

# LAKE HILL PUD WORK SESSION APPLICATION PROJECT NARRATIVE

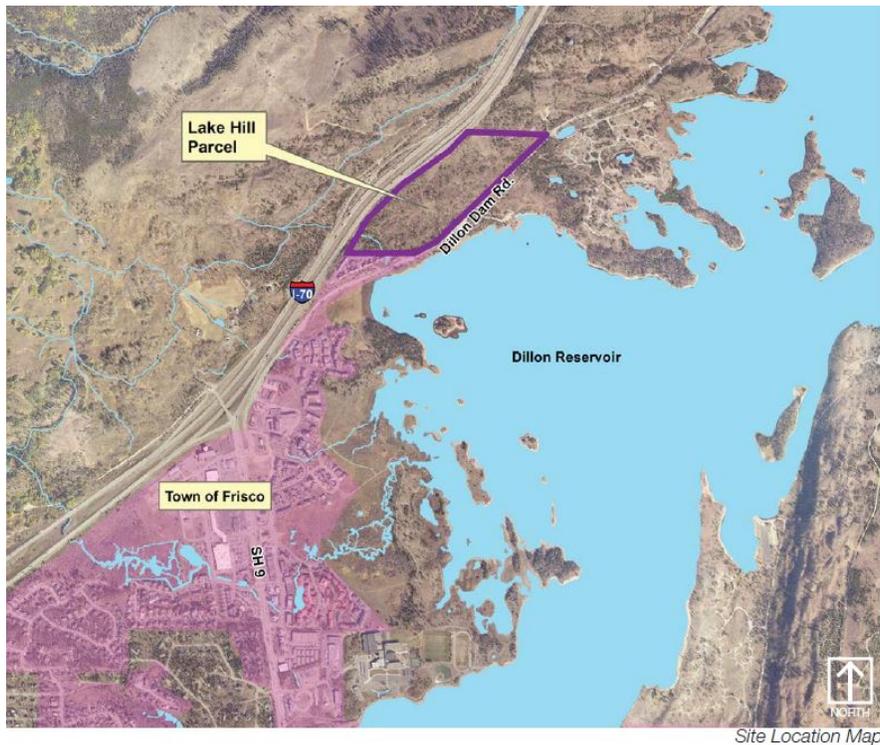
## PROJECT OVERVIEW:

Summit County Government is the owner of the Lake Hill Property, a 44.81 acre parcel located along Dillon Dam Road adjacent to the Town of Frisco, legally described as T5S, R78W, Section 23, Quarter 4, LKA Government Lots 7, 9 and 11 in Section 23 and Government Lot 3 in Section 24. As the property owner, Summit County is applying for a PUD Rezoning Work Session, to discuss a proposed rezoning of the property from Natural Resources (NR-2) to Planned Unit Development to accommodate the development of a new local workforce housing neighborhood for the Summit County workforce. The County has contracted Norris Design as planning consultants to prepare the PUD application and facilitate the rezoning work session process on behalf of the County.

## BACKGROUND INFORMATION:

Summit County and the Town of Frisco began collaborative planning to lay the groundwork for the Lake Hill neighborhood in the early 2000s, and the County acquired the property from the U.S. Forest Service in February 2016 for the purpose of providing affordable housing for the County's local workforce.

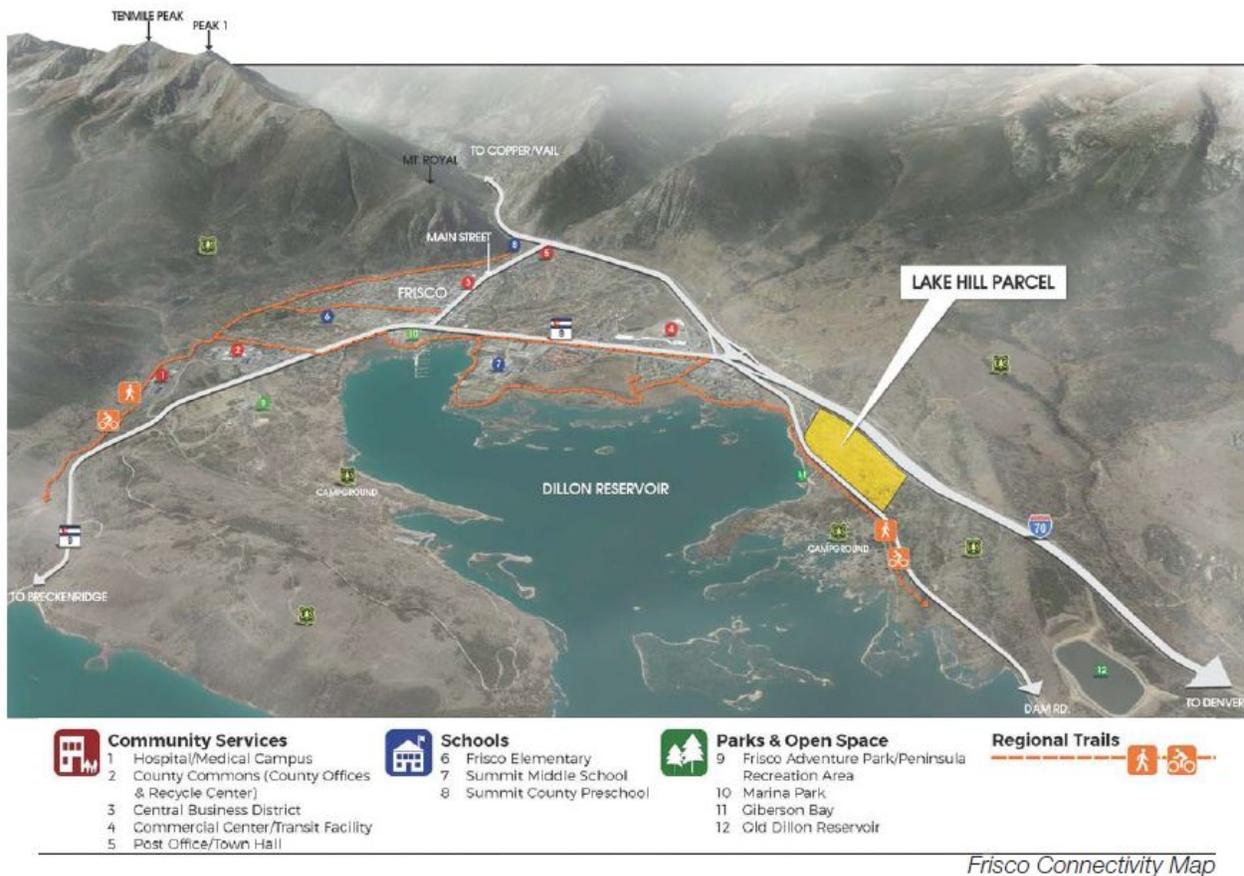
Following the property acquisition, the Lake Hill Master Plan was developed through a community planning process conducted during March 2016 – July 2017. The Lake Hill Master Plan is a guiding document intended to be used by the County, working together with the Town of Frisco, Summit Combined Housing Authority, and other public and private partners, to plan for and build a new local workforce housing neighborhood on the Lake Hill property. The Lake Hill Master Plan will be used to provide vision and guidance for creation of the PUD, along with additional input provided at upcoming community meetings to be held during the County rezoning process.



## SITE DESCRIPTION AND TOTAL DEVELOPMENT AREA:

The Lake Hill property is a 44.81-acre site located adjacent to the northeast limits of the Town of Frisco, in unincorporated Summit County. The property is situated between Interstate 70 (I-70) and the Dillon Dam Road, and generally slopes from northwest to southeast (from I-70 towards Dillon Reservoir), with stunning views of Dillon Reservoir and the surrounding mountain ranges. The right-of-way for I-70 forms the northwesterly property line and the Dillon Dam Road right-of-way forms the southeasterly boundary. A residential condominium development, Lake Forest Condominiums, is located adjacent to the southern parcel boundary within the Town of Frisco, and National Forest Service land is located to the north. The property has been logged to remove mountain pine beetle infested trees, and there are no structures or improvements on the property with the exception of overhead and underground electric and natural gas utilities. Vegetation consists primarily of scattered evergreens and aspen trees with dryland grasses and shrubs. No wetlands have been identified on the parcel; after accounting for the steeper sloped areas and utility easements, the usable acreage for development is approximately 40 acres.

The site is well suited for workforce housing because of its central location in the County and its proximity to public transit, recreational amenities and other community services. The Summit County Recreational Pathway (Rec Path) system is located immediately south of the property providing bicycle access along the Dillon Dam Road to Frisco and to Dillon, and the Summit Stage bus service currently operates the local public transit network within close proximity to the property. The property provides key opportunities to leverage the site's south-facing slopes and views, as well as connections to roads, public transit routes, the Rec Path system and other community amenities. The Existing Conditions Plan is attached as Exhibit A.



## OVERALL DEVELOPMENT GOALS AND KEY COMPONENTS OF DEVELOPMENT:

The overall development goal is to create a vibrant residential community that blends into the development pattern of the adjacent Town of Frisco and provides a variety of Affordable Workforce Housing units, ranging from single family homes to multifamily apartments and condominiums, to address the range of workforce housing needed in the Tenmile Basin and the surrounding Summit County community.

### Key development objectives:

1. **Housing Diversity:** Develop a mix of housing styles and types, with both rental and ownership opportunities that provide housing choices affordable to a variety of income levels to encourage a healthy, diverse community and address the range of Tenmile Basin workforce housing needs identified in the most recent Summit County Workforce Housing Needs Analysis.
2. **Efficient Land Use and Livability:** Maximize the number of housing units on the property while providing a sense of place, neighborhood livability, environmental sensitivity and ensuring compatibility with adjacent development and land uses.
3. **Connectivity and Sustainability:** Provide a network of open space, interconnected walking and biking trails, neighborhood parks and amenities, and accessibility to transit to foster a multi-modal and sustainable neighborhood.
4. **Flexibility and Economic Viability:** Provide flexibility for future site development to be programmed to best meet changing workforce housing needs over time and establish a financially viable and executable implementation plan to efficiently guide future construction and property development.

### Proposed Land Uses and Areas:

The PUD Designation establishes the following four distinct Planning Areas, as shown on the attached Exhibit B – Planning Areas Map:

- a. **Planning Area A** – Single Family/Duplex/Townhome Residential
- b. **Planning Area B** – Mixed Residential and Community Facilities
- c. **Planning Area C** – Multifamily Residential
- d. **Planning Area D** - Open Space

For each Planning Area, the PUD establishes the land uses that shall be permitted, a conceptual development plan and development standards and conditions, which must be adhered to by the owner/developer of the Property.

Planning Area	Land Uses	Dwelling Units	Acres
Planning Area A (PA-A)	Single Family, Duplex and Townhome Residential	58	8.3
Planning Area B (PA-B)	Mixed Residential, including all residential housing types (single family, duplex, townhomes and multifamily apartments and condominiums), and Community Facilities	128	14.8
Planning Area C (PA-C)	Multifamily apartments and condominiums	250	14.4
Planning Area D (PA-D)	Open Space	0	7.3
<b>TOTAL</b>		<b>436</b>	<b>44.8</b>

## Key Components of the Development:

The existing character of the Dillon Dam Road and site proximity to I-70 influenced the proposed land uses for Lake Hill. Neighborhood scale is created along the Dillon Dam Road by protecting an open space buffer with natural vegetation along the road and locating single family, duplex, townhomes and smaller scale multifamily units nearest to the road. Larger scale multifamily buildings are located along I-70 to block highway noise and create a buffer between the lower density homes and the highway.



*Multifamily Building: 3-4 Story*



*Townhome Building: 2-3 Story*



*Single Family Building: 1-2 Story*



*Site Section*

The tallest buildings are planned along the upper portion of the site adjacent to I-70 and building height shall decrease toward the lower portions of the site adjacent to Dillon Dam Road, to preserve views to Dillon Reservoir and maintain southern solar access for all units. Structures will be designed to step with the topography and provide walk-out opportunities onto the central green belt.

### Number of Residential Units Proposed:

As noted in the proposed PUD, the Lake Hill neighborhood will not exceed a total of 436 dwelling units. This is consistent with the number of proposed residential units discussed with the community during the Lake Hill master planning process and recommended in the final Lake Hill Master Plan. The PUD provides an estimated distribution of dwelling units between the planning areas, based on the conceptual development plan guidance set forth in the Lake Hill Master Plan and the Conceptual Development Plan attached to the proposed PUD as Exhibit C. Although, to maintain flexibility for the future development of the site, the PUD notes the actual number of dwelling units in each planning area will be determined at Class 4 site plan review and that dwelling units may be transferred between planning areas, provided the overall number does not exceed 436 homes in total for the property.



Map of Town of Frisco neighborhoods with scale comparisons

### **Residential Density (units per acre):**

The proposed residential density is 436 units on 44.81 acres, which is an overall total of 9.7 units per acre. This is the cumulative density proposed on the entire property. The density of each individual Planning Area will vary depending upon the site acreage and number of dwelling units for the individual development areas authorized during future Class 4 site plan approvals.

Integrating the Lake Hill neighborhood into the Town of Frisco's existing community fabric was an important discussion during the Lake Hill master planning process. Adjacent and nearby neighborhoods were studied, along with other neighborhoods in the community that have a mix of similar residential home types. The communities nearest to Lake Hill are primarily multifamily and townhome style units. Adjacent residential communities include Lake Forest Condos and Prospect Point, which have densities of 15 dwelling units per acre and 10 units per acre.

Other neighborhoods were studied as models for creating a community with diverse housing types. When looked at together, the Peak One and Mountainside neighborhoods become a model for designing a community of single family, duplex, townhome and multifamily units at an appropriate scale for the Town of Frisco. These neighborhoods create a community covering approximately 38 acres, with an approximate density of 9.5 dwelling units per acre.

### **Planning Area Descriptions:**

Planning Area A: Allows 2-3 story single family, duplex and townhome residential structures adjacent to Dillon Dam Road and neighboring properties. The estimated number of dwelling units in Planning Area A is 58 units on approximately 8.3 acres, which is a density of approximately 7 units per acre.

Planning Area B: Allows a range of residential unit types (ranging from single family to multifamily up to 3 stories in height), to provide flexibility for future site programming based on identified housing needs, and centrally located community facilities to serve the Lake Hill Neighborhood. Permitted community facilities include a community center with uses that may include shared flexible indoor and outdoor space, community room, indoor play space, childcare center, leasing offices and property management, and storage. The estimated number of dwelling units in Planning Area B is 128 units on approximately 14.8 acres, which is a density of approximately 8.6 units per acre.

Planning Area C: Allows for 3-4 story multifamily residential buildings adjacent to I-70. The estimated number of dwelling units in Planning Area C is 250 units on approximately 14.4 acres, which is a density of approximately 17 units per acre.

Planning Area D: Provides a continuous, accessible open space that links the community east to west with trails and passive and active recreation and amenities. Permitted uses within the Open Space Tract include parks, open space and trails, playgrounds, dog parks, multi-purpose play, pavilion and fire circle. No dwelling units shall be located within the Open Space Tract.

### **Proposed Open Space and Trails:**

Planning Area D provides 7.3 acres of designated Open Space, including an approximately 4 acre central green belt and approximately 3 acres of native forest buffer on the south end of the property, which includes steep slopes and a natural drainage area. Additional open space will be provided within Planning Areas A, B and C, as shown conceptually on the Open Space Plan (Exhibit E), including open space buffers around the perimeter of the site and mini parks or pocket parks included within individual development areas.

The development also includes a proposed network of interconnected walking and biking trails for the benefit of Lake Hill residents, as shown conceptually on the Pedestrian and Bicycle Connections Map (Exhibit F).

### **Design Criteria:**

The draft PUD includes proposed design guidelines for neighborhood and site design, roads and streetscape design, and building design, which have been developed based on the design recommendations outlined in the Lake Hill Master Plan.

### **Infrastructure Improvements:**

The County has recently completed a Lake Hill Impact Study to analyze onsite and offsite infrastructure needs, and is currently in the process of working with the respective utility providers to establish plans for connecting the Lake Hill neighborhood with necessary utilities. As this rezoning proposal moves through the County rezoning process and plans for extension of utilities to the site are finalized with the respective utility providers, this section of the PUD will be further developed and refined.

At this early stage in the rezoning process, the PUD document has been drafted to reflect currently anticipated plans for required infrastructure improvements, including:

1. Roads and Driveways
2. Pedestrian and Bicycle Infrastructure
3. Accessibility
4. Water Systems
5. Wastewater Disposal
6. Fire Protection and Wildfire Hazard Mitigation
7. Public Use Areas (Parks, Open Space, Trails and Trailheads)

Additional details will be included as they become available.

### **Development Phasing:**

It is anticipated that design, planning, platting and construction of the Lake Hill neighborhood will be phased over several years. A recommended phasing approach is provided in the Lake Hill Master Plan and is intended to remain flexible, to allow future site development to be programmed to best meet changing workforce housing needs over time and respond to changing market conditions. Therefore, detailed phasing plans have intentionally been excluded from the proposed PUD document for this reason.

### **Site Sustainability:**

The proposed PUD has been drafted to encourage the use of multiple principles of sustainability, to create an innovative design and energy efficient, sustainable development. Specific sustainable design features include:

1. Energy Efficiency and Renewable Energy
2. On-Site Recycling and Composting Enclosures
3. Water Conservation
4. Community Gardens

**Community Engagement:**

During development of the Lake Hill Master Plan in 2016 – 2017, extensive community and stakeholder outreach/engagement was conducted to inform the plan development. Methods of engagement included a stakeholder advisory committee, focus groups, community open houses, site field trips and County and Town leadership meetings.

As part of the proposed PUD rezoning work session process, additional community engagement is planned to further inform development of the PUD zoning document. Norris Design is working with the County to outline a proposed schedule for community engagement from November 2021 through January or February 2022, which is anticipated to include

- Press Releases
- Print Advertisements
- Web Materials, Email Newsletter(s), social media / blog posts and/or flyers
- Community Open Houses (2) – 1 daytime and 1 evening to reach different audiences

Key goals for the community engagement effort are to:

- Inform the community about the project.
- Explain the county rezoning work session process.
- Overview the Draft PUD submittal.
- Highlight opportunities to provide input to the Ten Mile Planning Commission and Board of County Commissioners during the County review process.