.36	0.56	9.2	1.6	5.1
H	0.91	52%	0.48	0.64	8.9	1.5	4.1
I	0.50	71%	0.64	0.76	5.3	1.3	3.3
J	0.07	100%	0.90	0.96	5.0	0.3	0.6
K	0.06	100%	0.90	0.96	5.0	0.2	0.4
L	0.17	100%	0.90	0.96	5.0	0.6	1.5
M	0.82	74%	0.67	0.78	5.0	2.3	5.7
N	0.07	81%	0.75	0.85	5.0	0.2	0.5
O	1.37	85%	0.76	0.85	5.0	4.4	10.4
P	1.35	17%	0.20	0.43	10.4	0.8	3.8
OS-3	0.47	18%	0.23	0.46	7.4	0.4	1.7
OS-4	0.36	45%	0.45	0.63	7.1	0.6	1.7
OS-5	0.12	0%	0.08	0.35	5.0	0.0	0.4

Values in RED indicate they are from the previously approved Preliminary Drainage Report for Lots 6&7 Tamarac Tech Park Filing No. 5

DESIGN POINT SUMMARY TABLE		
DP	Q ₅ Total	Q ₁₀₀ Total
6.1	3.1	9.5
7	1.6	5.1
7.1	4.7	14.6
8	1.5	4.1
8.1	6.1	18.7
9	1.3	3.3
9.1	7.2	21.2
10	0.3	0.6
11	0.2	0.4
11.1	0.5	1.1
12	0.6	1.5
13	2.3	5.7
13.1	3.4	8.3
14	0.2	0.5
14.1	3.7	8.8
14.2	10.0	28.0
15	4.4	10.4
15.1	13.4	36.0
16	13.5	37.8
19	0.4	1.7
20	0.6	1.7
21	0.0	0.4

Values in RED indicate they are from the previously approved Preliminary Drainage Report for Lots 6&7 Tamarac Tech Park Filing No. 5





REVIEW COMMENTS

Date: April 6, 2023

Project: Tamarac Apartments – CUP2023-01 – Traffic Letter

After staff review, the submitted Site Plan **requires revisions** prior to final approval.

For Municipal Code and Engineering Specification Reference, please visit:

- *City of Woodland Park Municipal Code (CWPMC):*
https://library.municode.com/co/woodland_park/codes/code_of_ordinances
- *City of Woodland Park Drainage Criteria Manual (CWPDCM):*
<https://city-woodlandpark.org/272/Drainage-Criteria-Manual>
- *City of Woodland Park Engineering Specifications (CWPES):*
<https://city-woodlandpark.org/273/Engineering-Specifications>

Please address the following comments and resubmit for review:

Page Label	Comments	Reviewer
4	This will need to be reviewed and approved by CDOT, since it is adjacent to Hwy 67	bschmitt
8	Update	bschmitt
9	It should be assumed the tiny homes we be built out by the time the site is built out	bschmitt
9	Turn lanes on Hwy 67 likely completed 2024	bschmitt
10	Was Black Hills factored into the study?	bschmitt
12	This doesn't seem acceptable to operate at LOS D,E,or F after build out, especially with new turn lanes added. CDOT will need to comment	bschmitt
12	The decel right turn lane form HWY67 to Tamarac is actually included in this project	bschmitt
13	Right now, this is a federal/local agency project.	bschmitt
14	This would be the logical place for cost sharing	bschmitt
15	For which parcel additions would it trigger?	bschmitt
36	This needs to be updated to reflect City/CDOT plans	bschmitt
103	Was this performed after Black Hills was built?	bschmitt

I have also included an Adobe PDF of the Site Plan markups with the above comments noted.

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org



LSC TRANSPORTATION CONSULTANTS, INC.
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

October 28, 2021

This will need to be reviewed and approved by CDOT, since it is adjacent to Hwy 67.

Mr. Jack Bestall
BBY International LLP
7871 Lefthand Canyon Drive
Jamestown CO 80455

RE: Tamarac Park
Lots 6 + 7, Tamarac Tech Park
Woodland Park, CO
Traffic Impact Study
LSC #204550

Dear Mr. Young,

LSC Transportation Consultants, Inc. has prepared this traffic impact study for the proposed Tamarac Park residential development with approximately 167 dwelling units in Woodland Park, Colorado. The site is located between Tamarac Parkway and State Highway 67 (SH 67) and is planned to have two access points to Tamarac Parkway. This property is zoned MF-U and the proposed use is a permitted use within the MF-U zone.

This report has been prepared for submittal to the City of Woodland Park. The study will also likely be reviewed by the Colorado Department of Transportation (CDOT).

REPORT CONTENTS

The preparation of this report included the following:

- An inventory of existing roadway and traffic conditions on major thoroughfares adjacent to the site, including surface conditions, functional classification, widths, pavement markings, traffic control signs, posted speed limits, intersection and access spacing, roadway and intersection alignments, roadway grades, and auxiliary turn lanes;
- Weekday peak-hour (morning, mid-afternoon, and late-afternoon) turning-movement traffic counts at the intersections of SH 67/Tamarac Parkway and SH 67/Research Drive;
- Estimated average weekday traffic (AWT) volumes adjacent to the proposed residential development on SH 67 and Tamarac Parkway;
- Projections of 20-year background traffic volumes on SH 67 and Tamarac Parkway;
- The proposed site land use and access plan;

Other Potential Future Development

Assumptions have been made regarding additional future developments that may be constructed in the area. On the northwest corner of SH 67/Tamarac Parkway, parcel number 6229123210080, a possible future gas station with convenience market has been assumed. There are multiple undeveloped small parcels that will access Tamarac Parkway that are all currently zoned as commercial. These potential future developments are included in the long-term background traffic in this study.

TRIP GENERATION

Estimates of the vehicle trips projected to be generated by the 167-dwelling-unit residential development have been made using the nationally-published trip-generation rates from *Trip Generation, 11th Edition, 2017* by the Institute of Transportation Engineers (ITE). Corresponding trip-generation rates from ITE Land Use Category “220 - Multi-Family Housing (Low-Rise)” have been used to estimate trip generation for the site.

Table 1 below presents a summary of the estimated external site trip generation. A detailed trip generation estimate for the site, including ITE rates for the proposed land uses, is presented in **Error! Reference source not found.** (attached). Figure 2 shows the layout within the proposed residential development.

Table 1: Estimated External Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning Peak Hour	18	57	75
Evening Peak Hour	58	34	92
Daily/24-hour	573	573	1,146

The site is projected to generate about 1,146 total vehicle trips on the average weekday during a 24-hour period, with approximately half entering and half exiting the site. During the morning peak hour, approximately 18 entering vehicles and 57 exiting vehicles would be generated. Approximately 58 entering and 34 exiting vehicles would be generated by the site during the afternoon peak hour. Detailed trip-generation rates are shown in Table 2.

Table 2: Trip Generation Estimate

ITE				Trip Generation Rates ²						Total Trips Generated					
				Value	Units ¹	Average		A.M.		P.M.		Average		A.M.	
Code	Description	Weekday	In			Out	In	Out	Weekday	In	Out	In	Out		
220	Multi-Family Housing (Low-Rise)	167	DU	6.86	0.11	0.34	0.35	0.20	1146	18	57	58	34		

¹ DU = dwelling units

² Source: *Trip Generation* . 11th Edition, 2017, by the Institute of Transportation Engineers (ITE)

¹ DU = dwelling units

² Source: *Trip Generation*, 11th Edition, 2017, by the Institute of Transportation Engineers (ITE)

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Directional Distribution

Estimating the directional distribution of site-generated vehicle trips to the study-area roads and intersections is a necessary component in determining the site's traffic impacts. Figure 4 shows the percentages of the site-generated vehicle trips projected to be oriented to and from the site's major approaches. Estimates have been based on the following factors: the proposed new land use, the area roadway system serving the site, and the site's geographic location relative to the overall greater Teller County/Woodland Park area. Additionally, directional-distribution splits from LSC's previously-conducted traffic studies for this site (mentioned above in the "List of Other Traffic Reports Used in the Preparation of This Report" section) were used to estimate trip distributions and background volumes within the vicinity of the site.

Site-Generated Traffic

Site-generated traffic volumes have been estimated at the following intersections:

- State Highway 67/Research Drive
- State Highway 67/Tamarac Parkway

These volumes have been calculated by applying the directional-distribution percentages estimated by LSC (from Figure 4) to the trip-generation estimates (from Table 2). Figure 5 shows the projected site-generated traffic volumes for the weekday morning and evening peak hours. The figure also shows the estimated average daily traffic volumes (ADTs).

Note: The peak-hour turning-movement volumes shown in Figure 5 reflect trip assignment for 173 dwelling units. The most up-to-date number of units is 167.

Existing-Plus-Site-Generated Traffic Volumes

It should be assumed the tiny homes we be built out by the time the site is built out

Figure 6 shows the sum of the existing traffic volumes (from Figure 3) and site-generated peak-hour traffic volumes (shown in Figure 5). These volumes represent the projected short-term total traffic following site buildout (and assume the adjacent tiny-home site not yet developed). Assumptions for laneage and traffic control at the study-area intersections following site buildout are shown in Figure 6. This figure shows the assumption of added northbound and southbound left-turn lanes on SH 67 at Tamarac Parkway and Research Drive intersections. It is our understanding that these are to be constructed in the short term as a City project.

Existing-Plus-Site-Generated-Plus-Tiny-Home Development Traffic Volumes

Turn lanes on Hwy 67 likely completed 2024

As mentioned previously, the most likely new development in addition to the proposed site is residential development that is proposed to consist of 53 "tiny-home" dwelling units. Because of

the likelihood of this development occurring in the short-term future, this additional scenario has been analyzed in this report.

Figure 7 shows the sum of the existing traffic volumes (from Figure 3) and site-generated peak-hour traffic volumes (shown in Figure 5) along with the projected traffic from the proposed tiny-home development. These volumes represent the projected short-term total traffic following site buildout, if the tiny-home development is also constructed. Laneage and traffic control at the study-area intersections following site buildout are shown in Figure 7. This figure shows the assumption of added northbound and southbound left-turn lanes on SH 67 at the Tamarac Parkway and Research Drive intersections. It is our understanding that these are to be constructed in the short term as a City project.

2040 Background Traffic Volumes

The 2040 background traffic volumes are generally based on projections presented in recent traffic studies mentioned in the “List of Other Traffic Reports Used in the Preparation of This Report” section above (primarily the 2020 SH 67 study). Traffic from the proposed residential development is **not** included in the 2040 **background** traffic volumes.

Estimated 2040 background/baseline northbound and southbound through traffic volumes on SH 67 are based on the CDOT 20-year growth factor of 1.44. Additionally, because traffic counts were conducted in January and SH 67 traffic volumes vary seasonally, the peak-hour through volumes on SH 67 were adjusted. Seasonal factors were calculated by comparing the January 2020 counts at the intersection of SH 67/Tamarac Parkway from this report to traffic counts completed at the same intersection in August 2018. The seasonal factors were calculated by peak hour and direction and varied from 1.0 (no change) to 1.75 (75 percent increase). The appropriate seasonal factor was applied to the SH 67 through traffic at both study intersections for all peak hours.

Estimates of additional long-term background traffic have been added to the intersection of SH 67/Tamarac, as vacant parcels in the study area are projected to be developed. These projections are LSC estimates only and are subject to change with actual future development and its associated trip generation. Previous forecasts of Stone Ridge Village traffic volumes have also been included in the 2040 background traffic volumes, as they are reflected in the 2040 intersection turning-movement volumes at SH 67/Research Parkway.

2040 Total Traffic Volumes

Figure 9 shows the sum of 2040 background traffic volumes (from Figure 5).

Was Black Hills
factored into the
study?

te-generated

positioning/alignment) on the
southbound right-turn lane

This doesn't seem acceptable to
operate at LOS D,E,or F after build
out, especially with new turn lanes
added. CDOT will need to comment

analysis also assumes a future

In the existing-plus-site-generated scenario, the turning movements are expected to continue to operate at LOS D or better, including with the assumed combination of this development and the adjacent tiny-home development. In the 2040 background and 2040 background-plus-site-generated scenarios, the turning movements are all projected to operate at LOS D or better with the exception of the westbound approach and the eastbound left/through movement. These movements are anticipated to operate at LOS E or F during most peak hours.

SH 67/Research Drive

As shown, all yielding turning movements at the intersection of SH 67/Research Drive currently operate at LOS C or better during all peak hours. The analysis results for the short- and long-term future scenarios assume completion of a northbound left turn and short southbound left-turn bay on SH 67 at this intersection. The long-term/2040 scenario also assumes a future southbound right-turn deceleration lane. In the short-term future, the side-street and major-street left-turning movements are expected to operate at LOS C or better.

In the long term, the eastbound through/left and westbound approach are projected to operate at LOS F during peak hours. These movements are not anticipated to have a V/C ratio above 1.0, which indicates the movements will not be operating above capacity.

AUXILIARY TURN-LANE ANALYSIS, INTERSECTION CONFIGURATION, AND TRAFFIC CONTROL

CDOT's *State Highway Access Code* contains turning-volume thresholds which require auxiliary left- or right-turn lanes by roadway classifications. Please refer to Figure 10 for a conceptual layout of the proposed auxiliary lanes described in this section.

Northbound Left-Turn Deceleration Lanes

It is our understanding that northbound and southbound left turn lanes on SH 67 at Tamarac Parkway and Research Drive intersections are to be constructed in the short term as a City project. Please refer to the report by LSC entitled "State Highway 67 Traffic Analysis/Auxiliary Lanes" (May 2020), CDOT review comments on that study, CDOT Design Waiver(s) and/or designs for highway improvements (once available) for details.

Right Turn Deceleration Lanes

It is our understanding that a southbound right-turn lane on SH 67 at the Tamarac Parkway intersection is **not** part of the above-referenced City project for the left-turn lanes. Please refer to the report by LSC entitled "State Highway 67 Traffic Analysis/Auxiliary Lanes" (May 2020),

The decel right turn lane from HWY67 to Tamarac
is actually included in this project

CDOT review comments on that study, CDOT Design Waiver(s), and/or designs for highway improvements (once available) for details.

Note (unrelated to this development): A southbound right-turn deceleration lane may also be needed at the Research Drive/SH 67 intersection and at the Research Parkway/SH 67 intersection, if/when the right-turning volume threshold is exceeded in the future. These lanes are identified as “Future” in Figure 8 and Figure 9

Based on the projected existing-plus-site-generated-plus-tiny-home-development-scenario volumes and criteria in the *State Highway Access Code*, a southbound right-turn deceleration lane on SH 67 at the Tamarac Parkway intersection would not be necessary. The Access Code threshold of 25 southbound right-turning vehicles per hour (vph), **above which** a dedicated southbound right-turn lane would be prescribed by code, is not projected to be exceeded. It should be noted that:

- This threshold is projected to be reached, but not exceeded in the short-term future, based on the existing-plus-site-generated-plus-tiny-home development short-term scenario in Figure 7. The tiny-home project has been approved, but construction has not yet begun.
- This threshold is projected to be exceeded in the future, based on LSC’s 2040 background and total traffic scenarios.

LSC suggests that the cost of these lanes be shared by all area currently-proposed and future developments accessed by Tamarac Parkway. A cost-sharing program could be established such that if a development is required to install one or both of these lanes, they could be reimbursed by developments which follow. Until each lane is required to be constructed, fair-share escrow amounts toward the anticipated total cost could be collected from each development.

Per CDOT Access Code-standards, the future southbound right-turn lane at the intersection of SH 67/Tamarac Parkway would consist of 320 feet of deceleration length with 180 feet of transition taper. The length of the lane transition taper is shown as limited due to the intersection to the north.

Southbound Right-Turn Acceleration Lane

Right now, this is a federal/local agency project.

A right-turn acceleration lane is **not** required at the intersection of SH 67/Tamarac Parkway or SH 67/Research Drive, based on projected volumes, the NR-B category of SH 67, and associated criteria in the *State Highway Access Code*.

SH 67/Tamarac Parkway - Eastbound Approach

Based on the results of the 2040 level of service analysis, LSC recommends that in the future (if/when necessary to maintain acceptable traffic operations) the existing single-lane eastbound approach at the intersection of SH 67/Tamarac Parkway be expanded to a two-lane approach with one shared left/through lane and an exclusive right-turn lane. A raised, 22-foot-wide entry island/median separates the eastbound and westbound lanes on Tamarac Parkway and the total

roadway width, including this median island, is 54 feet. LSC suggests consideration of the following as part of a ~~future design to implement an exclusive, eastbound right turn lane:~~

- No modifications to existing 16-foot-wide westbound lane;
- Removal of the south half (approximately half) of the raised median, reducing the raised median width from 22 feet to about 10 feet;
- Construction of a 12-foot-wide, shared left/through turn lane; and
- Restriping of existing eastbound approach for a 12-foot right-turn-only lane. A paved outside multi-use shoulder could also be added, depending on the extent of the median width reduction.

Site Accesses

The site access points will not require any auxiliary lanes.

This would be the
logical place for cost
sharing

QUEUEING ANALYSIS

Queue lengths were analyzed at the study intersections. Table 4 below shows the 95th percentile queue length for each lane/approach at the study intersections. As shown, the queue lengths on SH 67 are not anticipated to exceed the available turn lanes.

Table 4: 95th-Percentile Queue Lengths (Feet)

Turning Movement	Existing Traffic	Short-Term Future Traffic	Long-Term Future Traffic
SH 67/Tamarac Parkway			
EB Left/Through	35	103	55
EB Right	-	-	190
WB Approach	10	15	88
NB Left	10	13	20
NB Through/Right	-	-	-
SB Left	0	0	0
SB Through	-	-	-
SH 67/ Research Drive			
EB Left/Through	3	3	68
EB Right	10	13	40
WB Approach	5	5	118
NB Left	5	8	13
NB Through/Right	-	-	-
SB Left	0	0	0
SB Through	-	-	-

TRAFFIC SIGNAL WARRANT ANALYSIS

The intersection of SH 67/Tamarac Parkway has been analyzed to evaluate the potential for meeting a warrant(s) for a traffic-control signal in the future. The combination of major-street approach volumes (includes the sum of northbound and southbound approach volumes) and minor-street left-turn volumes (greater of the eastbound or westbound approach volume each hour) were analyzed to determine if the combination would exceed the threshold criteria for Four-Hour Vehicular-Volume Traffic-Signal Warrants and applicable other warrants in the 2009 Manual on Uniform Traffic Control Devices (MUTCD). The eastbound right turns were discounted by 50 percent to account for the ability to make right turns during a red signal phase.

Eight separate one-hour periods within the following morning, early-afternoon, and late-afternoon periods have been analyzed:

- 6:30 a.m. – 7:30 a.m.
- 7:30 a.m. – 8:30 a.m.
- 12:00 p.m. – 1:00 p.m.
- 2:00 p.m. – 3:00 p.m.
- 3:00 p.m. – 4:00 p.m.
- 4:00 p.m. – 5:00 p.m.
- 5:00 p.m. – 6:00 p.m.
- 6:00 p.m. – 7:00 p.m.

For which parcel additions would it trigger?

Notes:

- Future development along Tamarac Parkway has the potential to result in a warrant being met before the 20-year horizon. This signal warrant analysis for the 20-year horizon includes assumed future traffic from those currently-undeveloped parcels. A land use application to the City of Woodland Park for those developments would likely be required to prepare a TIS report to evaluate the signal warrants, based on a specific land use plan and current conditions at the time of such an application.
- The following warrant analysis was previously completed based on 225 dwelling units on this site. Since the preparation of this section of the report, the development size has been reduced to 167 dwelling units. As none of the warrants are shown to be met based on the previous 225 dwelling units and the trips would be slightly lower with the approximately 50 fewer units, the warrant tables were not revised and are, as such, conservative (they reflect site traffic based on 225 dwelling units).
- The following traffic signal warrant analyses were conducted for the short-term buildout scenario and the 2040 Total traffic scenarios only. LSC assumed a constant 1.84 percent annual growth rate on State Highway 67 through the 20-year horizon.

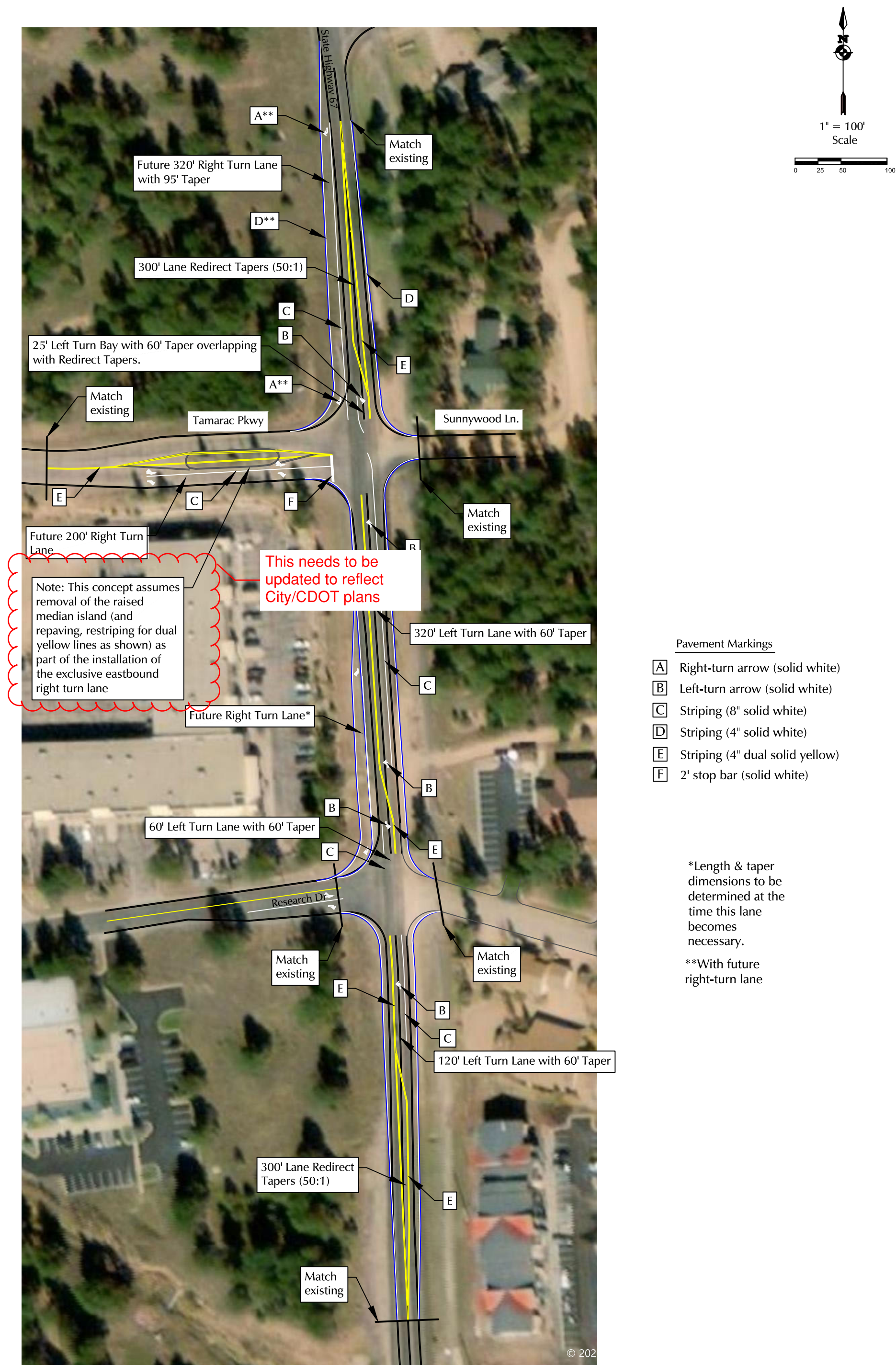


Figure 10
Auxiliary Turn Lane Improvements (w/ Pavement Markings)

LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210
Colorado Springs, CO 80905
719-633-2868

File Name : Hwy 67 - Tamarac Pkwy PM

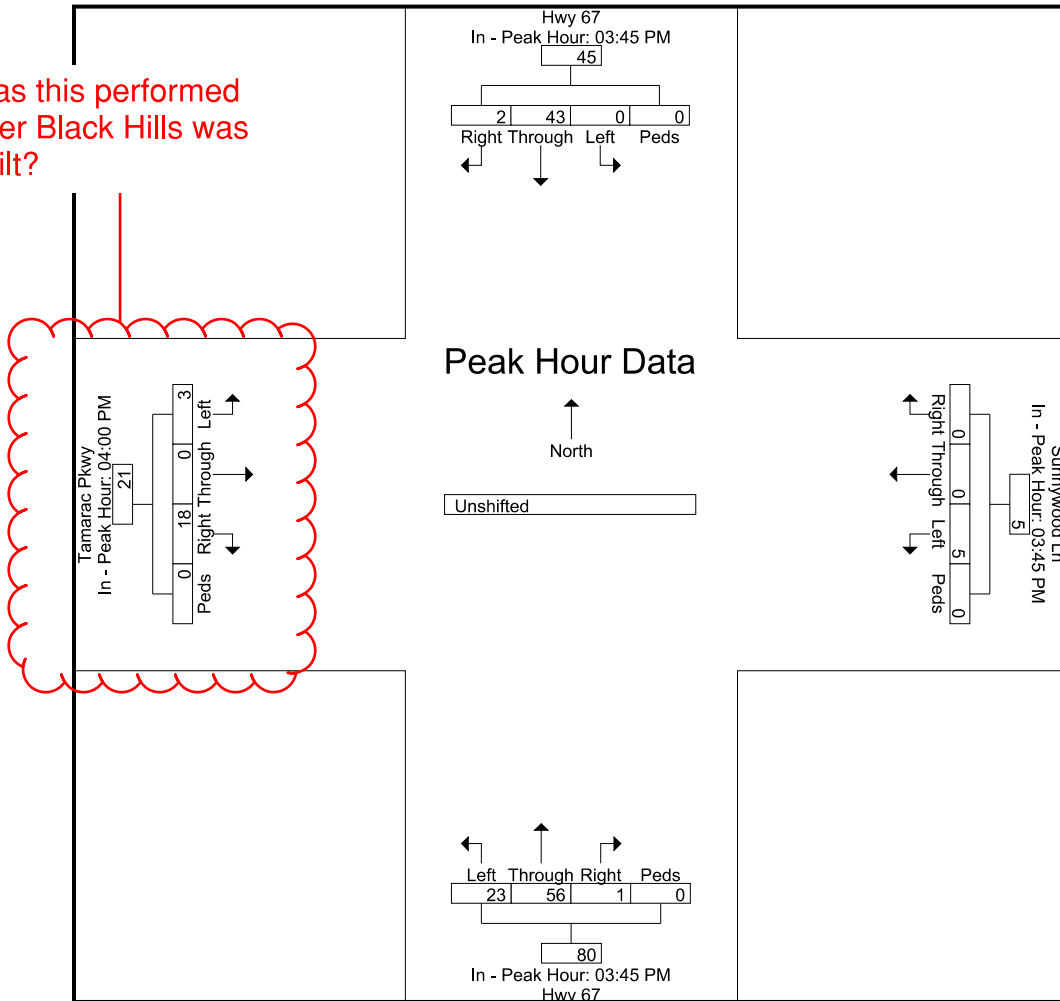
Site Code : 00204060

Start Date : 1/30/2020

Page No : 3

	Hwy 67 Southbound					Sunnywood Ln Westbound					Hwy 67 Northbound					Tamarac Pkwy Eastbound					
Start Time	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 3:45:00 PM to 5:30:00 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	3:45:00 PM					3:45:00 PM					3:45:00 PM					4:00:00 PM					
+0 mins.	0	31	2	0	33	4	0	0	0	4	17	48	0	0	65	2	0	26	1	29	
+5 mins.	0	33	1	0	34	2	0	0	0	2	17	37	3	0	57	2	0	14	0	16	
+10 mins.	0	30	3	0	33	0	0	0	0	0	12	45	3	0	60	1	0	14	0	15	
+15 mins.	0	31	2	0	33	2	0	0	0	2	10	47	0	0	57	2	1	12	0	15	
Total Volume	0	125	8	0	133	8	0	0	0	8	56	177	6	0	239	7	1	66	1	75	
% App. Total	0	94	6	0		100	0	0	0		23.4	74.1	2.5	0		9.3	1.3	88	1.3		
PHF	.000	.947	.667	.000	.978	.500	.000	.000	.000	.500	.824	.922	.500	.000	.919	.875	.250	.635	.250	.647	

Was this performed
after Black Hills was
built?





Planning Commission Staff Report Plan of Development Review April 13, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
5A	Planning	Karen Schminke, AICP Planning Director

AGENDA ITEM 5A

POD2023-01 TAVA House Properties Woodland Station Plan of Development: A request from TAVA House Properties, LLC for Planning Commission recommendation on a Plan of Development for 6.63 acres that is commonly known as “Woodland Station”, located at 201 Saddle Club Ave with a legal description of 24-12-69 PT E2 as Desc at 632409 Exc Woodland Station 1, and is zoned CBD/Woodland Station Overlay. (QJ)

REVIEW PROCESS

Planning Commission is authorized to review and provide recommendations on the Woodland Station Plan of Development pursuant to C.R.S. §31-25-807(4)(b). This plan was received in the Planning Department on March 29, 2023 and the Planning Commission must provide written recommendations within 30 days. Upon receipt of the recommendations or, if no recommendations are received within the thirty days, without such recommendations, the governing body may proceed with the hearing on the proposed plan of development.

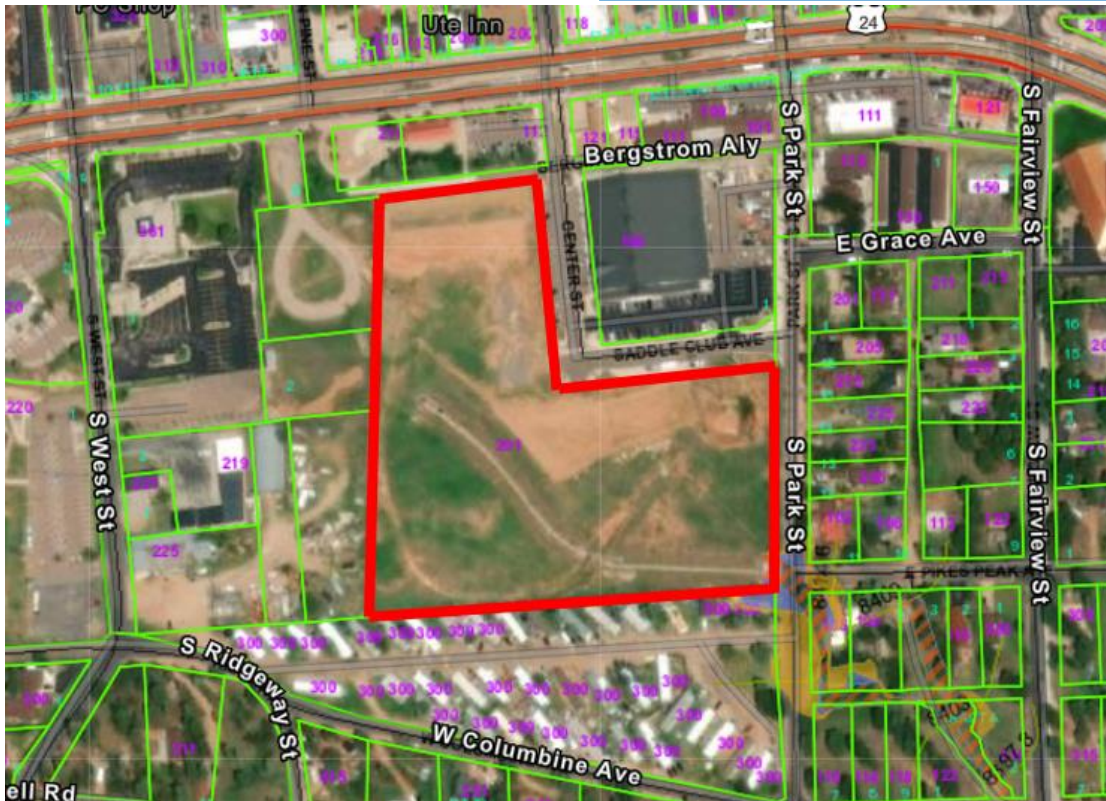
Statute does not provide requirements for what constitutes a Plan of Development. However, it does provide the following for findings the City Council will need to make at their hearing on the proposed Plan of Development:

- There is a need to take corrective measures in order to halt or prevent deterioration of property values or structures, within the plan of development area, or
- To halt or prevent the growth of blighted areas therein, or any combination thereof
- And if it further finds that the plan will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the plan of development area.

BACKGROUND

The Downtown Development Authority (DDA) adopted a Foundation Plan on February 21, 2002. Attached to this report is a copy of that plan along with a map of the DDA boundary. Located in the center of the DDA area is the subject property: a 6.63 acre parcel that abuts Bergstrom Park to the north and is bordered by Center Street, Saddle Club Avenue and South Park Street on the east (outlined in red in Figure 1). The property is currently owned by the City of Woodland Park and under the control of the DDA.

Figure 1: Aerial Photo – Property Location



Relevant Definitions from C.R.S. §31-25-802

(1.5) “Blighted area” means an area within the central business district which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, unusual topography, defective or unusual conditions of title rendering the title nonmarketable, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the central business district, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

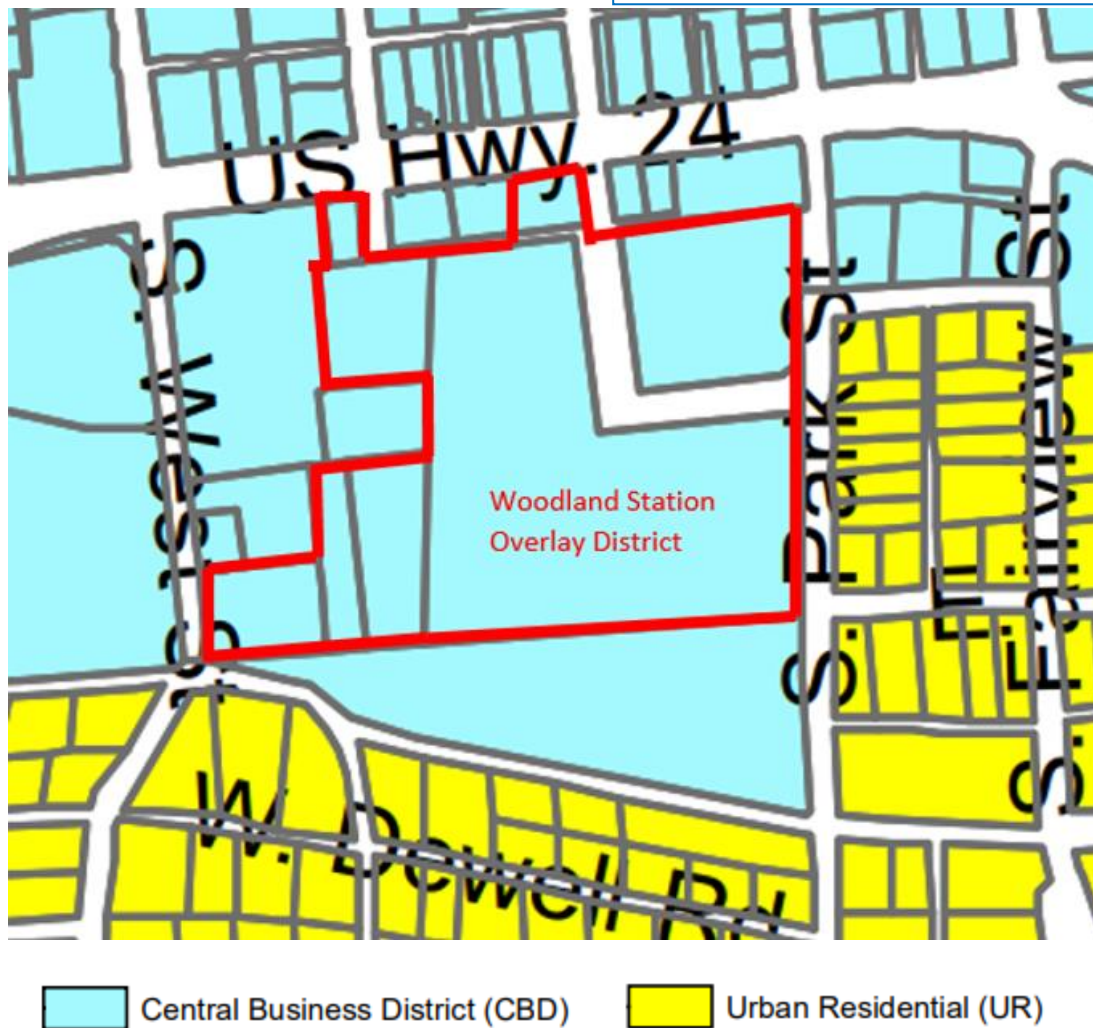
(6.6) “Plan of Development” means a plan, as it exists from time to time, for the development or redevelopment of a downtown development area, including all properly approved amendments thereto.

(6.8) “Plan of development area” means an area in the central business district which the board [board of the DDA] and the governing body designate as appropriate for a development project.

In 2007 the Woodland Station Overlay District was established via Ordinance No. 1075 which established Chapter 18.31 of the Municipal Code with the intent of furthering the goals and objectives of orderly redevelopment of the parcels within the district. The Woodland Station

Overlay District zone is located within the Central Business District (CBD) zone (Figure 2) and within the Woodland Park Downtown Development Authority (DDA) boundary.

Figure 2: Zoning Map including Overlay



The overall appearance and function of development within the Woodland Station Overlay District is to be compatible with any existing structures in the area and the community's general mountain historic environment, and to be in harmony within the character of Woodland Park. In addition, Resolution No. 677 was passed to provide design guidelines within the boundary of Woodland Station mixed-use development.

ZONING

Per MC Section 18.23.005 the purpose of the CBD zone is:

Land use activity in this category is intended for what is considered the downtown area of the city with associated commercial activity that can be accessed by pedestrians as well as the motoring public. Density is considered high and design issues relate to on-

street U.S. highway corridor improvements, including efficient off-street parking, landscaping and pedestrian mobility to and from local businesses. Residential activity is appropriate in this area particularly at second or third story levels, above offices or commercial shops.

Per MC Section 18.31.010 A., the purpose of the Woodland Station Overlay District regulations is to:

- 1. Promote important community qualities within Woodland Station Overlay District by allowing flexibility in applying the Central Business District standards and the design standards contained in Section 18.33.180 to help achieve desired attributes. Flexibility may be allowed with respect to scale, mass, architectural design and overall site design.*
- 2. Require future development within the Woodland Station Overlay District to be designed in a manner that will protect and promote the character and sense of this critical area.*
- 3. Allow for a variety of design, while still protecting the character of the area.*

Additionally, Section 18.31.010 B. provides additional guidance on the intent of the overlay district:

- B. The intent of the Woodland Station Overlay district and these regulations is to guide the architectural and site planning components of development within the Woodland Station Overlay District to achieve a scale and quality of development consistent with the key location of the Woodland Station in the heart of the Central Business District.*

The Overlay District allows for flexibility that is expected to result in the development of “village like” character that is pedestrian friendly and a vibrant business environment. This flexibility is outlined in the regulations as follows:

MC§ 18.31.030 – provides for uses not otherwise allowed in the CBD zone (farmer’s markets; and amusement, recreational and entertainment activities); allows for commercial condominiums provided such condominiums are part of a mixed-use building; and requires residential uses be located on the upper floors of mixed-use buildings;

MC§ 18.31.040 – allows for administrative review and approval to varying development standards such as setbacks, building height, lot coverage, and parking;

MC§ 18.31.050 –after review by the DDA’s Design Review Committee, administrative review and approval of building and improvement designs.

COMPREHENSIVE PLAN

Over a two year period (2020-2021) the City of Woodland Park went through an extensive community engagement process to update the City’s Comprehensive Plan. As noted in Joint Resolution 882, Series 2021, the “Comprehensive Plan is an aspirational document that is not

regulatory but provides guidance toward the future development and growth of the community”. While the document may be considered aspirational, it contains guidance from the community members as to how they want to see their community develop.

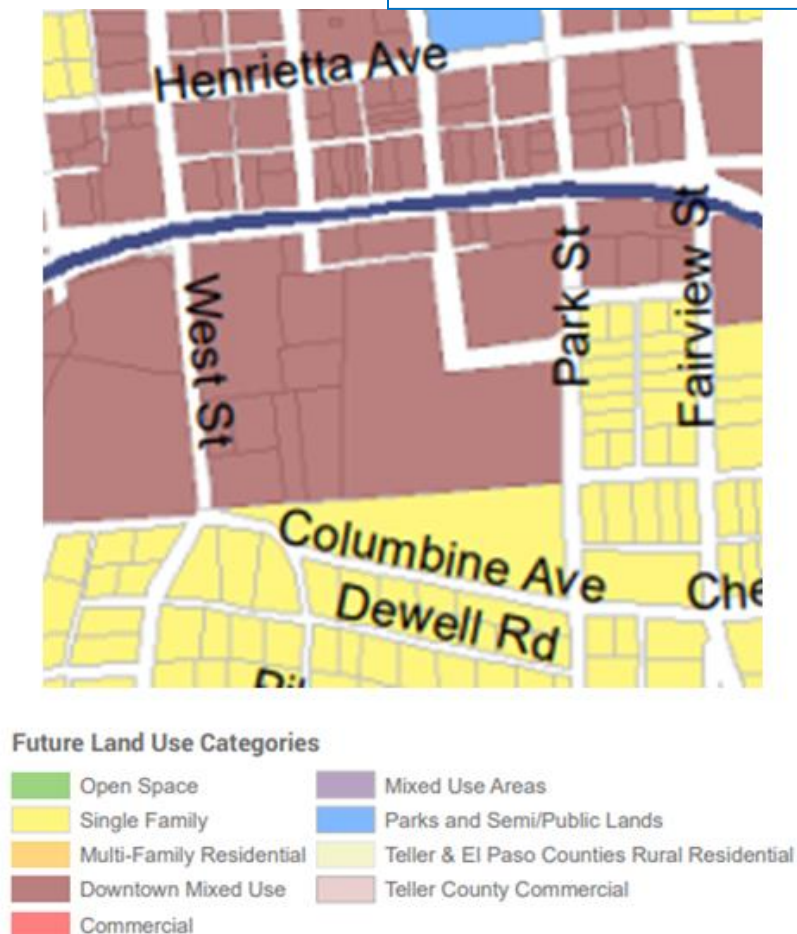
The Plan provides the following explanation for how to use the Future Land Use Map (Figure 3) to guide development decisions:

WOODLAND PARK FUTURE LAND USE MAP DESCRIPTION

The Future Land Use Map provides guidance for rezoning requests, annexation proposals, new development, and redevelopment projects within the City limits. Its purpose is to honor the City’s existing zoning map while providing both direction and flexibility for a sustainable balance of uses in future development or redevelopment proposals. Comments and direction provided by the community have been incorporated in land use descriptions and designations. Within the unincorporated areas of Teller County surrounding Woodland Park, the map identifies the type of low impact growth that may occur within the planning area and at the gateways to Woodland Park.

The Future Land Use Map identifies locations for the most appropriate future land use within the broad categories. The land use designation of each area is based on what is currently in place; what the community would like to see more of; and identification of harmonious uses that do not infringe on the existing land uses. Water use is a major consideration in land use planning and ensures that a diversity of land uses are planned for with the amount of water available. A more detailed description of each land use designation is listed below:

Figure 3: Future Land Use Map - Downtown



The Future Land Use Map identifies “Downtown Mixed Use” as the desired use type for this area where the Woodland Station Overlay District is located. Downtown Mixed Use is explained as follows:

DOWNTOWN MIXED USE: To help recognize and promote vitality in the downtown area, the Downtown Development Area boundary was used to identify the Downtown Future Land Use District. Establishing the downtown as its own character area helps to promote the identity and cohesion that is desired as development and redevelopment occur. The zoning categories in downtown include Central Business District (CBD), Community Commercial (CC), Urban Residential (UR), and Planned Unit Development (PUD). Neighborhood Commercial and Public/Semipublic areas north of the Downtown Development Boundary have maintained their land use classifications to illustrate the transition to downtown residential.

Also identified on the Future Land Use map are three additional mixed use areas. It is in these areas where there is a reference to the potential for ‘horizontal mixed use’.

MIXED USE AREAS support a diversity of uses. This can be vertical mixed use or horizontal mixed use. These areas are typically in high use areas that are not currently developed. Specific characteristics are desired for each of the three identified mixed-use areas. A description of each mixed use area is listed below with a key on the map.

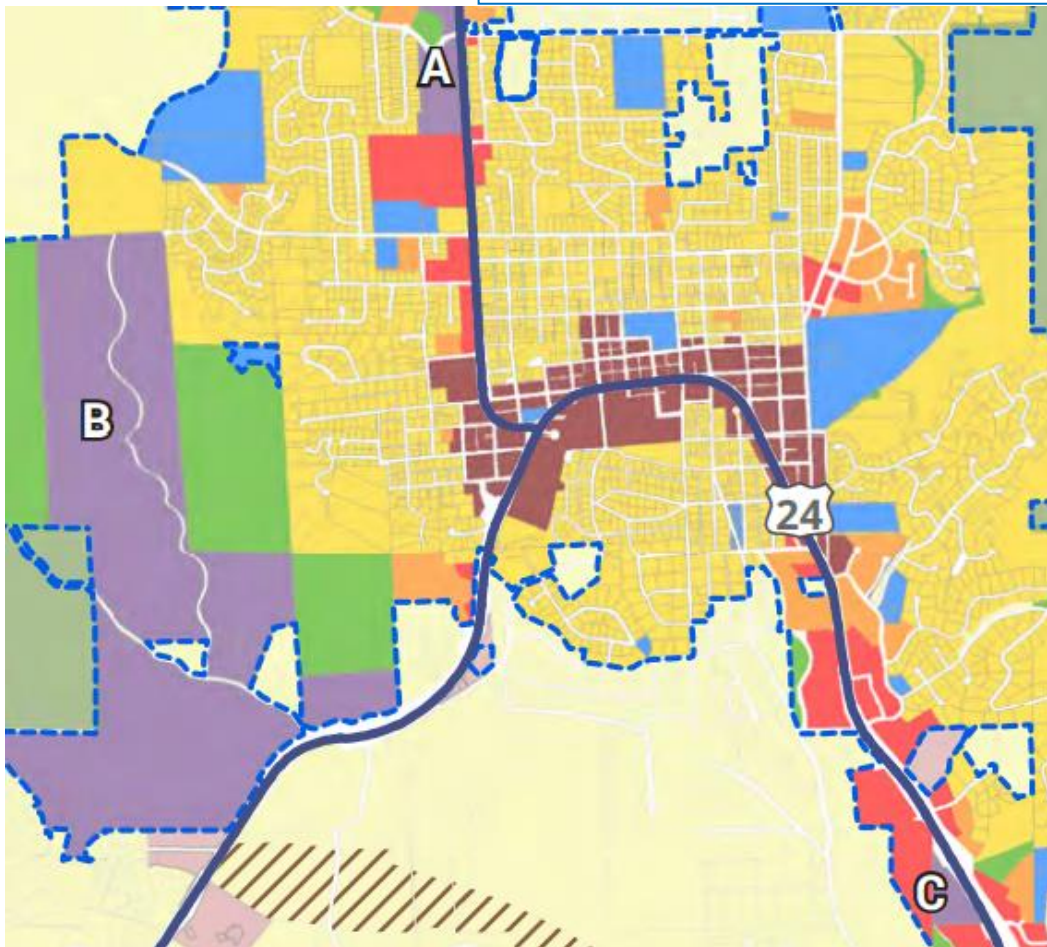
A: The area along Highway 67 already supports nodes of commercial development. Other areas are flexible in development as non-residential mixed use. The primary reason for discouraging residential development along the highway in the mixed use area is to provide a balance of employment and service land uses to serve the community and to ensure there is enough water to provide service to planned residential areas.

B: Area B is comprised of the approved Sturman PUD and Sanctuary PUD (Charis Bible College). The Sanctuary PUD will have event space, a café, educational facilities, and group quarter housing for students.

C: The southern entrance to Woodland Park is zoned Planned Unit Development (PUD) and Service Commercial (SC). As this area develops and re-develops, this area can support a variety of gateway uses such as commercial, office, public-semipublic areas, and limited medium to high density residential development.

A broader view of the Future Land Use Map illustrates the location of these three additional mixed use areas:

Figure 4: Future Land Use Map - areas A, B, & C



Chapter 4 of the Comprehensive Plan addresses Community Character and Design. Pages 38-39 of the chapter contain a vision for the development of Midland Avenue which identifies:

“residents would like to see the Woodland Station area developed as a mixed-use area that can support community events and fill in the currently vacant downtown areas.”

The Comprehensive Plan does not provide any additional specific information for what constitutes ‘mixed-use’ nor does the City Code contain a formal definition for this term. Traditionally, mixed-use is an alternative to single use zoning (i.e. residential zone, commercial zone, or industrial zone) and is typically thought of as having street-level retail and commercial uses with residential units above. Less common, and more likely to occur over a large land area, mixed-use can exist in a horizontal configuration with residential, commercial, and civic spaces within walking distance of each other.

The Comprehensive Plan can be found on the City’s website at: <https://www.city-woodlandpark.org/DocumentCenter/View/3280/Woodland-Park-Comprehensive-Plan-2022>. The following are relevant sections of the plan to consider:

Land Use Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources/facilities efficiently and in an environmentally sensitive manner.

Land Use and Growth Action 1.1.3: Ensure that development fits with the intent of the Comprehensive Plan Map and the Comprehensive Plan goals, objectives, and actions.

Land Use and Growth Action 1.1.5: Ensure that contemplated projects:

- Respect and consider the property rights of all impacted adjoining property owners and neighbors;
- Maintain the overall integrity and character of Woodland Park neighborhoods; and
- Are sufficiently harmonious within land uses in the adjacent vicinity in order to preserve and protect the values of those properties in the same or adjacent zones.

Land Use and Growth Action 1.2.1: Review and revise the zoning code and specific City land use categories as needed to ensure that they:

- Encourage mixed-use buildings such as live/work units downtown and in new neighborhoods;

Housing Action 1.1.2: Review and revise Woodland Park's zoning code to promote mixed-use building such as live/work units downtown.

Community Character and Design Objective 1.1: Continue to implement a quality design standard for development to create a mountain-western theme throughout Woodland Park that emphasizes mountain decorative design elements.

Community Character and Design Action 1.1.1: Ensure that all new development is compatible with existing design standards.

Community Character and Design Objective 1.2: Strengthen downtown, new neighborhoods, and redeveloping areas by promoting a mix of uses, attractive appearance, and connection to the rest of the community.

Community Character and Design Action 1.2.1: Promote compatible infill that incorporates the character of its neighborhood.

Economic Development Objective 1.2: Retain area businesses and assist with expansion or adding complementary businesses to create clusters and critical mass.

Economic Development Action 1.3.4: Support business development or redevelopment that contributes toward the vision of the City.

Economic Development Objective 1.4: Increase the area's retail sales.

Economic Development Action 1.4.2: Encourage residential and workplace infill developments near downtown retail locations to augment local demand for retail goods and services, create additional sources of labor for businesses and generate a sense of place through vibrancy and interaction.

Economic Development Action 1.4.3: Build on the existing strengths in the valued restaurant and general merchandise sectors by seeking to attract retailers. Investigate the feasibility of attracting additional retail-service sector businesses, clothing stores, and additional restaurants (fine dining and family).

Economic Development Objective 1.6: Increase the desirability of Woodland Park as a place to live and work by providing diverse housing options, expanded educational opportunities, and additional community amenities.

Economic Development Action 1.6.1: Investigate the feasibility of constructing workforce housing and introduce mixed-use housing, particularly in the downtown area, to promote an option for living and working in Woodland Park.

Economic Development Action 1.6.4: Explore ways to attract more businesses that offer family friendly activities and social hotspots for young professionals in the City and downtown areas.

Economic Development Objective 1.8: Create a concentration of activity anchors (arts, culture, shops, restaurants, entertainment, services, jobs, and residences) in downtown Woodland Park through the continued operation of the Downtown Development Authority (DDA). Complete the DDA Foundation Plan and achieve a more vibrant downtown area by concentrating people and “one-of-a-kind” amenities that serve as activity anchors.

Economic Development Action 1.8.1: Develop, redevelop, and plan the economic and physical restoration of the downtown district in continued collaboration with the DDA.

Economic Development Action 1.8.2: Mitigate downtown impacts on adjacent residential neighborhoods, particularly traffic flow.

Economic Development Action 1.8.3: Continue to develop projects, designed to serve as the heart of economic development in the downtown area, that will help revitalize and provide new economic direction, focus, and impetus to enhance the downtown corridor.

Sustainable Environment Objective 1.1: Recommend that development minimizes its impact on the natural environment and creates a quality human environment through sustainable design and practices.

Sustainable Environment Action 1.1.1: Require that new proposals comply with the City’s design standard architectural themes.

Sustainable Environment Action 1.1.2: Continue to recommend that new development proposals identify natural resources on the site and demonstrate how they are integrated into the overall design for the project. Encourage new development proposals to conserve existing wildlife species and habitats.

Sustainable Environment Action 1.1.3: Continue to require that new development dedicates appropriately located open space, parks, and sidewalk/trail connections.

- Recommend that new development integrates natural areas and native landscaping within the development.
- Establish visual connections and integrate natural features and systems within undeveloped area of the community that are also connected to surrounding natural features and open space areas.
- Provide pedestrian access to natural areas throughout the community.
- Work cooperatively with existing property owners to obtain easements in existing platted and/or developed areas where these linkages do not exist.

Parks, Trails, and Open Space Action 1.1.4: Continue to improve pedestrian and bicycle accessibility and community connections by constructing new trails, improving parking at trailheads, and making connections to existing multi-use trails and community destinations such as parks, neighborhoods, and downtown.

PROPOSED PLAN OF DEVELOPMENT

Staff met with TAVA House Properties, LLC (THP) for the first time August 29, 2022 and again on November 28, 2022. During these meetings issues, challenges, and opportunities in developing this property, as well as required processes were identified. Topics discussed included development process, lot configuration, utility infrastructure (i.e. water, wastewater,

stormwater, etc.), site access and circulation, CDOT access permit and required improvements, land uses, parking, architectural design, landscaping, and historic assets.

Attached to this report is the complete four phase Plan of Development submitted by THP. Figure 5 is the map from the plan depicting the proposed phases of development.

Figure 5: TAVA - Plan of Development



Specific details for each of the phases are:

Phase 1

Developer: THP

Proposed Uses: All Commercial - TAVA House Restaurant (two restaurant concepts, a culinary school, and a small banquet hall).

Land Area: Not specified

Building size: 10,000 SF

Employment: will employ 40+ people for restaurant management along with full and part time workers.

Timing: Begin site work late summer 2023; grand opening summer 2024

Not specified if platting one or multiple lots with Phase 1

Phase 2

Developer: THP

Proposed Uses: All Commercial - Anticipates commercial building around a center town square concept; end-users/tenants to be determined at a future date.

Land Area: Not specified

Building size: Not specified

Public Space size: Not specified

Employment: Not specified

Timing: Begin construction on improvements by December 31, 2025; substantially complete public and private improvements by December 31, 2027.

Phase 3

Developer: THP

Proposed Uses: All Commercial

Land Area: Not specified

Building size: Not specified

Employment: Not specified

Timing: Begin construction on improvements by December 31, 2027; substantially complete improvements by December 31, 2029.

THP anticipates “improvements to include any additional infrastructure work needed in collaboration, including cost-sharing, with the City of Woodland Park, State of Colorado, Colorado Department of Transportation, Colorado Public Health Department, and United States Army Corps of Engineers, and other governmental or third parties as may be required.”

Phase 4

Developer: THP, or its successor and/or assignee

Proposed Uses: Anticipates primarily residential, with possible commercial improvements to be determined by prevailing market conditions and final product constructed in phases 1-3.

Land Area: Not specified

Building size: Not specified

Employment: Not specified

Timing: Begin construction on improvements ‘as soon as reasonably practicable after completion of the Phase 3 improvements, subject to applicable market conditions’ – estimate by December 31, 2030; complete 36 months after start.

ANALYSIS

Planning Commission is tasked with conducting a review of the proposed plan of development, and providing recommendations to City Council for consideration at the public hearing. The following are items identified by staff for Planning Commission consideration:

Lot Configuration

The proposed Plan of Development (POD) provides a high level overview of the proposed phases of development for the property. The subject property is currently unplatted. Per MC §17.04.050 the property must be platted before building permits can be issued. It is not clear as to when TAVA will be seeking subdivision approval for multiple parcels.

Regardless of the timeline for platting parcels for each of the phases, the utilities, site access, and site circulation will need to be addressed in Phase I.

Infrastructure

Anytime land is subdivided, the developer is responsible for providing access and utilities to each of the parcels created. There are existing water and wastewater mains in the area, but these will need to be extended to serve the development as a whole. In addition to addressing stormwater for the development of the subject property, there is an existing stormwater pond on the subject property from the Woodland Hardware store project that will need to be included in the development plans.

Environmental Concerns

The V-CUP addressing environmental concerns on the property is currently being updated. Findings from this process will need to be incorporated into the development plan.

Site Access and Circulation

This was not addressed in the POD. Traffic volumes expected at final buildout of the site need to be considered in the initial design for access and site circulation.

CDOT Access

Due to the proximity of the subject property to the highway, a CDOT access permit (and updates for subsequent phases) is required. It is imperative the developer engage the services of a traffic engineer and consult with CDOT regarding site access limitations, recommendations, and likely requirements. At what point will a turn lane off the highway onto S. Center Street be required? The land area for the turn lane will need to be carved out of Bergstrom Park. What is the developer's proposal to compensate the City for loss of existing park land?

Land Uses

Each of the proposed phases has distinct timeframes, but is light on metrics associated with the uses to be established. What is the square-footage of commercial space being proposed in each phase? The land area of the public plaza? Is the plaza being developed in Phase 2 or Phase 3? Regarding residential uses (and maybe commercial uses) in Phase 4, the municipal code currently only allows for 'residential dwelling units provided such residential dwelling units are located on the upper floors of a mixed-use building' at this location.

Parking

Parking is not addressed within the POD.

Architectural Design & Landscaping

The POD includes a tiny rendering of the proposed building for Phase I but not the subsequent phases. Also, the POD does not include information regarding a cohesive design aesthetic or how that would be achieved. MC §18.31.010 addresses the purpose of the Woodland Station Overlay District and identifies the need to 'protect and promote the character of the area'. How will this be achieved? What are the proposed building heights and the materials that will be used? Is landscaping a part of the overall aesthetic and if so, what will that look like?

Parks & Trails

The POD identifies a plaza surrounded by commercial space, however it does not elaborate on the quality of or uses for this space. There is also no mention of internal pedestrian circulation, trails, or connections to the City's existing trails. As mentioned above, there is also concern that the footprint of Bergstrom Park will be reduced to accommodate transportation improvements required to access the site.

Historic Assets

While this has been mentioned at DDA meetings, it is not addressed in the POD. What is the plan for the Cog car and other historic assets that are currently located on the subject property?

NOTIFICATIONS

Per State statute, the Planning Commission conducts a review of the proposed plan of development and provides recommendations to City Council for consideration at their public hearing. Statute does not specify notice requirements for the Planning Commission's meeting but does so for the City Council's public hearing.

RECOMMENDATIONS

In 2002 the Resolution that adopted the Foundation Plan was adopted, City Council made a finding that:

Section 3. The City Council finds that there is a need to take corrective measures in order to halt and/or prevent deterioration of property values or structures within the Downtown Development Authority District area or to halt or prevent the growth of blighted areas therein or any combination thereof, and further finds that the Plan will afford maximum opportunity consistent with the sound needs and plans of the municipality as a whole for the development or redevelopment of the Downtown Development Authority District area by the Authority and by private enterprise.

The Foundation Plan was adopted in 2002 and other than the development of Woodland Hardware the subject property has remained unchanged. Since this 6.63 is in the same condition as it was in 2002, the following are clearly applicable:

- There is a need to take corrective measures in order to halt or prevent deterioration of property values or structures, within the plan of development area, or
- To halt or prevent the growth of blighted areas therein, or any combination thereof

The more challenging determination is, does this plan of development afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the plan of development area? The proposed plan is very conceptual and lean on content. Has the proposed POD provided a clear picture of how this project will meet the vision depicted in the comprehensive plan? City staff is concerned that the proposed development timeline is very aggressive and questions if the amount of proposed commercial and residential uses are sufficient to cover the costs of necessary infrastructure.

STAFF RECOMMENDATION

Should the Planning Commission find the 2023 TAVA House Properties Woodland Station Plan of Development for the 6.63 acre parcel that is commonly known as “Woodland Station”, located at 201 Saddle Club Ave. has met the following criteria:

- There is a need to take corrective measures in order to halt or prevent deterioration of property values or structures, within the plan of development area, or
- To halt or prevent the growth of blighted areas therein, or any combination thereof
- And if it further finds that the plan will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the plan of development area

the Planning Commission should recommend City Council adopt a resolution approving and adopting the 2023 TAVA House Properties Woodland Station Plan of Development.

STAFF REPORT ATTACHMENTS

Application

TAVA House Properties, LLC, Plan of Development

Foundation Plan

DDA Boundary Map

Resolution for City Council Consideration

Planning Application Entry Form

[Print Record](#)

ID

[Go To Development Fees Receipt Form](#)[Open Permit Comments](#)

Permit Number 202304065

Project # EXT/Case # POD2023-01

Public Hearing Required ☐

Date Received 4/3/2023

Date Routed 4/3/2023

Date Initial Permit Approved

*Date Permit Paid

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type POD

Project Type Number 24

Project Classification Plan of Development

Non-Profit, Residential or Commercial Commercial

NOTE: Above Field required only for SINS and TUPs

Project Name TAVA House - Plan of Develo

Site Address Number 201

Site Address Name Saddle Club Ave.

Lot Number

Block Number

Subdivision 24-12-69 PT E2

Filing #

Applicant Business Name TAVA House Properti

App First Name Derek

App Last Name Waggoner

App Phone Number 305-790-1207

PO Box 765

Mailing Address Street #

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80866

Owner First Name DDA

Owner Last Name Tony Perry

Zone Class CBD

Applicant Project Value \$0.00

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

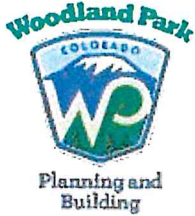
Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planning Director's Office



2023 GENERAL APPLICATION

(Revised 1/1/2023)

received
4/3/2023

Project # 202304065
Case # POD 2023-01
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

- | | | |
|--|---|---|
| ☒ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☐ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name TAVA House Properties, LLC
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address PO Box 765, Woodland Park, CO 80866-0765
- d. E-mail Address derekwaggoner@gmail.com
- e. Phone Numbers Home _____ Work _____ Mobile 305.790.1207

2. Property Owner Information (if different from above)

- a. Name Downtown Development Authority (Contact Tony Perry) Project Contact? Yes ☐ No ☐
- b. Mailing Address City of Woodland Park, PO Box 9007, Woodland Park, CO 80866-9007
- c. E-mail Address tperrydda@city-woodlandpark.org
- d. Phone Numbers Home _____ Work _____ Mobile 719.433.4055

3. Site Information

- a. Site Address 201 Saddle Club Ave, Woodland Park, CO 80863, Property # R0055440
- b. Lot _____ Block _____ Subdivision _____
- c. Property Zoning _____ Lot Size _____ Acres ☐ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☐ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name TAVA House Properties LLC, purchase of Woodland Station
- b. Brief Description of Project/Request Review of the Woodland Station Plan of Development (2023) ahead of City Council vote on the sale of the property.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.



Owner

Date



Owner

Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.



Applicant

Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

Woodland Station Plan of Development

TAVA House Properties, LLC

2023

Summary

TAVA House Properties, LLC (THP) shall proceed with the following Plan of Development (Plan) for the 6.63 acres this is commonly known as “Woodland Station”. While there are other adjacent properties that may eventually be incorporated into the Plan, since THP does not own or control those parcels, our focus for this Plan is just for the Woodland Station property.

Once THP acquires the 6.63 acres, immediate work begins in working with the City of Woodland Park Planning Staff in the form of submittals for Phase I, the TAVA Restaurant facilities. It is the hope of THP that site work can begin late summer of this year, with a grand opening in the summer of 2024.

Phases 2-3 will occur as outlined below, with Phase 4 eventually bringing in a housing component or mixed-use development, so Phases 1-3 will all be commercial uses. It should be noted that Phases 2-4 are subject to change and are dependent on market factors and demands, and as such, the uses and placement of those uses is in concept form only.

THP will conform to all City of Woodland Park Zoning standards and also the Woodland Station Overlay District Regulations as well as Design Guidelines.



Phase 1

Within six (6) months after the conveyance of the Woodland Station property (the “Subject Property”) by the DDA to THP (the “Phase 1 Approval Deadline”), THP shall use best efforts to obtain final non-appealable approval from the City of Woodland Park and any other governmental or quasi-governmental entities having jurisdiction of all entitlements or approvals necessary to construct all necessary private and public improvements necessary (the “Phase 1 Improvements”) to support Phase 1, including a replat of the Subject Property to create a separate lot or lots for Phase 1.

This Phase will see the beginning of construction for the TAVA House Restaurant that will house 2 restaurant concepts, a culinary school and a small banquet hall. Consisting of about 10,000 square feet, this facility will employ 40+/- people in various capacities for restaurant management along with full and part time workers.

PHASE 1

- BERGSTROM ALLEY EXTENSION
- TAVA HOUSE CONSTRUCTION



Phase 2

THP shall commence construction on improvements within the Phase 2 portion of the Subject Property on or before December 31, 2025. Buyer anticipates such improvements to be commercial buildings around a center town square concept, with the end-users/tenants to be determined at a future date.

Buyer shall substantially complete construction of the public and private improvements within Phase 2 of the Property on or before December 31, 2027.

PHASE 2

- SADDLE CLUB AVE EXTENSION
- SOUTH PINE STREET CONSTRUCTION
- WEST COMMERCIAL BUILDING(S) CONSTRUCTION



Phase 3

THP shall commence construction on improvements within the Phase 3 portion of the Subject Property on or before December 31, 2027. TAVA House anticipates such improvements to include any additional infrastructure work needed in collaboration, including cost-sharing, with the City of Woodland Park, State of Colorado, Colorado Department of Transportation, Colorado Public Health Department, and United States Army Corps of Engineers, and other governmental or third parties as may be required.

THP shall substantially complete construction of the improvements within Phase 3 of the Property on or before December 31, 2029.

PHASE 3

- CENTRAL PLAZA CONSTRUCTION
- SOUTH SITE STAIR CONSTRUCTION
- EAST RAMP/PLANTER CONSTRUCTION
- SOUTH COMMERCIAL BUILDING(S) CONSTRUCTION



Phase 4

THP, or its successor and/or assignee, shall commence construction on improvements within the Phase 4 portion of the Property as soon as reasonably practicable after completion of the Phase 3 improvements, subject to applicable market conditions. TAVA House currently estimates such construction to commence on or before December 31, 2030. Buyer anticipates such improvements to include primarily residential improvements, with possible commercial improvements as well, to be determined by prevailing market conditions and the final product constructed upon Phase 1, Phase 2 and Phase 3.

THP, or its successor and/or assignee, shall substantially complete construction of the improvements within Phase 4 of the Property on or before the date that is thirty-six (36) months after the date THP (or its successor/assign) commences construction of improvements located within the Phase 4 portion of the Property.

CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. 571, SERIES 2002

A RESOLUTION MAKING CERTAIN FINDINGS RELATIVE TO THE WOODLAND PARK DOWNTOWN DEVELOPMENT AUTHORITY FOUNDATION PLAN AND APPROVING SUCH PLAN.

WHEREAS, the City Council of the City of Woodland Park has established a Woodland Park Downtown Development Authority pursuant to Colorado Revised Statutes; and

WHEREAS, in accordance with such statute, the Downtown Development Authority has created a plan of development for property located within the Downtown Development Authority boundaries; and

WHEREAS, the Planning Commission has reviewed this plan on February 14, 2002, and recommended approval of such plan to the City Council; and

WHEREAS, the City Council has reviewed the Woodland Park Downtown Development Authority Foundation Plan and has further conducted a public hearing on the plan and desires to make certain findings relative thereto and to approve and adopt such plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF WOODLAND PARK that:

Section 1. The City Council finds that the Planning Commission has reviewed and recommended approval of the Woodland Park Downtown Development Authority Foundation Plan dated February, 2002.

Section 2. The City Council finds that a proper public hearing was conducted on such Plan after the required statutory notice of the hearing was given.

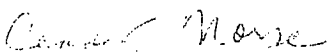
Section 3. The City Council finds that there is a need to take corrective measures in order to halt and/or prevent deterioration of property values or structures within the Downtown Development Authority District area or to halt or prevent the growth of blighted areas therein or any combination thereof, and further finds that the Plan will afford maximum opportunity consistent with the sound needs and plans of the municipality as a whole for the development or redevelopment of the Downtown Development Authority District area by the Authority and by private enterprise.

Section 4. The City Council hereby approves the Woodland Park Downtown Development Authority Foundation Plan dated February, 2002.

ADOPTED THIS 21st DAY OF February, 2002.

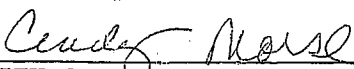

Prentis Porter, Mayor

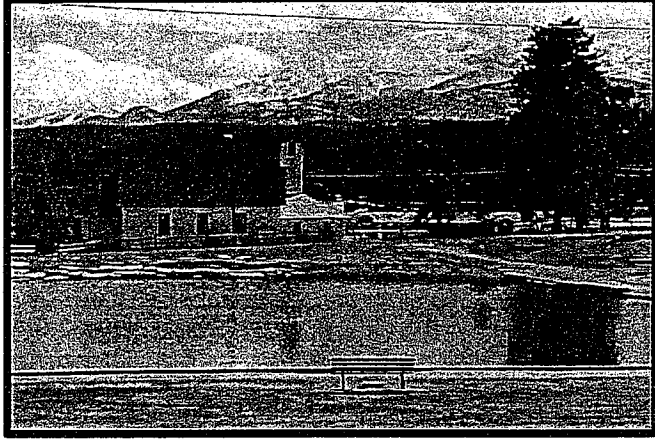
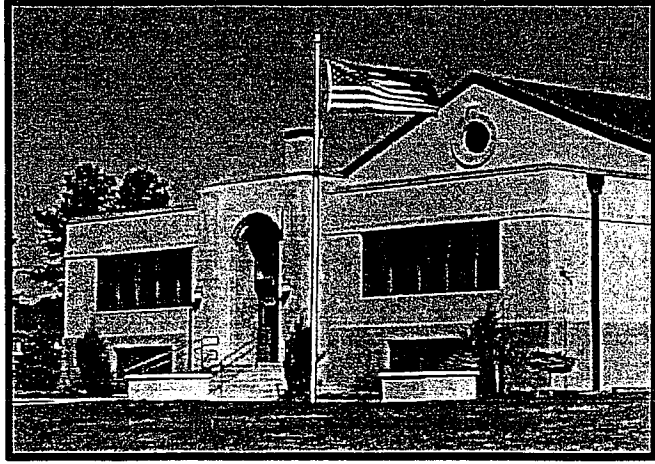
ATTEST:


~~Deputy~~ City Clerk

I, CINDY MORSE, CITY CLERK FOR THE CITY OF WOODLAND PARK DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE COPY OF THE ORIGINAL RESOLUTION CONCERNING THE FOUNDATION PLAN APPROVAL FOR THE DOWNTOWN DEVELOPMENT AUTHORITY.

CERTIFIED THIS 4th DAY OF March, 2002.


CITY CLERK



Foundation Plan

Downtown Development Authority District

Woodland Park Colorado - February 2002

CITY OF WOODLAND PARK
DOWNTOWN DEVELOPMENT AUTHORITY

FOUNDATION PLAN

FEBRUARY 21, 2002

CITY OF WOODLAND PARK DOWNTOWN DEVELOPMENT AUTHORITY

BOARD OF DIRECTORS

Will Brown - Chairman
Al Born - Vice-Chairman
Tom Holmes - Secretary
Jim Ignatius - Treasurer
Tom Carrick - Director
Gary Crane - City Council Representative
Jon DeVaux - Director
Scott Downs - Director
Terry Hillman - Director
Merry Jo Larsen - Director

CITY COUNCIL

Prentis Porter - Mayor
John Schenk - Mayor Pro-Tem
Jeff Baldwin
Gary Crane
Karl Dell
Gene Kozleski
Gene Sperry

PLANNING COMMISSION

Ken Matthews - Chairman
Laurie Scott - Vice-Chairman
Sandie Gordon
Bruce Hamilton
Ken Hartsfield - Alternate
Hank Jerzak
Keith Meier
Bill Miller
Steve Randolph
Eric Smith
John Todd - Alternate
Lawrence Ullo - Alternate

STAFF

Mark Fitzgerald - City Manager
Joseph Napoleon - Planning Director

RESOLUTION OF ADOPTION

DOWNTOWN DEVELOPMENT AUTHORITY

FOUNDATION PLAN

Table of Contents

	Page
Forward	5
Objectives and Purposes	6
Plan of Development Projects	8
Priorities	10
Methods of Financing Projects	12
The District	
(A) Property Use Map	Appendix I
(B) Property List	Appendix II

FORWARD TO FOUNDATION PLAN

This Foundation Plan is an essential first step, required by Colorado law, in determining how to make downtown Woodland Park a better place for people. The needs of the downtown area ("the District") have been recognized over the last two decades in research projects, marketing studies, opinion polls and master plans. All of these have identified a strong demand for physical improvements and revitalization.

Foremost this Foundation Plan is intended as a basic roadmap for improving the downtown for the convenience and enjoyment of our community. This Plan places top priority on supporting private enterprise, development and redevelopment. The emphasis of this Plan is on needs and the type of projects that are required to satisfy those needs rather than dictating the physical location, dimensions and design, which will evolve through continued planning.

OBJECTIVES AND PURPOSES

The primary objectives and purposes of the Woodland Park Downtown Development Authority ("DDA") are to promote the safety, prosperity, security and general welfare of the District and its inhabitants, to prevent deterioration of property values and structures within the District, to prevent the growth of blighted areas within the District, to assist the City of Woodland Park in the development, redevelopment and planning of the economic and physical restoration and growth of the District, to improve the overall appearance, condition and function of the District, to encourage a variety of uses, to sustain and improve the economic vitality of the District, to relieve traffic congestion, to encourage pedestrian traffic and security in the District, and to preserve and create green spaces, parks and pedestrian walkways. Objectives of the DDA are more specifically stated with the following:

- A. To work with merchants, businesses, arts and citizen committees, other community organizations and developers/builders for maximum input and evaluation of all development recommendations.
- B. To maintain and enhance the District as a regional center for commercial, financial, governmental, social, recreational, and cultural/arts activities and to prevent deterioration from occurring.
- C. To prevent fragmentation of the central core by planning for a variety of land parcel sizes and mixed-uses which will foster a balance between small businesses with local owners and regional or national businesses.
- D. To promote and support private developments that are consistent with the plans and objectives of the DDA, including, but not limited to, assemblage of sites, acquiring, constructing, equipping and developing commercial and residential properties and making adequate utilities and public facilities available for private development.
- E. To improve pedestrian access and security for pedestrians in a user-friendly environment.
- F. To increase, equal to the need, the net supply of accessible parking spaces within the District.
- G. To encourage private restoration, rehabilitation and development within the District through public improvements and assistance so as to prevent deterioration of existing structures and property values.
- H. To encourage the preservation or reuse of historically or architecturally significant buildings in the District including, but not limited to, finding sources of funds and participating in lending funds compatible with enabling legislation and the plans and objectives of the DDA.

- I. To work toward adjustments in zoning, building codes, fire regulations and administrative policies, consistent with public safety, to encourage rehabilitation and reuse of existing buildings.
- J. To analyze the development review and permitting process and to work towards a system that meets the needs of the City while also creating a streamlined and simplified process of development review and permitting in order to facilitate development and redevelopment within the District.
- K. To encourage the development of new and rehabilitated buildings for uses as needed to achieve a balanced mix of products and services within the District, including, but not limited to, providing sites and/or lease space compatible with enabling legislation and the plans and objectives of the DDA.
- L. To protect, where practical, existing housing stock by encouraging rehabilitation and to encourage the conversion of existing suitable structures to residential use.
- M. To promote, where practical, additional residential units within the District.
- N. To relieve traffic congestion and conflicts arising between local traffic and non-local traffic.
- O. To improve the visual attractiveness of the District including, but not limited to, improving public streets, public parking lots and alleys by the installation of new surfacing, curbs, gutters, sidewalks and the placing of visually integrated street furniture, lighting systems and landscaping, and to coordinate with the City, the careful maintenance of the downtown streetscape.
- P. To develop and facilitate safe pedestrian and bicycle access throughout the District.
- Q. In conjunction with the City, to construct, install, and place underground publicly and privately owned utility and communications systems.
- R. To promote a variety of activities in the District.
- S. To assist small retail and service businesses in policy and strategy formulation, financial operational requirements and research informational needs.
- T. To encourage, where appropriate the renovation and reuse of vacant and deteriorated structures within the District.

- U. To improve the usefulness and accessibility of sites and streets, thereby promoting the growth of the District and retarding economic, physical, and social decline in the District.

PLAN OF DEVELOPMENT PROJECTS

The projects, facilities, programs and functions to be established and provided in the District will benefit and promote the health, safety, prosperity, security and general welfare of all the occupants and owners thereof and will prevent deterioration of property values, will prevent the growth of blighted areas, and will be of special benefit to all property within the District.

Descriptions of possible projects are as follows:

- A. The promotion of, participation in, and assistance to private and public developments consistent with the priorities of the DDA by all means permitted by federal, state and local laws and regulations, including but not limited to, land assemblage, and/or acquiring, constructing, reconstructing, rehabilitating, equipping, selling and leasing space in connection with the following projects:
- Office;
 - Retail/commercial;
 - Housing;
 - Cultural/Arts;
 - Recreational;
 - Amusement and other entertainment;
 - Transportation-related facilities;
 - Such other types of projects that are consistent with the Objectives and Purposes.
- B. Public facilities and improvements, in conjunction with the City, as necessary to complement private developments including, but not limited to, the following:
1. Utilities
 - a. Underground power and communication distribution system;
 - b. Water, sanitary sewer and fire protection;
 - c. Storm sewers and other wastewater drainage systems;
 - d. Natural gas systems.
 2. Streets and alleyways
 - a. Resurfacing;
 - b. Landscaping;
 - c. Signage;
 - d. Lighting;
 - e. Signalization;
 - f. Relocating and vacating;

- g. Curbs and gutters;
- h. Bikeways.

3. Sidewalks, trails and pathways

- C. In conjunction with the City, a parking program to provide sufficient and accessible public and private parking to service all occupants, employees, owners and visitors within the District including, but not limited to, the following:
 - 1. Construction of parking facilities concentrating on areas of present parking deficiencies and such areas as may require parking facilities in connection with projects undertaken hereafter.
 - 2. Increase the efficiency and attractiveness of existing parking.
 - 3. Introduce programs, if appropriate, to augment the supply of parking such as:
 - a. Trolley system;
 - b. Park and ride lots;
 - c. Bikeways.
 - 4. Establish special parking zones and regulations.
- D. Public use facilities, in conjunction with public or private organizations, emphasizing use of the District for cultural and arts events, trade shows, business meetings, conventions, recreation, amusement and other entertainment and also to promote the District as a destination.
- E. A pedestrian and vehicular circulation system including, but not limited to, the following features:
 - 1. In conjunction with the City, completion of the Highway 24 Traffic Mitigation and Access Control Plan through the District.
 - 2. Work with the businesses and owners of the District to plan and prepare for a highway bypass that would route Highway 24 around the District and assist, where appropriate, with measures to help mitigate the potential negative impacts of a bypass.
 - 3. A pedestrian and bicycle system including, but not limited to:
 - a. Canopies and shelters;
 - b. Secure bicycle racks;
 - c. Seating and rest areas;
 - d. Lighting;
 - e. Information and directory centers;
 - f. Handicapped accessibility;
 - g. Landscaping;
 - h. Pedestrian graphics and wayfinding system

4. A program to reduce automobile-pedestrian conflicts that would include such items as:
 - a. Design standards for pedestrian walkways, islands and intersections.
 - b. Vehicle speed control devices such as signs, signals, and pavement grooves and pavement treatments.
- F. A beautification program for the following areas:
1. At major entrances to the District install improvements that will define and enhance these entrances, such as landscaping, lighting, decorative structures, fountains graphics, and other appropriate features.
 2. Beautify and further utilize downtown focal point areas by installing landscaping, screening, plazas, walkways, lighting, view corridors, and amenities which promote the Pikes Peak vista; provide building sites for commercial and residential uses; increase pedestrian use and access through the area, including picnic areas, nature and exercise trails and trailhead parking and restroom facilities.
 3. Beautify walkways, park areas and plazas with appropriate landscaping, decorative structures, graphics, lighting, fountains, rest areas, trash receptacles, market and entertainment areas and by making sites available for sidewalk cafes and other casual meeting areas.

PRIORITIES

Projects proposed for the District in which the DDA is asked to participate will be evaluated against the following priorities. The major sections of the priorities are not intended to be in the order of their importance.

A. Support Private Developments

1. Encourage all planning to be compatible with its surroundings and encourage mixed-use developments. Encourage a variety of land uses in the District so that the area does not become predominantly an office center, a governmental center, a retail center, a residential center or an entertainment center, but rather a cross-section of compatible local and regional destination uses.
2. Actively solicit and if necessary provide sites for land uses that are important to the economic vitality of the District.
3. Participate with developer/builders based on the following:
 - The project is highly desirable,
 - It is consistent with the plans and objectives of the DDA,

- The project may not otherwise be economically viable.
4. In conjunction with the City, plan and develop public facilities that will enhance and encourage the development of privately sponsored projects.
- B. Design and build a circulation system for pedestrians, bicycles, traffic and parking so as to minimize automobile/pedestrian conflict and to maximize the convenience of driving to and walking in the District.
1. Adopt design criteria encouraging all projects to be well-designed, with variety, vitality, order and cohesiveness, and to develop wide landscaped walkways protected from busy traffic and dangerous intersections with intermittent stopping areas consisting of plazas, fountains, sidewalk cafes, museums, unique shops, convention and exhibition facilities, cultural facilities, recreation facilities, amusement and other entertainment facilities, governmental facilities, and other amenities that create an attractive walking and biking environment.
 2. In conjunction with the City, develop cooperative private/public parking facilities to be strategically located near new private developments and near major parking need areas. Plan for expansion. Encourage commercial/retail uses on street frontages with parking located behind buildings. All parking should be well designed with attractive landscaping, lighting and pedestrian access. Encourage surface parking in areas that are the most likely sites for future private development
- C. Improve the variety and attractiveness of the District.
1. Enhance the natural environment through beautification. Encourage and promote private and public development projects, such as parks, plazas and landscaping throughout the District. Emphasize and protect the Pikes Peak view corridor.
 2. Encourage activities and services that will attract the entire community and also attract tourism by broadening the entertainment, cultural and social activities and events that take place in the District. Encourage projects that will promote the image of the District as a place for entertainment, relaxation, conversation, education, art and cultural activities.
 3. Encourage living in the District by providing incentives, when appropriate, for residential uses mixed in with other types of uses, conversion of unused buildings that are properly situated to residential uses, support higher density condominium and townhouse projects and provide amenities to create small parks and open spaces in the immediate vicinity of the residential areas.

4. Encourage new and established retail and service businesses in the District by providing assistance such as advisory services (including financial planning, strategy formulation and research information), processing applications for grants and loans, providing incentives when appropriate, and offering other possible assistance consistent with the objectives of the DDA.

METHODS OF FINANCING PROJECTS

In order to finance the projects and purposes of the DDA, the following financial sources may be utilized:

- A. Proceeds of tax-exempt bonds issued by the City of Woodland Park secured by the pledge of the following tax revenues for the maximum period of time authorized by C.R.S. 1973, §31-25-807(3):
 1. Property Tax Increments as defined in Section 31-25-807(3), Colorado Revised Statutes. All such taxes shall be adjusted, collected, allocated and used as set forth in Part 8 of Article 25 of Title 31, Colorado Revised Statutes, as amended from time to time.
 2. Such other sources of revenues for repayment of debt as may be authorized by law.
- B. Membership fees;
- C. Private contributions and donations;
- D. Proceeds of loans to the DDA;
- E. Fees and other charges imposed in connection with projects under taken by the DDA;
- F. Grants and other funds made available by public agencies and other entities;
- G. All types of bond issues, including mortgage revenue bonds and special assessment bonds; and
- H. All such other sources and methods as may be authorized by law from time to time, including, but not limited to C.R.S. 1973, §31-25-801, et seq.

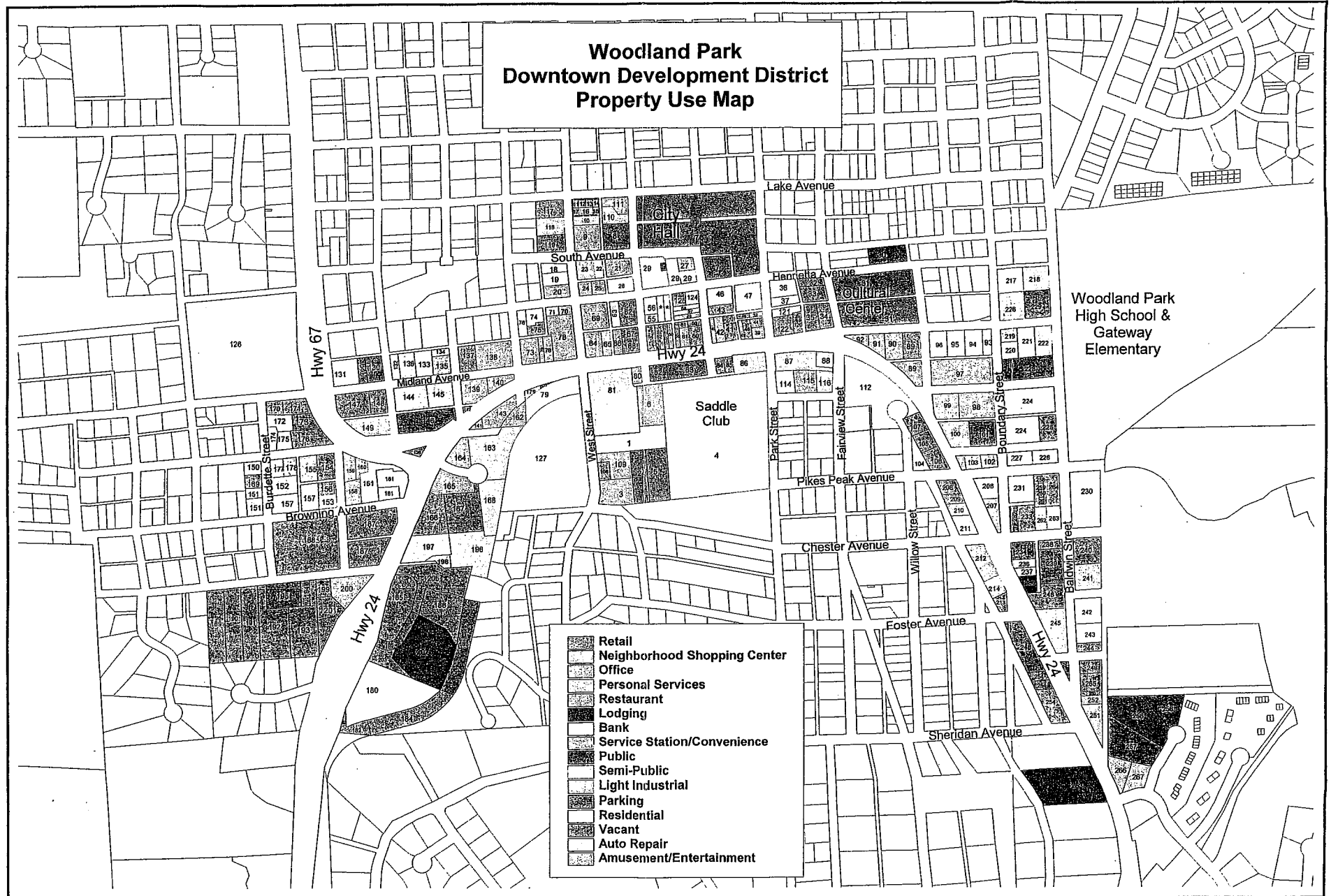
**CITY OF WOODLAND PARK
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

APPENDIX I

(A) Property Use Map

FOOTNOTE: The numbers on the Property Use Map in Appendix I are the same as the Map ID numbers on the far left side of the Property List in Appendix II.

Woodland Park Downtown Development District Property Use Map



**CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. [REDACTED], SERIES 2023**

**A RESOLUTION APPROVING AN AMENDMENT TO THE
WOODLAND PARK DOWNTOWN DEVELOPMENT AUTHORITY
PLAN OF DEVELOPMENT**

WHEREAS, the Colorado Law Regarding Downtown Development Authorities, Part 8 of Article 25 of Title 31 (the “Act”) provides for the establishment and operation of Downtown Development Authorities; and

WHEREAS, in accordance with the requirements of the Act, the Planning Commission reviewed the Woodland Park Downtown Development Authority Foundation Plan on February 14, 2002, and recommended approval of such plan to the City Council; and

WHEREAS, by Resolution No. 571, Series 2002, the City Council approved the Woodland Park Downtown Development Authority Foundation Plan; and

WHEREAS, the Foundation Plan constitutes the plan of development as defined at C.R.S. § 31-25-802(6.6) and as required by C.R.S. § 31-25-807(4) (the “Plan”); and

WHEREAS, the Board of Directors of the Downtown Development Authority (the “Board”) has recommended certain amendments to the Plan, specifically the addition of the *Woodland Station Plan of Development – TAVA House Properties, LLC (2023)* (the “Woodland Station Plan”) in the form attached to this Resolution as **Exhibit A**; and

WHEREAS, the Planning Commission is authorized to review the Woodland Station Plan pursuant to C.R.S. § 31-25-807(4)(b); and

WHEREAS, the Planning Commission considered the Woodland Station Plan at a public meeting held on April 13, 2023; and

WHEREAS, City Council considered the Woodland Station Plan at a public hearing held on _____, 2023; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO:

Section 1. The City Council finds that the Planning Commission has reviewed and recommended approval of the 2023 Tava House Properties Woodland Station Plan of Development at a public meeting held on April 13, 2023.

Section 2. The City Council finds that proper public hearing was conducted on such Plan after the required statutory notice of the hearing was given.

Section 3. The City Council finds that there is a need to take corrective measures in order to halt and/or prevent deterioration of property values or structures within the Downtown Development Authority District area or to halt or prevent the growth of blighted areas therein or any combination thereof, and further finds that the Plan will afford maximum opportunity consistent with the sound needs and plans of the municipality as a whole for the development or redevelopment of the Downtown Development Authority District area by the Authority and by private enterprise.

Section 4. The City Council hereby approves the 2023 Tava House Properties Woodland Station Plan of Development.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED this ____ day of April, 2023

ATTEST:

By _____
City Clerk or Deputy Clerk

By _____
Hilary LaBarre, Mayor

Exhibit A

Woodland Station Plan of Development – TAVA House Properties, LLC (2023)
(attached)