

SKETCH PLAN FOR
BRUSH CREEK ROAD WORKFORCE HOUSING PROJECT

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INTRODUCTION

APT Brush Creek Road, LLC (the “Applicant”) is pleased to present this Land Use Change Permit Application for a Major Impact Review Project (the “Application”) to Gunnison County (the “County”) in accordance with the County’s Land Use Resolution (the “LUR”). Applicant is submitting the enclosed Sketch Plan for the County’s consideration pursuant to Section 7-201 of the LUR.

A Community Oriented Workforce Housing Project

The subject property (the “Property”) is two miles south of the town of Crested Butte and sits at the intersection of Highway 135 and Brush Creek Road.

The Property was purchased in 1998 by Crested Butte Mountain Resort (CBMR), Town of Mt. Crested Butte, Town of Crested Butte and Gunnison County for the purpose of creating an intercept parking lot and affordable housing. The proposed project would fulfill each of these objectives.

The Property was identified in the Gunnison Valley Housing Needs Assessment (November 2016) as a parcel appropriate for development of workforce housing.

The Property is close enough to walk, bike, or ski to the Town of Crested Butte. Alternatively, the bus system could be used to reach the Town of Crested Butte, Mt. Crested Butte, or Gunnison. A car would not be needed to live in the proposed development. The development would be very close to an existing population center (Skyland, Larkspur, Buckhorn Ranch) and is compatible with existing residential uses. The project focuses development within an existing developed corridor and limits typical rural sprawl that can occur with large tracts and large homes. The Brush Creek Corridor contains several multi-family tracts and will have close to 650 homes when it is built out. There is currently a light-industrial area across the highway with another light industrial project planned immediately adjacent thereto. The Brush Creek corridor is already a well-developed corridor with significantly more development on the way in Skyland, Buckhorn Ranch, and Larkspur. This location of this parcel works well to keep development where it is already occurring.

Gatesco, Inc. was selected as the developer of the Property after completing a vigorous RFQ and RFP process. The Applicant is an affiliate of Gatesco, Inc. formed for the purpose of acquiring and holding title to the Property.

In response to the significant workforce housing needs in the county, the Applicant is proposing to develop the Property into a compact density, transit and trail oriented development, with both regulated and market rate housing. The Applicant is proposing 240 units, of which 65% would be restricted to qualifying households based on income and residency. The Project will satisfy current and future needs for workforce housing at the north end of the Gunnison Valley (the “Valley”).

The north end of the Valley is at a critical juncture. The number of second home owners is increasing and the number of year round residents is decreasing. This trend is changing the character of the community and if not reversed will ultimately push out the year round residents. A healthy, robust, sustainable community is a complicated eco-system with tourists, second home owners and year round residents all playing an important part. The disruptive technologies of AirBnB and VRBO have made it easier for people to purchase second homes and rent them on a short-term basis.

The Housing Needs Assessment documented the numerous employment opportunities that went unfilled in recent years due to a lack of affordable housing. The Assessment also projected that 340 more jobs will be added to the north end of the Valley by 2020. The proposed development will address the dire need for housing for the local workforce, which will help maintain the sense of community and strengthen the local economy. In addition to shoring up the labor supply for local small business owners, the project will also provide housing for the people who perform the essential services that benefit residents and guests alike—the nurses, town staff, road crews, utility workers, fire fighters, and public safety officers.

The number of workers who drive north on Highway 135 every morning is significant. Housing employees closer to their jobs will cut down the traffic driving north from Gunnison every day. It will also provide a higher employee satisfaction and lower turnover. This project will help maintain a stable population of year round residents who can work hard and thrive here.

Project Team

The Applicant has assembled a strong team of local companies and individuals with deep roots in the Valley and a breadth of experience with numerous successful projects:

Gatesco, Inc. - is a management company based in Houston, Texas, with a satellite office in Crested Butte, Colorado. It was organized by Gary and Melissa Gates in 1992 to manage their real estate holdings. Gary began purchasing rental homes in the 1980s and had moved into multi-family housing complexes in the 1990s. He still owns the first complex he ever purchased. Gatesco has a proven track record of buying, developing, and holding multi-family housing projects for the long-term.

Andrew Hadley Architect - Since his arrival in Crested Butte in 1993, Andrew Hadley has strived to raise the bar in mountain architecture by incorporating contemporary materials and new building technologies into designs that resonate with the architectural history of the area. Specializing in environmentally-sensitive and site-specific design, Andrew Hadley Architect (AHA) has completed over 200 projects in the Crested Butte area. AHA is the recipient of thirteen local design awards, including seven Town of Crested Butte Board of Zoning and Architecture Review's Project of the Year awards. Its portfolio of projects encompasses commercial, public, industrial, historic rehabilitations, condominium complex remodels and custom homes.

SGM - SGM has been in business since 1986 and has been working in the Crested Butte and greater Gunnison County area since 1992. SGM has had a local office in the valley since 2002. Over this time, SGM has become very familiar with not only the local utility

and transportation infrastructure but also the local staff, councils and commissioners of the various local agencies. The local SGM staff has become ingrained within the overall community culture and understands the values of the community. This area is their home where they have raised, or are raising, their families. They are committed to providing sustainable development and infrastructure solutions. As the largest engineering and surveying firm on the Western Slope, SGM has had the privilege of working with many municipalities and on projects similar to this one. With over 26 professional engineers, 7 professional land surveyors and associated junior level staff, SGM has an extensive pool of experience and specific expertise to draw on.

REG - Resource Engineering Group, Inc. was founded in Crested Butte in 1997 and provides a unique set of engineering skills for projects across the country. REG lives and breathes energy efficiency, and specializes in designing structural and mechanical systems to achieve aggressive energy goals. In addition to full S-M-E-P services with internal coordination between engineering disciplines, REG engineers are also active in commissioning, recommissioning, energy auditing, and general troubleshooting to make buildings run better. REG has been engineering affordable housing projects throughout the Western Slope over the last 10 years. REG leverages its ability to simultaneously visualize and engineer all systems within a building to reduce the resources used—and cost to build—these crucial buildings. REG cares about affordable housing not just as another design project, but as a place for its 10+ staff members, and numerous friends and community members to live, and as a vital need that must be met in the Gunnison Valley.

Sprout Studio - is a Landscape Architecture, Planning and Design studio, located in Crested Butte, with a focus on building community and preserving resources. Sprout Studio's design ethic stems from a desire to support a strong sense of community through the design of outdoor spaces and is complimented by a deep respect for nature and inspired design ideas. Through thorough analysis and a deep understanding of a site, its context, and its community, Sprout Studio is able to produce effective designs that are sensitive to people and place.

Law of the Rockies – based in Gunnison and widely respected in the local community, Law of the Rockies has established itself as one of the preeminent legal practices on the Western Slope.

The Applicant's team looks forward to working cooperatively with the County, including the Planning Commission and the staff of the Community Development Department, and the public to develop the best possible project at this location.

NARRATIVE

1. APPLICANT.

APT Brush Creek Road, LLC, a Colorado limited liability company
P.O. Box 699
Crested Butte, CO 81224

will.gatesco@gmail.com
281-344-1170

The Applicant will be represented by the following agents:

Law of the Rockies, Attn: Kendall Burgemeister, 525 N. Main St., Gunnison, CO 81230, 970-641-1903, kburgemeister@lawoftherockies.com.

John O'Neal, PO Box 776, Crested Butte, CO 81224
512-468-8192, oneal.juan@gmail.com

A notarized letter from the Applicant authorizing these agents is attached as Exhibit A.

a. APPLICANT IS NOT THE OWNER.

The Applicant anticipates entering into a contract to purchase the Property after this Application is submitted, and anticipates closing on the purchase soon thereafter. Consent from the owner to begin the land use change application process is attached as Exhibit B.

2. PROPERTY OWNER.

Board of County Commissioners of Gunnison County Colorado
200 E Virginia Ave., Ste. 104
Gunnison, CO 81230-2248

3. PROPERTY LOCATION.

Legal Description: All of the land in the SW1/4NE1/4 of Section 12, Township 14 South, Range 86 West, 6th PM, lying south and east of Brush Creek Road, excepting any portion that may lie south and west of the southwest boundary of Colorado State Highway 135.

This includes that property conveyed to the Board of County Commissioners of Gunnison County, Colorado by Quitclaim Deed recorded December 16, 1996 under Reception No. 472661, and that property conveyed to the Board of County Commissioners of Gunnison County, Colorado by General Warranty Deed recorded September 11, 1998, at Reception No. 486887 (including the property quitclaimed to the Board of County Commissioners of Gunnison County, Colorado, by Quitclaim Deeds recorded at Reception Nos. 568255 and 568256).

Common Description: The Property is located immediately south of Brush Creek Road and East of Highway 135.

The owner's vesting deeds for the Property are attached as Exhibit C.

4. DATE OF APPLICATION.

The date of the application is August 29, 2017.

5. STATUS OF PARCEL AS A LEGAL LOT.

The parcel is a resultant parcel created when a former owner platted Skyland-Initial Filing. If necessary to establish the parcel as a legal lot, Applicant will file a separate subdivision exemption application to be processed concurrently while this application is pending.

6. LIST OF ADJACENT LANDOWNERS.

A list of owners of surface property rights within 500 feet of each boundary of the property subject to this application, as generated from the Gunnison County Assessor’s website, is set forth on Exhibit D.

7. IDENTIFICATION OF PRESENT LAND USE AND PREVIOUSLY-APPROVED USES.

The parcel is vacant. There are no known previous land use change approvals associated with the parcel.

When Gunnison County acquired the parcel in 1998, it entered into a Memorandum of Agreement with Crested Butte Mountain Resort, Mt. Crested Butte, and the Town of Crested Butte, specifying that the parcel could be used for certain purposes, including:

As an intercept parking lot for patrons, guests employees, residents and visitors to Crested Butte, Mt. Crested Butte, unincorporated Gunnison County, and CBMR; and

As property on which to construct affordable housing, or as collateral for acquiring or purchasing a parcel determined appropriate for affordable housing by the Participating Parties.

8. MINERAL RESOURCES.

There are no mineral resources of an extractable value known to be located, or reasonably believed to be located, on the Property. The Property has not been the site of underground or surface mining activity. The original patent for the Property was issued under the Homestead Act of 1862, not under any federal mining law. The Applicant made an attempt to identify mineral estate owners by searching the assessor and clerk & recorder records in the manner required by C.R.S. 24-65.5-103(2)(a). No mineral estate owners or lessees were identified.

9. PROJECT DESCRIPTION.

a. USES AND ACTIVITIES, NUMBERS OF UNITS, OR SIZES OF USES.

The Project is a community oriented development of workforce and market rate housing two miles from the Town of Crested Butte, with easy access to transit and numerous recreational opportunities and common amenities. The Property is approximately 14.29 acres according to the Gunnison County GIS website. A survey will be completed to determine actual size prior to preliminary plan submittal.

The development will have 240 rental units with 7 different unit types, from 500 square foot efficiency to 1,300 square foot 3 bedroom units. The plan is to have 32 studio units, 64 one bedroom units, 120 two bedroom units, and 24 three bedroom units. Every unit comes with at least one parking space, at least a 4’x8’ enclosed storage unit, and a washer/dryer.

Workforce Housing

156 units, 65% of the 240 total units, will be permanently deed restricted and rent-capped for qualifying households earning less than 180% of Area Median Income (AMI). Included within this limit are certain numbers of units reserved for qualifying households with smaller incomes, as illustrated in the following table:

Household Income as % of AMI	Number of Units Reserved*	% of Total Units Reserved**
<50%	16	6.66%
<80%	58	24.16%
<120%	120	50%
<180%	156	65%

*Values are cumulative. For example, at build-out, a total of 120 units will be restricted to households earning 120% of AMI or less, which includes the 58 units that are further restricted to households earning 80% of AMI or less. It would be possible to have 120 units leased to households earning 80% of AMI or less, but not possible to have 120 units leased to households earning between 81% and 120% of AMI, with no units leased to households earning 80% of AMI or less.

**In each Phase, this is the percentage of available units that will be reserved at each income level. For example, after construction of 128 units in Phase 1, 64 units will be reserved for household earning less than 120% of AMI.

Qualifying households will be determined based on the above-stated AMI limits, as well as other criteria generally used by the Gunnison Valley Regional Housing Authority for workforce housing projects. These restrictions are necessary to ensure that housing remains permanently available for the local workforce. For example, the Household must have at least one "Qualifying Occupant," which means "a natural person who (i) at the time of rental of a Restricted Unit, earns his or her living from a business operating in and serving Gunnison County, by working at such business an average of at least 30 hours per week on an annual basis, or (ii) is a person who is approved, in writing, by GVRHA or the County which approval shall be based upon criteria including, but not limited to, total income, percent of income earned within Gunnison County, place of voter registration, place of automobile registration, and driver's license address and other qualifications established by the GVRHA or the County from time to time. A person over 65 years of age shall remain a Qualifying Occupant regardless of his or her working status, so long as he or she has occupied the Property for a time period of not less than seven years. Full time residents of Gunnison County who are persons with disabilities are not required to be employed. The term "business" as used in this definition shall mean an enterprise or organization providing goods and/or services, whether or not for profit, and shall include, but not be limited to, educational, religious, governmental and other similar institutions."

The AMI calculation is dependent on the size of the household. The following table illustrates 2017 AMI calculations for Gunnison County for select household sizes:

Household Size	50%	80%	100%	120%	180%
1	\$24,800	\$39,680	\$49,600	\$59,520	\$89,280
2	\$28,350	\$45,360	\$56,700	\$68,040	\$102,060
3	\$31,900	\$51,040	\$63,800	\$76,560	\$114,840
4	\$35,400	\$56,640	\$70,800	\$84,960	\$127,440
5	\$38,250	\$61,200	\$76,500	\$91,800	\$137,700
6	\$41,100	\$65,760	\$82,200	\$98,640	\$147,960

Source: Gunnison County Housing Authority

At first blush, 180% of AMI sounds like a large number and some might argue that household earning between 120% and 180% of AMI do not need deed-restricted housing. However, the above-table illustrates that a dual-income couple with a child and a household income of \$114,000 per year would barely qualify for reserved housing. A school teacher with an advanced degree and a police officer, each with a modest amount of experience, could reach this limit. Such a household could struggle to purchase a non-deed restricted single family dwelling at the north end of the Valley.

The Applicant is interested in working with local essential service providers (school districts, local governments, utilities, etc.) to find ways to give special consideration to essential service workers, such as through master lease agreements. The Applicant is interested in such master lease agreements with other large employers (such as CBMR). The Applicant would like to have the flexibility to negotiate such leases on a case-by-case basis, but would be willing to provide a template master lease at the preliminary plan stage if so desired by the Planning Commission.

Pricing

The rental price for restricted units will be capped at 30% of the annual gross income of the household at the time the initial lease agreement or any renewal is signed. For example, a single person earning 80% of AMI (\$39,680) would be able to rent a studio or one bedroom apartment for no more than \$992 per month. A married couple with one child earning 120% of AMI (\$76,560) could rent a two bedroom apartment for no more than \$1,914 per month.

It is important to remember that these are not the exact rental rates that will be charged. It is simply a maximum that cannot be exceeded. If the market dictates that the rates must be lower to attract tenants, the owner will have the flexibility to do so. It is probable that for households at the higher AMI limits, the monthly rent will not equal the maximum. Nevertheless, the restrictions are still meaningful because they ensure that the units will be occupied by qualifying households, that is, households who live and work in the Gunnison Valley and who earn less than a certain amount of income. Thus, even if the project is not providing artificially restricted rental rates (because the market calls for an adequately low rate), the project is still ensuring a significant housing stock for the County's workforce.

No Short Term Rentals

No short rentals will be allowed. Restricted units will be limited to lease terms of 6 months or longer, and free market units will be restricted to lease terms of 3 months or longer. Month to month extensions of original leases may be allowed. No subleasing for short-term rentals will be allowed. Practically speaking, it is more economical for the property manager to enter into longer leases (e.g. 1 year leases). However, the Applicant would like some flexibility to accommodate seasonal employees.

Estimated Range of Occupancy

At full build-out, the estimated range of occupancy is between 600 to 700 residents. The 240 units include 408 bedrooms. For water supply and wastewater calculations, the population projection is necessarily conservative (assumes 2 persons per bedroom and 2 persons per studio) and projects 816 people. This assumes there are never any vacancies, which is an unreasonable assumption. It is more reasonable to assume that half the bedrooms will have one resident and the other half two residents, and that a certain percentage of units will be vacant due to turnover. The AMI restrictions placed on 65% of the units make it more likely that many of the bedrooms will be occupied by only one resident, and that a certain percentage of units will be vacant.

Building Types and Square Footage Estimates

There are 5 different building types. Precise square footage is still being determined for building sizes, estimated ranges can be found below:

Building Type	Quantity	Estimated Square Footage Per Building
Duplex	8	4,000 to 4,500 SF
4-Plex	6	4,800 to 5,500 SF
8-Plex	10	10,000 to 12,000 SF
16-Plex	3	15,000 to 18,000 SF
24-Plex	3	22,000 to 25,000 SF

Section 13-105 of the LUR establishes standards for residential structure sizes. Section 13-105.D provides that on parcels greater than or equal to 6,500 square-feet in size, the square footage shall not exceed 45% of the total area of the parcel. The Section further provides that no single building shall exceed 10,000 square feet and the aggregate of all buildings shall not exceed 12,500 square-feet, unless the land use change permit approves a greater size after finding conformance with Section 13-105.G.

Section 9-604.A of the LUR provides incentives for Essential Housing projects such as this one. In addition to an increase in allowable residential living area (9-604.A.2) (15% increase in living area when a deed-restricted essential housing unit is created as a secondary residence), this section allows for modification of most of the standards in Articles 10-13 of the LUR, including Section 13-105, “provided that the requested modification will result in residences that will be more energy-efficient, will provide more amenities, or improved design, and will not jeopardize public health, safety or welfare.”

The buildings described in the table above would result in square footage that is between 6.2 and 7.3 acres of total floor area, which is between 43.6% and 51% of the parcel based on the Gunnison County GIS calculation of 14.29 acres. Some individual buildings would exceed 10,000 square feet, and the aggregate square-footage will exceed 12,500 square feet.

The Project, as designed, will result in residences that will be more energy-efficient, will provide more amenities and improved design, and will not jeopardize public health, safety or welfare, as compared to a project that strictly complied with Section 13-105. Therefore, the incentive created by Section 9-604.A should apply, and the Applicant should not have to demonstrate compliance with Section 13-105.G. In the event that 13.105.G is deemed to apply, the Project structures will not be obtrusively visible. The natural contours of the property and landscaping, and architectural style will all mitigate the visual impact. The structures located around the perimeter of the property will be much smaller in scale, buffering the visual impact of the larger structures located near the middle of the Property. All utilities will be buried.

Management

All units will be managed by Gatesco, who has more than 30 years of experience managing multi-family rental projects. There will be an onsite management office in the community center. There will also be an onsite maintenance team and shop to maintain the property and perform snow removal.

Community/Transit Center

A community center will house common spaces for events, gatherings, and meetings as well as a communal bike/ski workshop. There will be a community garden and a communal lawn/picnic area next to the community center. Plans include having post office boxes in the building. Community management offices and office space for the Gunnison County Sheriff's Office are also planned to be a part of the community center.

The Brush Creek transit stop for the RTA and Mountain Express will also be located at the community center and will serve the entire Brush Creek neighborhood. There will be spaces designated for north and southbound buses just outside the community building. The public will have access to bike racks and restrooms, and community residents will have ski storage. 69 parking spaces will be provided for park-n-ride and intercept parking. Initial expected parking needed for RTA riders is approximately 25 to 30 cars per day based on other park and ride usage.

The Community Center may also include a small retail establishment, approximately 1000 square feet in size. The space would be a small general store with related restaurant / coffee shop space (envision the CB South General Store or the Gunnison Vitamin & Health Food Store), which would meet the basic needs of the community residents without necessitating a trip to Town. It is anticipated that the store would maintain hours similar to a comparable establishment, likely seven days per week, approximately 7am to 9pm.

The Community/Transit Center comports with the locational standards of Section 10-104 of the LUR. The development is not adjacent to an incorporated municipality, but it is adjacent to existing development in the Brush Creek corridor. The Community/Transit Center is consistent

with the Crested Butte Area Plan, which provides that “Commercial and office uses should be limited to those uses which are oriented exclusively toward meeting the needs of the residents or temporary occupants of the subdivision,” (p. 19).

The Community/Transit Center meets the Alternative Locational Standards of Section 10-104.C. There will be “no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality,” from this proposed use, and the proposed use is compatible with existing nearby uses. The location is necessary and well-suited for the services provided, which are designed to serve the proposed Project and surrounding residential neighborhoods. The services provided will reduce vehicle trips between the residential area and population centers.

Common Amenities

Community is the core value of this project. Community residents will have access to numerous common amenities in addition to those at the community center (described above). The entire development is built around a centrally located park space on the high point of the property. Open space has been maximized to provide passive and active recreational opportunities including multi-purpose playing fields, trails, a playground, picnic areas and outdoor gathering areas as well as generous landscape buffers between site development areas and neighboring properties. A dog park will be included as part of this project in the southeast corner of the Property. The park will be fenced with a doubled gated entry area for leashing/unleashing dogs. Additional dog park amenities such as a dog drinking fountain, pet waste station, shade, and site furnishings will be included in the design.

Open Space

The parcel is approximately 14.29 acres. Open space covers approximately 8 acres. Open space includes non-developed land, park space, green space, pedestrian trails & sidewalks and common areas such as patio spaces and picnic areas. The percentage of open space for the parcel exceeds 50%, and far exceeds the LUR requirements of 30%, even though an essential housing project such as this one could receive a reduction in the open space requirement.

b. DESCRIPTION OF OFF-SITE RESOURCES.

All construction materials will be transported to the site via Highway 135 and Brush Creek Road.

c. SEASONS AND HOURS OF OPERATION.

The Project is intended to be occupied as a full-time, year-round workforce and market rate housing residential development.

d. PHASES.

Phasing is discussed in Section C (Area and Phasing of Development), below.

SECTION 7-201 SKETCH PLAN REQUIREMENTS

The following subsections correspond to Section 7-201 of the LUR, which sets forth the required contents of a sketch plan application for major impact projects.

A. NOTIFICATION TO COUNTY IF FEDERAL PERMITS REQUIRED FOR PROJECT.

To the best of Applicant's knowledge, the proposed Project does not require any federal permits for development and use of the site. If the project connects to the Town of Crested Butte wastewater treatment plant, a 404 permit could be required to complete installation of the line. If the project utilizes a central wastewater treatment system constructed on site, it will require approval from the State of Colorado. Construction of the water supply system will also require approval from the State of Colorado.

B. LOCATION OF SITE WITHIN SPECIAL GEOGRAPHIC AREA OR DISTRICT.

The subject parcel is located within the Crested Butte Fire Protection District, Gunnison County Metropolitan Recreation District, and East River Regional Sanitation District. Although not technically special districts, the parcel is located within the Upper Gunnison River Water Conservancy District, Colorado River District, and RE1J school district. The parcel is not known to be located in any other special areas or special districts.

C. AREA AND PHASING OF DEVELOPMENT.

Development of the Project will be phased. The first phase will include necessary infrastructure (utilities, roads and parking areas serving the units constructed), the transit center and parking lots, the 8-plexes along the northwest side of the property, and the 16-plexes near the middle of the property, as illustrated on the accompanying Map 13 (Phasing Plan). Phase 1 would include 128 dwelling units. To bring the housing units on line as quickly as possible, the Applicant would request the flexibility to begin leasing units prior to completion of all common amenities, provided that completion of the amenities within a reasonable amount of time after occupancy has commenced is guaranteed by a development improvements agreement.

The remaining residential structures will be completed in subsequent phases based on demand.

The objective is to begin leasing units as soon as practicable. Due to the limited building season, the timeline to commence and complete construction is sensitive to the timing of the County land use approval and other necessary government approvals. If land use approval is received in the spring of 2018, site prep and infrastructure can be completed in the Fall of 2018, Construction Phase 1 would begin in the Fall of 2018, and Phase 2 could begin as early as the Spring of 2019.

D. APPLICATION AND REVIEW FEES.

Contemporaneously with the submittal of the Sketch Plan Application, Applicant has paid all required fees to the County. Applicant acknowledges its responsibility to pay for the cost of publication of all required notices.

E. COPY OF PROPERTY TAX CERTIFICATE.

The property is owned by the County, therefore the property is exempt from taxation in recent years and no tax certificate is available.

F. SUBMITTAL OF DRAFT COPY OF AND MAP SUBMITTALS.

Applicant has submitted one draft copy of the Sketch Plan application to the Community Development Department.

G. TOTAL NUMBER OF COPIES REQUIRED.

Once the Community Development Department has determined the submittal to be complete, it shall determine the number of copies of the Sketch Plan application that are necessary for review and action by the Planning Commission and/or Board, and other review agencies or County departments, and shall notify the applicant of the number of copies of the complete plan that are required to be submitted.

Applicant will submit the number of copies required by the Community Development Department.

H. GENERAL INFORMATION IN NARRATIVE.

A narrative including the information required by Section 7-201.H of the LUR, presented in the same order as it is listed in Section 7-201.H, and including a Table of Contents, is set forth above.

I. MAPS AND SITE PLAN SHEETS.

Maps including the elements required by Section 7-201.I of the LUR are included in the **Maps Appendix**.

1. VICINITY MAP

a. PROPERTY LOCATION AND NEARBY PARCEL SIZES AND LAND USES

b. ROADS

A vicinity map showing the location of the Property, the sizes of parcels and land uses within a half-mile of the Property, and all roads that provide access to the Property (Highway 135, Brush Creek Road (County Rd. 738) and Wright Ranch Road) is enclosed as **Map 1**.

c. BOUNDARIES OF SPECIAL DISTRICTS, MUNICIPALITIES, AND RESIDENTIAL SUBDIVISIONS

Boundaries of special districts, municipalities, and residential subdivisions within a half mile of the Property are illustrated on **Map 2**.

d. PROXIMITY OF MINING OR PROCESSING ACTIVITY

No known mineral exploration or extraction or construction materials processing is occurring within 1,000 feet of the Property.

2. NATURAL FEATURES.

a. MAPS AND TABLES OF SOILS TYPES.

A report including a map of soil types is attached as Exhibit E.

b. TOPOGRAPHY/CONTOURS.

A topographic map is included as **Map 3**.

c. SLOPE ANALYSIS MAP.

A Slope Analysis Map classifying areas having a slope of 0-15 percent, 15-30 percent, and greater than 30 percent is included as **Map 4**.

d. WILDFIRE HAZARD MAPS.

Per the Gunnison County GIS map, the entire Property and surrounding areas within a half-mile are in the LOW wildfire hazard zone, as shown on **Map 5**.

e. GEOLOGIC HAZARD MAPS.

Per the Gunnison County GIS map, the Property is not located in an area of geologic hazard, as shown on **Map 6**.

f. WILDLIFE HABITAT MAPS.

The wildlife habitat maps of CPW and Gunnison County show that the property is in Elk Winter Range. However, it is not in a migration path or corridor or Winter Concentration Area, and it is not within Gunnison Sage Grouse habitat. *See Maps 7 and 8.*

g. WETLANDS MAPS.

A map from the US Fish & Wildlife Service's National Wetlands Inventory is attached as **Map 9**. The map shows some potential wetland along the eastern edge of the Property. A formal wetlands delineation has been ordered and will be available for submittal as part of the Preliminary Plan.

h. FLOODPLAINS.

A FEMA floodplain map is included as **Map 10**.

i. PROMINENT RIDGELINES.

There are no ridgelines on the Property that are 150 feet or more vertically higher from the closest point on a “ridgeline vantage,” and thus there are no “prominent ridgelines” on the Property within the meaning of 7-201.I.2.i of the LUR.

j. VEGETATION.

Existing site vegetation consists primarily of sagebrush ecosystem vegetation. There are several disturbed areas on the site, possibly where spoils from the construction of Brush Creek Road and other adjacent developments were placed. There are no significant groves of trees or shrubs. Vegetation can be seen on **Map 3**.

3. SITE PLAN.

a. PROXIMITY OF MINING OR PROCESSING ACTIVITY.

No known mineral exploration or extraction or construction materials processing is occurring within 1,000 feet of the Property.

b. ROADS.

Please see **Maps 1 and 11**.

c. EASEMENTS.

Access to the Property is via Highway 135, which was constructed pursuant to myriad rights-of-way; Brush Creek Road, which is believed to be a prescriptive easement between Highway 135 and Wright Ranch Road; and Wright Ranch Road, which is a public road established by the Deed of Dedication recorded August 21, 2006, at Reception No. 568257 (80 foot wide easement). These matters are shown on **Map 11**.

d. TRAILS, PARKS OR ACCESS TO PUBLIC LANDS.

Existing and/or known dedicated trails, parks, or access points to public lands within a half-mile of the Property are shown on **Map 11**.

e. EXISTING LAND USES.

Existing land uses within a half mile of the proposed site, and those along any access road serving the proposed development, are illustrated on **Map 1**.

4. DEVELOPMENT LAYOUT MAP.

a. ALL PROPERTY PROPOSED FOR DEVELOPMENT.

A development layout map showing all land proposed for immediate or future development is enclosed as **Map 12**.

b. PHASES.

Phasing is described in Section C, above, and illustrated on **Map 13**.

c. LOCATIONS OF LOTS AND STRUCTURES.

There are no existing structures. The locations of proposed structures are shown on **Map 12**.

d. OPEN SPACE.

The general locations and dimensions of proposed open space are illustrated on **Map 14**.

e. PARKING AREAS.

The general locations of all proposed parking areas and the approximate number of spaces each will contain, and snow storage areas, are shown on **Map 15**.

J. ROADS AND TRAILS SYSTEM PLAN.

The Development Layout Maps illustrate the proposed roads, sidewalks, and trail systems. The road and trail system will comply with Section 12-103 and 12-104 of the LUR.

Access to the Property will be from Brush Creek Road and Wright Ranch Road. There will also be a bus only entrance to the property from Brush Creek Road to access the Transit Center stop. The Applicant is in the process of completing a traffic study and the results will be available as part of the Preliminary Plan.

Site circulation provides multiple layers of connectivity for motorists, transit users, pedestrians and bicyclists. A “complete streets” approach provides safe and attractive circulation options for all modes of travel. The following elements contribute to the safety, efficiency and aesthetics of the proposed site plan:

A loop circulation pattern provides ease of navigation and access for vehicular circulation and emergency access.

The roadway layout responds to the natural topography of the site, minimizing the need for road cuts.

Roadways have been designed with snow management in mind. Snow storage areas are located throughout the site and in areas where snow plows can push the snow downhill into storage areas. *See Map 15*.

The proposed site trail system connects the site to the adjacent Deli Trail and to neighboring communities. The internal circulation provides easy access from residential buildings to common amenities and transit. Soft surface site trails provide a recreational amenity and strong connectivity throughout the site. Paved sidewalks and marked crosswalks provide clear pedestrian circulation adjacent to and across roadways and parking areas. The proposed trail system would also allow for connection of the Deli Trail with any possible future trail linking Crested Butte to CB South.

K. ACCESS AND OTHER EASEMENTS.

Access to the property is via Brush Creek Road and Wright Ranch Road, both of which are public roads.

The only easement allowing for use of the property by third parties is Wright Ranch Road, pursuant to the Deed of Dedication recorded August 21, 2006 at Reception No. 568257. *See Map 11.*

The County's vesting deed references an easement at Book 270, Page 527, but this easement was terminated by the instrument at Book 608, Page 445. Moreover, it appears this easement never touched the subject property in the first place.

L. FLOOD HAZARD AREAS.

The Property is not located within a floodplain hazard area as delineated on National Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency May 16, 2013.

M. GEOLOGIC HAZARD AREAS.

The Property is not located in an identified geologic hazard area.

N. LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA AND FIRE PROTECTION.

The Property is in an area of "low" wildfire hazard according to the Gunnison County Wildfire Hazard Map (only Blue Mesa and Taylor Reservoir have no wildfire hazard).

Applicant has contacted the Crested Butte Fire Protection District as required by Section 12-107(A) of the LUR.

The development will otherwise comply with the requirements of Sections 11-105 and 12-107 of the LUR, as applicable.

O. WILDLIFE HABITAT.

According to the Gunnison County Gunnison Sage-grouse Habitat Map, the Property does not contain Gunnison Sage-grouse habitat.

Like the Town of Crested Butte, Mt. Crested Butte, the Buckhorn Ranch subdivision, the Skyland subdivision, and the Crested Butte South subdivision, the Property is located within the winter range of elk. However, there are no mapped elk migration corridors or concentration areas on the Property.

The Applicant has engaged a consultant to complete a wildlife habitat analysis at the preliminary plan stage.

P. LOCATION OF SITE WITHIN AREA POTENTIALLY AFFECTED BY WETLANDS.

As stated above, the United States Fish and Wildlife Service's National Wetlands Inventory identifies potential wetlands along the eastern boundary. A formal delineation will be completed before preliminary plan. The Applicant acknowledges that the Property may be subject to design constraints of Restrictive Inner Buffers, and Variable Outer Buffers as regulated by Section 11-107 of the LUR.

Q. DEVELOPMENT ON RIDGELINES.

This Section is not applicable to the Project.

R. DEVELOPMENTS IMPACTING AGRICULTURAL LANDS.

The Property is adjoined by residential uses on all sides. Approximately 620 feet of the eastern boundary is adjacent to Ranch 1 of Red Feather Ranch subdivision. Although the Assessor has classified the parcel as agricultural, the protective covenants restrict the parcel to residential use. The parcel is owned by Michael and Renee Wright. In any event, there are no agricultural ditches crossing or adjoining the Property. Applicant is not aware of any historical agricultural easements across the Property used to gain access to headgates, ditches, and fences for agricultural maintenance or operations. Applicant does not believe there are any historical (and certainly not any recorded) stock drive easements crossing or adjoining the Property.

Applicant does not anticipate that the proposed Project will have any practical adverse impact on any current, active agricultural operation on adjoining or other nearby properties. However, Applicant is willing to take reasonable steps to minimize any impact of the proposed Project on agricultural operations occurring on adjoining lands, including compliance with any applicable requirements of Sections 11-109 and 15-103 of the LUR.

S. LANDS BEYOND SNOWPLOWED ACCESS.

Access would be from Brush Creek Road and Wright Ranch Road, both of which are snowplowed. Accordingly, Section 7-201.S of the LUR is not applicable to the Project.

T. DEVELOPMENT ON INHOLDINGS IN NATIONAL WILDERNESS.

The Property is not located on an inholding within a national Wilderness area. Accordingly, Section 7-201.T of the LUR is not applicable to the Project.

U. DEVELOPMENT ON PROPERTY ABOVE TIMBERLINE.

The Property is not located above timberline. Accordingly, Section 7-201.U is not applicable to the Project.

V. WATER SUPPLY PLAN.

A water supply plan addressing the requirements of Section 12-105 of the LUR is attached as Exhibit F.

There are no water rights appurtenant to the Property and Applicant does not separately own any water rights. The Applicant intends to drill one or more wells on-site, and the depletions from such wells will be augmented by Meridian Lake through an agreement with the Upper Gunnison Water Conservancy District.

An Attorney’s Letter About Feasibility is attached as Exhibit G.

W. SEWAGE DISPOSAL.

A report regarding wastewater treatment is included in Exhibit F.

Wastewater will be treated by a new central wastewater treatment system located on-site, or by connection to the Town of Crested Butte wastewater treatment plant. Individual sewage disposal systems are not part of the project.

X. GENERAL SITE PLAN STANDARDS AND LOT MEASUREMENTS.

The requirements of Section 13-103 were taken into account during site design. The location of structures follows the natural contours of the site to the extent practicable. Buildings are positioned to maximize solar exposure. Each unit will exceed the minimum residence floor area. It is not anticipated that any structure will exceed the standard maximum residential height of 30 feet. However, essential housing projects are allowed a 25% increase in the default maximum height, making the maximum height 37.5 feet. It is possible that a couple of larger structures with pitched roofs may fall between 30 and 37.5 feet of height. More definitive details will be made available at the preliminary plan stage.

Y. SETBACKS FROM PROPERTY LINES AND ROAD RIGHTS-OF-WAY.

Section 13-104 of the LUR requires the following applicable setbacks:

Front	25 feet from the Property Line
Side and Rear	15 feet from the Property Line
County and Other Public Roads	40 feet from edge of right-of-way
State Highways	40 feet from edge of right-of-way

Section 9-604.A.4 of the LUR provides that “an exception pursuant to Section 13-104: Setbacks from Property Lines and Rights-of-Way shall be allowed by reducing front setbacks to

15 feet, and side/rear setbacks to 10 feet, subject to approval by the applicable fire protection district.”

The conceptual site plan that has been developed does not include any structures near 15 feet from the south or east sides of the Property. The community buildings is currently depicted within 40 feet of Wright Ranch Road. The buildings along the northwest (front) side of the property are intended to be 15 feet from the Property line, and will be close to 40 feet from the improved surface of Brush Creek Road. No buildings are close to being within 40 feet of the Highway. The final site layout will be determined at the preliminary plan stage, after a survey of the Property has been completed, and direction received during sketch plan review is taken into account. If any of the setback requirements are not met by the preliminary plan, after taking Essential Housing exceptions into account, the Applicant will request a variance pursuant to 13-104.E of the LUR.

Z. LANDSCAPING PLAN.

Consistent with Section 13-111 of the LUR, a visual depiction of a proposed landscaping plan is included as **Map 16**.

The design of the site landscape responds to the needs of the project (access and circulation, structures, parking, snow management, etc.) while providing substantial open space, common amenities (trails, sidewalks, patios, picnic areas, etc.), beautification and transition from the structures/built environment to the surrounding native landscape and the landscape character that has been established in the adjacent neighborhoods. The following design elements are integrated into the site landscape:

- Plant list comprised of native/naturalized plant material that requires low water and low maintenance.
- Preservation of existing, established native sagebrush landscape where feasible.
- Use of vegetation to frame outdoor spaces and provide additional comfort in areas that may require windscreens, visual screens and shade.
- Placement of trees and berms to soften views of the site from adjacent, residential neighborhoods.
- Use of existing site drainage area as common amenity
- Use of the natural lay of the land and topography to take advantage of surrounding views from within the site
- Use of natural & regionally appropriate materials that harmonize with the natural setting and the surrounding communities
- Low Impact Development (LID) techniques will be incorporated to the landscape design to address site drainage needs.

AA. RECLAMATION AND NOXIOUS WEED CONTROL.

Applicant acknowledges that an Earthmoving Site Revegetation and Noxious Weed Control Plan as designed and/or approved by the Gunnison Basin Weed Specialist pursuant to Section 13-115: Reclamation of Noxious Weed Control will be required to be prepared for the Preliminary Plan submittal, if the Sketch Plan is approved.

BB. GRADING AND DRAINAGE PLANS.

A preliminary grading and drainage plan that is guided by the requirements of Section 13-116 and 13-117 of the LUR is attached as **Maps 17 and 18**.

CC. WATER IMPOUNDMENTS.

No water impoundments are proposed at this time.

DD. SCHOOLS, PARKS, AND COMMON AREAS.

Parks and common areas are illustrated on **Map 14**. A central park area provides over 2.6 acres of active and passive recreation space including a playground area, picnic area and pavilion, multi-purpose lawn area, preserved native landscape, seating and gathering areas and a trail system. A smaller community park and natural drainage area offers 1.8 acres of common amenities that include a natural drainage/seasonal stream with nature play areas, soft surface trail system, community garden, manicured lawn and picnic area, ornamental planting areas, and covered patio with access to the community building and transit stop.

1. SCHOOL LAND REQUIREMENTS SHALL COMPLY WITH AGREEMENT.

Applicant believes that there are no applicable agreements in place at this time.

EE. SOLID AND HAZARDOUS WASTES.

1. DISPOSAL METHOD.

Any solid waste generated by the Project will be transported to and disposed of at the Gunnison County Landfill. Trash and recycling collection will be contracted to a local trash removal company by the apartment complex management. Dumpsters will be conveniently located throughout the development. A recycling drop-off center will be provided on site. Collection frequency will be determined based on need and the recommendations of the trash removal company.

2. HAZARDOUS SUBSTANCES.

The Project is not reasonably expected to produce hazardous substances or hazardous waste materials.

FF. PROTECTIVE COVENANTS OR RESTRICTIONS.

The Project does not include a subdivision or condominium/townhome development. Therefore, there will be no traditional declaration of protective covenants. However, various restrictions (the “Restrictions”) regarding the development and use of the Property will be memorialized in the Resolution approving the land use change application, the development improvements agreement, and a covenant signed by the Applicant upon approval of the land use change application. All such document(s) will be recorded and binding upon any successor in the event that the Property is sold in the distant future, and can be made specifically enforceable by

Gunnison County. Many of these restrictions will be incorporated into community rules and lease agreements that are enforceable against individual tenants by the Applicant. Many of these restrictions will be analogous to the types of restrictions that are often found in subdivision covenants (such as limitations on noise, pets, etc.).

TERMS TO MAINTAIN WORKFORCE HOUSING

The restrictions to maintain affordable workforce housing discussed in the Project Description, above, including the number of restricted units, AMI limits, definition of qualifying household, and prohibition on short term rentals will all be incorporated into a recorded Restriction that is enforceable by Gunnison County.

TERMS REQUIRED BY THE LAND USE RESOLUTION

1. RESPONSIBILITIES OF HOMEOWNERS' ASSOCIATION.

There will be no homeowners association. It will be the Applicant's responsibility to maintain common areas (including landscaping and snow plowing), provide for the collection of refuse and recyclables, develop and maintain infrastructure common to the development, maintain the water supply and wastewater treatment, and oversee the maintenance of the general appearance of the development. There will be no monthly dues from the renters, as the cost of all such maintenance will be included in the rent.

2. COUNTY IS PARTY TO ENFORCEMENT OF PROTECTIVE COVENANTS IN A SUBDIVISION.

The Project is not a subdivision and there will be not traditional protective covenants, but the Restrictions can be styled so that the County has a right to compel enforcement.

3. COUNTY IS PARTY TO AMENDMENT OR TERMINATION.

The Restrictions can be styled so that the County has a right to approve any amendments or termination.

4. DESIGN CRITERIA.

The design theme for the development is to create a community first and foremost. The development will be congregated around a central park area where the residences will all have access to open space, trails and recreational areas. A pedestrian scale will be established to further enhance these spaces. The goal and vision of the design guidelines will be to establish criteria which all structures will adhere to. This will ensure that all development will harmoniously fit within the natural landscape and architecture of the surrounding area.

5. BUILDING SCALE AND LOCATION.

The orientation of the buildings will minimize the visual impact of the structures and complement the natural topography of the site. Larger structures have been situated towards the center of the site and along Brush Creek road allowing for berms, natural topography of the site

and landscaping to soften views of the development. Smaller structures have been located at the eastern and northern boundaries of the site to be compatible with the scale of the residential neighborhoods on which they border. Buildings will also be located to maximize the use of existing vegetation and solar exposure. Active and passive solar technologies are intended to be utilized to minimize energy usage and enhance everyday life for the inhabitants. All structures in the development will comply with all applicable building codes adopted and amended by Gunnison County, and with any applicable energy and resource conservation standards currently required by the County.

The individual buildings will be designed to be compatible with the terrain and integrate with the natural contour of the site. There will be numerous building sizes and types to create an innovative architectural style to the development. Information regarding scale, height, and location of structures is provided above.

6. ARCHITECTURAL STYLE AND EXTERIOR APPEARANCE.

The architectural style of the structures will be one of a contemporary high altitude vernacular, where the structures will be designed to address the unique climatic needs of the upper East River Valley. Specific to these needs will be a high level of attention to insulation values, solar glazing, wind direction and snow deposit zones. Roof form will be critical in the design process and roofs will be designed to either hold snow or deposit snow in non-use areas. Natural materials and colors will dominate the palette and be harmonious with the architectural styles of the surrounding neighborhoods. Wood, natural stone, stucco and non-reflective metal will add texture to the structures and native vegetation will create a landscape that enhances the natural beauty of the site.

7. ENERGY AND RESOURCE CONSERVATION.

All buildings will be designed and engineered to meet the current building codes and applicable energy and resource conservation standards as adopted by Gunnison County at the time of permitting. The Applicant will be the developer, builder, and owner for all buildings.

8. SOLID-FUEL-BURNING DEVICES.

Solid-fuel burning devices may be provided by the apartment complex as a common amenity in common areas. No solid-fuel burning devices beyond those provided by the complex will be allowed. All solid-fuel-burning devices that are proposed to be used in the development shall be listed, ensuring compliance with Section 13-107: Installation of Solid-fuel-burning Devices.

9. EXTERIOR LIGHTING.

Exterior lighting shall comply with Gunnison County Section 13-114 of the LUR. Exterior lighting fixtures shall be full cutoff/ fully shielded, shielded by roof elements, or effectively recessed and exterior lighting shall be limited to functional uses.

10. USE AND MAINTENANCE OF OPEN SPACE AREAS.

Maintenance of all open space and common areas shall be the responsibility of the apartment complex management so that the natural condition or use and enjoyment as open space is not diminished or destroyed. Use of the open space and common areas shall be low impact recreational activities such as walking, biking, running, playing games, gathering, and picnicking. Camping, hunting, archery, discharging firearms and open fires in non-designated areas shall be prohibited.

11. SIGNS.

Site signage must comply with all County Signage Regulations. No signs will be permitted other than those placed by the apartment complex management/development owner.

12. RULES CONCERNING PARKING.

Parking shall be provided in accordance with the Gunnison County LUR Section 13-110: Off-Road Parking and Loading. Each unit will have at least one designated parking spot within a convenient distance to their unit. Additional parking spaces may be provided based on unit size or rental agreement. Visitor parking spaces and ADA accessible parking spaces will be provided throughout the site. Recreational vehicles, all-terrain vehicles, snowmobiles, heavy equipment and trailers may not be parked in open parking lot spaces. These types of vehicles may be accommodated in units with an attached garage only.

Section 13-110 of the LUR provides a default requirement of two parking spaces per residential unit in a multi-family development. Section 9-604.B.1 of the LUR allows for a “reduction in the number of parking spaces required pursuant to Section 13-110: Off-Road Parking and Loading, depending upon location, bedroom mix, the availability of public transit and other pertinent factors.” The total number of parking spaces (exclusive of transit center parking) is 361 (just over 1.5 spaces per unit). This number of spaces exceeds the number recommended by the Gunnison Valley Regional Housing Authority based on similar projects in similar communities and calculated as follows:

Unit Type	# Units	Parking Spaces per Unit	Total Parking Spaces
Studio	32	1	32
1 Bedroom	64	1	64
2 Bedroom	84	1.5	126
2 Bedroom w study	36	2	72
3 Bedroom	24	2	48
		Total Recommended:	342
		Total Provided:	361

Given the proximity to the transit center and non-motorized paths, 361 spaces is believed to be reasonable.

13. LANDSCAPING AND BUFFERING.

All landscaping and buffer planting will be designed in accordance with the LUR section 13-111: Landscaping and Buffering. *See* Section Z, above, and **Map 16**. Landscaping will be installed and maintained by the Property owner. Therefore, other than the development improvements agreement, it is not anticipated that there will be any covenants related to landscaping. Individual gardening may occur in the community garden area only. The landscaping will be laid out to minimize any potential wildfire hazard. There will be standards for minimum amounts of landscaping required, protection of existing vegetation, site protection, allowance for snow storage and plowing and planting specifications.

14. PROVISION FOR SNOW REMOVAL AND SNOW STORAGE.

The property owner will be responsible for all snow removal and snow storage for the Property. Therefore, there will be no need for covenants related to snow removal or snow storage. The site layout was designed with the requirements of Section 13-112 taken into account. *See* **Map 15**. Initial building design has also been influenced by snow maintenance considerations. Some buildings have underground parking to reduce the ground surface area requiring snow removal, and larger buildings have been designed with flat roofs that will allow the snow to melt and drain without shedding onto a ground surface that would need to be shoveled or plowed. The site plan provides for snow storage areas in excess of 50% of the total parking and driveway surfaces, which well exceeds the Crested Butte Area Plan objective of 33%.

15. STANDARDS TO ENSURE COMPATIBLE USES.

The Restrictions will ensure that the project does not adversely affect the character or tranquility of the surrounding residential uses, as required by Section 13-119 of the LUR. The project will not generate undue noise, dust, fumes, odor, explosions, aircraft flight patterns, or other hazards or nuisances. The project has been designed to mitigate conflicts with adjoining land uses to the maximum extent feasible. Smaller structures located at the perimeter of the Property will create a smooth transition into the surrounding residential neighborhoods. Landscaping and the natural topography will also mitigate any perceived adverse aesthetic impact to adjoining land owners. The transit center will provide an amenity to the surrounding neighborhoods.

Each of the factors listed in Section 13-119.B. of the LUR are either inapplicable or can be reasonably addressed to avoid adverse impacts:

- Hours: The project is primarily residential and will not have hours of operation.
- Noise and Glare: The project will not generate noise or glare.
- Trash: Trash receptacles will be located throughout the property in consultation with the waste management provider.
- Loading and Delivery: The residential use will not generate deliveries. To the extent that the small commercial use in the community building generates deliveries, such deliveries will be relatively small and made during daylight hours.

- Illumination: Exterior lighting is discussed in paragraph 9, above.
- Outdoor Services: Outdoor activities other than the recreational path will all be located on the interior of the Property and shielded from adjoining neighborhoods.
- Landscaping: The conceptual landscaping plan is shown on **Map 16**.
- Height and Size Restrictions: The structures will be subject to the same residential structure height requirements as all of the surrounding neighborhoods. Smaller structures around the perimeter blend the multi-family housing units in this project into the surrounding neighborhoods.
- Natural Lighting: The project will not disturb the natural lighting of any surrounding properties.
- Solar Access: The project will not disturb the solar access of any surrounding properties.
- Odors and Fumes: The project will not generate odors or fumes.
- Dust Control: All driveways and parking areas will be paved.

The Restrictions will also include a prohibition on outside storage. Tenants will be prohibited from storing items of personal property, including mops, brooms, clothing, towels, garbage cans, toys, bicycles, skis or other sporting goods, and like articles outside the apartment unit or enclosed storage dedicated to the unit, or on balconies. No furniture designed for indoor use shall be placed outdoors for any purpose. Items that otherwise detract from the appearance and cleanliness of the property may be prohibited at management's sole discretions.

Compatibility with Surrounding Uses.

The development proposes a density that will help meet the critical need for workforce housing and make the project viable without any government subsidies. The proposed density of the project with 240 units on approximately 14.29 acres is 16.8 units per acre. The Gunnison Valley Housing Needs Assessment explained that such densities will be needed if current housing needs are to be met and workforce housing developments are to be feasible: “Maximums on the number of units allowed per acre are a frequently cited barrier to the financial feasibility of workforce housing development. At least 15 units per acre is typically needed; higher densities of over 20 units/acre are necessary on some sites.” Gunnison Valley Housing Needs Assessment, November 2016, p. 16.

While there are numerous single-family dwellings in the Brush Creek Corridor, there are also a larger number of dense multi-family developments. Per the Gunnison County Assessor’s office, the Skyland Lodge consists of 55 units on 1.37 acres, which is approximately 40 units per acre. The Skyland Lodge is a large building with over 35,000 square feet of floor area. Stallion Park currently has six 4-plexes with two more 4-plexes approved on 2.13 acres, which is approximately 15 units per acre.

Even if the County determined that the proposed density of the project is not substantially similar to neighborhood parcels, the project meets the requirements for increased density. *See* LUR Section 10-103.C.3. The project will be served by a central wastewater system, a public water supply, and public transportation. Any impact of the increased density would be mitigated by each of the factors listed in LUR Section 10-103.C.4 (provision of additional open space, the

provision of essential residences, clustering of residences, and participation in a public transportation system).

16. DOMESTIC ANIMAL CONTROL.

No animals shall be kept on the Property except for ordinary household pets (normally maintained within a dwelling unit) belonging to a Tenant. No horses or other livestock shall be allowed on the Property. All dogs must be kept inside a unit, on a leash under the direct control of a person, or in the dog park. Not more than two domestic household pets shall be allowed per unit. The owner of any pet shall be personally responsible and liable for all actions of any pet and any damage caused by that pet. No pet shall create a nuisance or noise problem. The owner of any pet shall be personally responsible for the cleanup of any excrement left by any such pet. Failure to comply with the restrictions regarding animals may result in eviction.

The County will be authorized to enforce these animal control restrictions and any expense of enforcement by the County shall be at the expense of the responsible individual.

17. FENCING.

If there is to be a fence separating the proposed development from lands on which there are agricultural operations or are public lands, there will be language included acknowledging Colorado's "fence out" requirements, and placing responsibility for construction and maintenance of the fence with the property owners' or homeowners' association. Fencing may only be installed by the apartment complex management and shall comply with the guidelines set forth in the LUR Section 13-113.

GG. STRUCTURAL DESIGN.

Architectural and site sketches are included in Exhibit H to illustrate style, building mass, and scale.

HH. ADDITIONAL SUBMITTALS BASED ON EVIDENCE OF CUMULATIVE IMPACTS.

Applicant will provide appropriate additional information upon request.

II. ADDITIONAL INFORMATION.

COMPATIBILITY WITH CRESTED BUTTE AREA PLAN

The Property is located within the Town of Crested Butte's three-mile plan area. Section 13-102.B of the LUR requires the Applicant to address how the Project comports with the Town's three-mile plan, known as the "Crested Butte Area Plan" (the "Plan"). There is no intergovernmental agreement between the County and the Town regarding the three-mile plan area. Where there is a conflict between the Plan and the LUR, the standards of the LUR control.

The Project is consistent with the primary objectives and policies of the Plan.

The Plan synopsis states that development “should be clustered near existing higher density development, it should be served by central water and sewer, significant amounts of open space should be preserved and local housing should be a major component of the project... The type of development that is discouraged is dispersed, large lot development with no open space, no public access and no local housing... residential development is recommended to be near Crested Butte, Skyland and Buckhorn Ranch.”

The Project is adjacent to existing development, including the Skyland area which has pockets of high-density multi-family housing. The Project will be served by central water and sewer. The Project will preserve significant amounts of open space—approximately 50% of the parcel will remain open space, even though the LUR’s standard is 30% with an available reduction for Essential Housing projects such as this one. The Project is a clustered development, with a central open space, myriad public benefits including the transit center and recreational path. The Project will provide residential units that are all targeted towards the local workforce, including 65% of the units that will be restricted to exclusive use by the local workforce.

The goal of the Crested Butte Area Plan is to manage growth to:

1. avoid hazards that may threaten life or property when developing structures or infrastructure

2. preserve what the citizens and the Town Planning Commission appreciate about Crested Butte and the Middle Slate River Valley including:

a. a healthy environment

b. a high quality of life

c. housing for people who live and work in the community

d. open space

e. recreation facilities adequate to serve the recreation-oriented people of the Middle Slate River Valley

f. access to public lands

g. the natural character of the valley and surrounding mountains

(Preface, p. 9)

The Brush Creek development helps to preserve and support these important aspects of our community by providing affordable housing for year round residents, located close to town, with convenient access to transit. The development preserves open space on site for passive and active recreation contributing to a high quality of life and building a sense of stewardship for the natural environment. The project location is close to public lands and trails. By maintaining a higher level of density at this lower elevation and location (adjacent to the highway and other dense/high impact developments), we are able to preserve the broader landscape and limit sprawling development.

There are some details of the Plan with which the Project does not strictly comply. For example, the Plan encourages development on parcels not located entirely within a quarter mile of Highway 135 to push the development to the portion of the parcel located more than a quarter mile away from the Highway. The subject Property is almost entirely within a quarter mile of the Highway, with only a small corner being located outside of this buffer. In the area of the Property, there are already numerous developments within a quarter mile of the Highway,

including residential, commercial, and industrial uses. The addition of the proposed housing development would be visually appropriate in this area.

The Plan also has density and dedication of open space policies that will not be met by this Project because they are simply not feasible for an Essential Housing project that is not relying on massive public subsidies. Nevertheless, the Project is consistent with the general intent of the Plan, which seeks to incentivize workforce housing by allowing “for maximum density and the least open space.” Moreover, the technical density and open space objectives of the Plan are inconsistent with the requirements of the LUR, which control in this instance.

The Project responds to the Residential Site Design goals of the Plan by letting the natural character and topography of the land shape the layout of the development. Buildings are located at the lower elevations of the site and follow the natural contours of the site. Substantial, contiguous open space is preserved including an ephemeral drainage that may provide habitat value. Several buildings are located to maximize solar access. The Project is consistent with the goal of “[h]igher-density residential development, that promotes pedestrian and other energy efficient transportation,” (p. 27). The location of this parcel provides direct access to a year round pedestrian, bike and ski trail that connects Brush Creek to Town. The convenient access to transit and trails provides easy alternatives to single occupant vehicle trips. There will be no disturbance of greenways or loss of agricultural productivity.

The Property is not affected by avalanche, flood, geologic hazards, or extreme, high, or moderate wildfire hazard. (Ref. Section IV-Natural Hazards).

The Project is consistent with the Natural Resources objectives of the Plan. The site design preserves the natural character of the Property by leaving the prominent hill in the middle of the property, and preserving the natural drainage along the eastern boundary. The Property is not believed to be in an Important Wildlife Habitat Area. The visual impact of the Project is mitigated in several ways. Larger scale buildings are located towards the interior of the site and at the lower elevations of the site. The pattern of the buildings across the parcel is clustered in certain areas to preserve open space in others. Smaller buildings (duplexes) are located along the natural contours of the site and located to buffer the view of larger structures from sensitive neighboring communities. A combination of topography, vegetation and generous buffer areas help to soften the view of the development from adjacent properties. The layout of roads within the development also responds to the natural lay of the land. Building height will comply with applicable LUR limits, with the tallest structures located at the lower elevations of the site.

The Project is consistent with the transportation policies of the Plan, which “recommend creation of transit centers in Crested Butte and Mt. Crested Butte, the creation of park-N-ride facilities, the development of mass transit, trails and trailheads and having a cohesive intermodal transportation system in new development.” (Synopsis, p. 3)

Several aspects of the site design contribute to maximizing safety for residents and minimizing the transportation carbon footprint. Trail connections to the transit facility within the site make choosing transit easy. The location of the transit center was selected for its proximity to all developments within the Brush Creek Corridor to help decrease vehicle dependency in the entire area. Street widths are kept narrow for both traffic calming and to create a more

comfortable pedestrian environment within the development. A loop road system creates an intuitive vehicular circulation system. Bike racks are conveniently located throughout the site for both residents and transit users. To further encourage and support alternative fuels, electric vehicle charging stations will be included in the transit parking lot. Although the development will add more people to the Brush Creek area, it is a project goal that vehicular traffic will not be negatively impacted due to the ease of access to alternative transportation modes.

Winter access, maintenance and site lines have all been considered during the layout of the development. Snow storage areas are dispersed around the site and located so that snow berms will not block drivers' views and create unsafe situations. The Plan's goal of having snow storage areas equal to one-third of the surface area of parking areas and driveways will be exceeded.

Most significantly, the Project is consistent with the Housing policies of the Plan. (Ref. Section VII). It is a goal of the Plan and it is the goal of the Project to help create a "...socially, culturally and economically balanced community...". The Project's permanent restriction of 65% of the units to qualifying households (members of the local workforce and their families) far exceeds the Plan's target of 40%. As discussed in this Application, the units will be restricted to ensure availability to locals at a wide range of income levels.

CONCLUSION

In order to have a sustainable future at the north end of the Valley, the lives and livelihoods of the people who live and work there must be sustainable. The community cannot thrive if the people who live and work there do not thrive. Economic sustainability requires an interconnected complex culture of guests who come to visit, second home owners, and a stable, diverse, prosperous local population.

A local community cannot be sustainable or healthy with a dwindling population of year round residents who can't afford a place to live.

The proposed project will create a neighborhood for locals that provides affordable housing and is close to town.

Gatesco and its local team are sincerely excited about this Project and look forward to working with the Planning Commission, the Gunnison County Community Development Department, and the public on this Application.