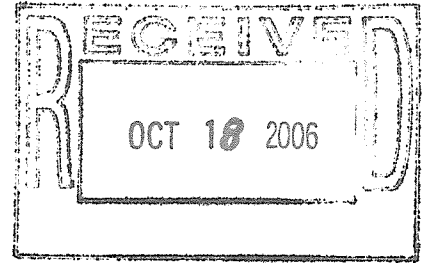


Estes Marketplace

Development Statement of Intent
October 17, 2006



PROPERTY and USE

Lot 4, Stanley Historic District

Zoning: C-O Commercial Outlying

Use: Retail, Restaurant, Office, Housing

All proposed uses are permitted by the Stanley Historic District Master Plan.

PROJECT DESCRIPTION and DEVELOPMENT CONSIDERATIONS

This plan is a re-submittal following the decision of the TRC and the Town Board not to allow for changes in the allocation of ground floor area (maximum building coverage) and commercial square footage.

Unchanged from the previous submittal is the challenge for development of parcel 4, as identified in the Master Plan, to provide a largely commercial development that emphasizes the pedestrian scale while simultaneously providing a transitional architectural style between the vehicle-oriented commercial to the south and the historic complex to the north.

This new plan addresses that goal in a number of ways. The central building cluster concept was retained, with two mixed-use buildings forming a 'J' shape and defining an open pedestrian gathering space for the building users. Residential use is directed towards the eastern end of the site, mixed use in the center and commercial towards the west.

Architecturally, the transition is accomplished by combining traditional retail storefronts with varied roof forms: gabled main roofs plus lower slopes and awning accents. Within this system, forms and scales vary across the development for visual enrichment as well as access to light and views.

Exterior materials to be used are stained wood siding, stone and oxidized metals. Gabled roofs are to be minimum 40year asphalt shingles, accent roofs and awnings are prefinished metal. Entries, porches and decks are framed with exposed timbers and logs. A color palette of earth tones has been selected, with both variety from building to building and unifying themes across the development.

The northern retail buildings are still set into the hillside to minimize the visual impact to surrounding properties and further maintain the view corridor to and from the Stanley Hotel. Parking and service area volumes for the lodge and eastern residential buildings have been placed in a basement level and sunken into the hillside again to minimize the impact

both horizontally and vertically. Building service areas, including mechanical, electrical and trash rooms, are contained within the structures as well, or as in the case of the lodge, on a low-slope roof screened by parapet walls.

Parking for the residential component of building 'D' is located to the northeast of the building, but set below the grade level of and screened from the adjacent street. The master plan requires that parking be located to the southeast of buildings or be screened.

Physical connection to the surrounding streets and properties is also an important criterion. Vehicular entrances are located on Steamer Parkway to facilitate ease of access and movement through the site. The connection to Upper Stanley village is indicated as optional – the final outcome depends upon the affected property owners. As recommended in the Master Plan, parking is located primarily to the south, 'behind' buildings. A service and loading area is provided at the south end of building 'D' to serve the retail buildings.

Pedestrian linkages are also provided from Stanley Village through the site and along Steamer Parkway. While not seen as primary access to the buildings, pedestrian access is provided where possible.

Within the gathering space and around the commercial buildings, paving, semi-impervious materials and plantings vary to provide a rich environment. Paving materials include exposed aggregate, colored and scored concrete, flagstone, and colored gravels. Stone seat walls surround a fire-pit forming the central feature of the plaza.

Due to the nature of a speculative project, tenant numbers, types and sizes are unknown at this time. Retail uses are planned for the ground level; the upper floor of building 'C' is anticipated to be office space, though it may be leased as offices or apartments or both. No accommodation units or affordable housing are planned.

COVERAGE CALCULATIONS

See Site Plan Cover sheet.

SETBACKS

- Commercial: South 10' to parking/drives
West 0' from non development area boundary (this proposal requests a variance from the 'mandatory build-to line')
- Residential: North 25' from Steamer Parkway
East 25' landscaped buffer (this proposal requests a variance to allow decks to be within the setback)
Minimum Building Separation 10'
Minimum setback from private drives and parking 10'

ACCESS

Access to the site is from Stanley Drive and Stanley Parkway, via Wonderview Avenue and Big Thompson Avenue respectively.

TRAFFIC

A traffic analysis was conducted by Cornerstone Engineering & Surveying, Inc. which determined there would be no decrease in level of service near the project. A copy of the analysis accompanies this submittal.

UTILITIES

The following utilities are or will be provided to the property:

Water	Town of Estes Park Water & fire line (where required) is proposed as one service
Electric	Town of Estes Park
Sewer	Estes Park Sanitation District
Gas	Xcel Energy
Telephone	Qwest

DRAINAGE

A preliminary drainage report has been submitted and stormwater plan/profiles are included in the plan set. Offsite water is to be passed thru the project via swales or subsurface pipe and will be detained in any of the three ponds shown on the stormwater plan. All water generated and collected on the proposed site will be detained thru ponds and released at the historic rates.

LANDSCAPING

A landscaping plan is included within the plan set. Native vegetation is used throughout the site with added ornamental trees, grasses, and shrubs to enhance the setting. Some landscaping includes blue grass oasis areas, cobble or mulch beds, scored concrete walk, and exposed aggregate concrete walk finishes. Flowering crabapple trees are used to add color and minimize size of trees within the commercial zones. The plan does show sufficient plantings without over dominating the pedestrian and vehicle zones.

SITE IMPROVEMENTS - BUILDINGS

The project may be divided into three distinct areas, west side, central and east corresponding to the banquet hall/restaurant, retail and office and residential components, respectively.

Commercial uses:	29,650sf
Residential uses:	28,230sf

Building 'A' – Wild Elk Lodge

Main Floor:	5,240sf
Second Floor:	4,360sf
<u>Basement:</u>	<u>2,000sf (anticipated)</u>
Total 1 st & 2 nd :	9,600sf

This structure is to be used as an event center and restaurant. A restaurant, bar, commercial kitchen, restrooms, offices and central lobby make up the main floor. The second level contains a banquet hall, service kitchen and restrooms. The basement level consists of storage and building service areas. Basement area is not included in the overall floor area calculation since it is partially below grade and is for building services only.

Architectural design of this building is meant to evoke a feeling of the great lodges of the western national parks, with modern touches inside and out. A porte cochere at the entry provides additional protection and ambiance for arriving and departing event attendees.

Building 'B1' & 'B2' – Residential

Main Floor:	5,160sf
Second Floor:	4,645sf
<u>Basement:</u>	<u>3,500sf (parking)</u>
Total 1 st & 2 nd :	9,805sf

Each building will contain 2 two-story units and four single story units, for a total of six. Six enclosed parking spaces are provided in a basement level below. The units are two or three bedroom and anticipated as full market rate. Type 'B' accessibility as defined by the Building Code will be provided on the ground level. As the square footage of second story accessed from the public lobby is less than 3,000sf, the second floor is not accessible and no elevator is required.

The massing of these buildings has been arranged such that from any given ground-level perspective, the true size of the building is concealed. The scale of elements is meant to provide a transition from the single-family neighborhoods to the north and east, along Steamer Drive. Along with positioning on the site, siding and roofing color schemes vary slightly to emphasize variety along the street as well as within the development.

Building 'C' – Retail/Office

Main Floor:	5,725sf
<u>Second Floor:</u>	<u>5,725sf</u>
Total Finished:	11,450sf

Building 'D' – Retail/Office

Main Floor:	8,600sf
<u>Second Floor:</u>	<u>8,615sf</u>
Total Finished:	17,215sf

The remaining two buildings on the site form the outer edge of the plaza and directly face the parking. Retail uses are expected on the ground level. Based on an average unit size of 1,000sf, 16 units are anticipated, though this is completely open to change based upon tenant

requirements. The upper floor of building 'C' is currently expected to be offices, with an open definition of space allotment. Residential use is possible – a detailed plan would be designed if the interest is expressed.

The second level of building 'D' is to be residential with six units planned. Each unit is expected to be a two-bedroom plan, all with private outdoor space. Access to the residential portion is located to the east, separated from the commercial, giving tenants a more private entrance.

Area totals:

Footprint:	29,995sf (includes 2 nd floor overhangs)
Main & Second levels (rentable):	57,880sf
Basement (parking & service areas):	9,000sf

We propose that as solely parking and service area under the main (rentable) floor area, the basement areas be considered exempt from the area calculation. Across the development the buildings have been set into the hillside to minimize the 'bulkplane' visual impact. The basement space will be created at additional cost to the owner that cannot be recouped except through the rentable square footage. Furthermore, use of this space for parking and service eliminates substantial visual impact elsewhere on the site.

SITE IMPROVEMENTS - PARKING

Per the Master plan, 2 spaces per two or more bedroom unit and one space per 5,000sf of commercial use are required.

This plan proposes meeting the requirements for known residential uses by providing one enclosed, covered space plus one exterior surface space for each 'B' building unit, plus two exterior surface spaces for each 'D' building unit, for a total of 36 spaces. 133 surface spaces are proposed to meet the commercial needs (an approximate 20% reduction from the maximum requirement). We submit that a lesser number of spaces is acceptable due to the shared nature of the uses on the site. Within the constraints of the master plan requirements and the design, the maximum number of spaces possible has been provided. Handicap spaces are provided throughout the site, 12 total, with two van accessible.

PROJECT PHASING

The project is anticipated to be constructed in phases as follows:

Overall site infrastructure (parking and utilities) is expected to commence upon approval of this plan. Construction of the lodge building ('A') and residential first phase ('B1') will begin with an expected opening of Spring 2008. Building 'B2' would follow 'B1' pending sales. The mixed use structures and plaza ('C & D') may be constructed in phases or all at once depending upon pre-sales. Anticipated full project completion is Fall 2009.

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