

PARCEL 4 - COMMERCIAL DEVELOPMENT

Site Development Considerations

Parcel 4 extends from the open landscape adjacent to the US-34 Bypass to residential properties at the east edge of the Historic District. Its location also sandwiches it between the historic structures of the Stanley Hotel complex and contemporary off-site development of suburban commercial uses.

In this context, Parcel 4 must achieve several critical transitions in land use and development character in a narrow linear parcel configuration, without violating the visual corridor elements of the Historic Ordinance. Setbacks, landscape buffers, and site plan organizational elements within Parcel 4 must all be considered as tools in achieving this challenging role.

The Parcel 4 location, adjacent to the major entry roadway, provides the opportunity to establish an early character for the Historic District to visitors entering the district. Building placement close to the roadway can create a comfortable scale for pedestrians, but buffering from passing traffic is necessary. Separation from the unsightly off-site development can be achieved by placing parking to the rear of buildings. Consideration must also be given to the mass of buildings. Floor plates that are too large will simply bring the encroachment of contemporary commercial development closer to the historic complex rather than buffering it through transition. Therefore, land use transition, building scale, view corridor preservation, and vehicular and pedestrian access must become foremost considerations for Parcel 4.

Parcel 4

DEVELOPMENT STANDARDS

| | |
|---|---|
| Land Use: | Mixed-use/Commercial - Residential |
| Recommended Uses: | <ol style="list-style-type: none"> 1. Commercial uses - businesses engaged in retail sales or services, particularly those related to restaurants, offices and tourist and travel-related sales and services. 2. Attached dwellings. 3. Single Family Detached dwellings. |
| Maximum Allowable Development: | <ol style="list-style-type: none"> 1. 30,000 s.f. Commercial, Office, 20 units of second floor multi-family residences subject to meeting development standards and design guidelines, or 2. Residential: 45,000 s.f. with max. of 40 units. Maximum building floorplate is 10,000 s.f. with total of 30,000 s.f. coverage max. |
| Maximum Building Coverage: | 30,000 s.f. |
| Max. Floor Plate/Building: | 10,000 s.f. |
| Max. Building Height: | 30 ft. |
| Off-street Parking: | <p>Commercial: Five (5) spaces per 1,000 s.f. Residential: One (1) space per one-bedroom unit. Two (2) spaces per dwelling unit, two bedrooms or greater</p> |
| Min. Setback from Property Lines/Building: | |
| <u>Commercial:</u> | <p>From Stanley Historic District Road: Build to line to allow development of an appropriate streetscape. East: 25' landscaped buffer South: 15' landscaped buffer West: 0' from non-development area boundary</p> |
| <u>Residential:</u> | <p>North: 25' from Stanley Historic District Road East: 25' landscaped buffer South: 15' landscaped buffer West: 0' from non-development area boundary Minimum Building Separation: 10' Minimum setback from private drives and parking: 10'</p> |
| Parking/Drives: | 10' setback from all property lines. |

***Note: A mandatory build-to line has been established at the front property line.**

Parcel 4

DEVELOPMENT STANDARDS

SPECIAL CONDITIONS

1. **Site development shall be clustered to the central portion of the development parcel to provide the 30% Open Space in the southwestern most portion of the Parcel.**
2. **Commercial development shall be planned with all off-street parking located behind (to the southeast) buildings/building groups.**
3. **Primary access shall be provided at two points. The eastern most point shall be aligned to create a four-way intersection with the public roadway serving Parcel 3 to the north. The second primary access point shall be located to the northwest at a point approximately midway between the eastern access and the access drive to the Stanley Hotel.**
4. **A secondary access may be provided at the south between Parcel 4 parking areas and the adjacent Stanley Village shopping area parking. Under no circumstances shall direct access to the public right of way northwest of Parcel 4 be provided from this secondary access.**
5. **Pedestrian access shall be provided by building separations and pedestrian walks between the Parcel 4 parking and the public right of way to the northwest. The location of these pedestrian ways shall be coordinated with street intersection locations to provide safe street crossing opportunities.**
6. **At the time of commercial development of Parcel 4, additional public right of way shall be dedicated to accommodate 10' minimum width landscaped median islands and additional travel and turn lanes as warranted. All improvements shall be the responsibility of the developer, and shall be dedicated to the Town.**
7. **The southern portion of the parcel may be utilized for storm water detention.**
8. **Commercial building construction should reflect a traditional or downtown streetscape and provide store entryways and window displays at sidewalk levels.**
9. **Pedestrian linkage shall be provided serving Parcel 4, the Stanley Hotel Campus and Stanley Village.**

SITE SPECIFIC GUIDELINES FOR PARCEL 4

1. Landscape.

Plazas and malls should be designed and planted to reflect a place suited to the pedestrian scale. Small trees can occur at regular intervals along narrow corridors. Deciduous canopy and flowering trees should be grouped at focal points and within plazas or sitting areas. A variety of color and texture is encouraged if arranged logically. Blue grass turf shall be allowed in Parcel 4.

2. Residential.

Second floor residential over commercial will have a minimum size of 800 feet per dwelling unit.

All access to the second floor residential will be located from the interior of the first floor. No exterior stairways are allowed.

3. Minimize the visual impact of the off-street parking.

Parking should be located to the south of buildings or screened so that it does not dominate the streetscape. Fences, hedges, berms and landscaping shall be used to screen parking areas. In the design of large parking areas, arrange bays of stalls which are separated by landscaping. Design the landscaping to provide snow storage areas in the winter. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade. Walkways will be provided from parking lot to building.

4. Residential compatibility.

The architectural treatment of this area should be compatible with the appearance of Parcel 3.

1. Technical Review

a. The applicant and development design team (consultants) shall schedule a pre-application conference with the Community Development Director prior to submittal of any project proposal. The intent of this initial meeting shall be fourfold:

- 1) To informally discuss the overall context and development objectives for of the proposed project.
- 2) To review the standards, guidelines, and criteria for development.
- 3) To prepare a reasonable schedule for technical review based on the development schedule.
- 4) To review a sketch (concept) plan prepared by the Parcel owner which illustrates overall site development, general roadway layout, and other major site development components. The sketch plan is intended to be a very preliminary sketch of the proposed development concept and not a formal site plan.

b. A Technical Review Committee, appointed by the Town Administrator, will be composed of five members, two public sector and two private sector representatives, plus Town Administrator. The private sector representatives shall be selected from a list approved by the property owners. The private sector representatives shall not have a financial or employment interest in the project. Technical Review Committee members shall be selected from the following list:

Community Development Director, Public Works Director, Special Projects Director, Urban Renewal Authority Executive Director, Street/Park Superintendent, practicing architect, practicing engineer, and practicing landscape architect.

The Committee shall be selected for their expertise related to the specific proposed project and will serve for the duration of the review of a particular project.

The Technical Review Committee has the right, by majority vote, to grant variances or modify the Guidelines based on the applicant's ability to demonstrate innovative approaches, design solutions or future market conditions which the committee feels is advantageous to, and in conformity with, the intent of the Master Plan and the Guidelines. In no event shall the Technical Review Committee be allowed to grant a variance to the permitted uses or density or square footage in a development parcel. The decision of the Technical Review Committee may be appealed to the Town Board of Trustees.

- c. At each step, the burden is on the applicant to demonstrate compliance with the Guidelines. The Technical Review Committee and Architectural Review Board may approve, approve with conditions, or deny an application.
- d. Any approval with condition or denial shall be in writing with stated reasons for conditions or denial.

2. Preliminary Package

All submittals shall be prepared by a qualified land planner (LP), landscape architect (LA), professional engineer (PE), and architect (AR) based on their appropriate area of expertise. Please note the suggested professional designations listed below. The following Preliminary Package (1" = 20') shall be required for the entire development parcel:

Twenty-one (21) sets of the following are required at the time of submission:

- a. Statement of Development Intent.
- b. Property Survey including topography (2' contour interval), location and sizing of existing trees and utilities.
- c. Preliminary site plan. (LP/LA/AR)
- d. Preliminary grading plan. (LA/PE/AR)
- e. Preliminary drainage plan and report. (PE)
- f. Preliminary landscape plan. (LA/AR)
- g. Preliminary utility service plan. (PE)
- h. Preliminary roadway plan and profile. (PE)
- i. Preliminary architectural plan and proposed materials showing typical elevation, schematic floor plan, and style of architecture. (AR)
- j. Photo survey of site illustrating proposed development and its relationship to surrounding neighborhood as per Estes Park municipal code 17.44.050 (C) and (D). (LA/AR)
- k. Proposed project phasing. (LP/AR)
- l. Preliminary plat if subdivision is proposed. (LP/PE)

The Technical Review Committee will meet with the applicant within three weeks of notification of acceptance of receipt of the complete Preliminary Package. During this three-week review period, the Architectural Committee shall meet with the Technical Review Committee to preliminarily evaluate the project. The Technical Review Committee will then issue its findings/decision within one week after its scheduled meeting with the applicant.

Upon approval of the Preliminary Package, the applicant shall submit a final (revised) package for review and approval by the Technical Review Committee. This package shall consist of final development plans, engineering, and site design drawings (consisting of items a-k above, as revised).

3. Architectural Review

Upon approval of the Preliminary Package, the applicant shall prepare architectural drawings to be submitted to the Architectural Review Board.

The Architectural Review Committee shall be composed of two Colorado licensed architects to determine compliance with the Guidelines. The Architectural Review Committee shall be appointed by the Town Administrator from a list of architects approved by the property owner.

4. Application for Building Permit

Upon approval of the Final Package by the Technical Review Committee and the Architectural Review Committee, the proposed project may be submitted for building permit application. All drawings shall be in conformance with the Uniform Building Code, current edition.

5. Final Walk-through

A final walk-through shall be performed by the Town to determine compliance with project approval. All deficiencies shall be corrected prior to issuance of a Certificate of Occupancy.

6. Fees

At the time of submittal of the preliminary package, the Town and the applicant shall mutually agree upon a reasonable fee to be paid by the applicant for the outside members of the Technical Review Committee and Architectural Review Committee.

7. Improvement Guarantees

All landscaping street utility and site improvements shall be guaranteed as set forth in the Town of Estes Park Zoning and Subdivision Regulations, as applied on a Town-wide basis.