



August 21, 2018

Town of Dillon
P.O. Box 8
275 Lake Dillon Drive
Dillon, CO 80435

RE: Dillon Urgent Care Project Narrative, 956 W. Anemone Trail, Lot 45R, Ptarmigan Trail Estates Sub #1

Project Name: Dillon Urgent Care and The Residences at Anemone Trail

Scope of Project:

Urgent Care and Imaging Medical Facility fronting Anemone Trail and 3 Deed Restricted Residential Units in 4,976 square feet in a contemporary single level building consistent with the Mountain Lakestyle architectural guidelines set forth by the Town of Dillon and the architectural demographic of the Residences located to the rear of the property.

The Residences at Anemone Ridge: A 3 story contemporary-styled building consistent with the Mountain Lakestyle architectural guidelines set forth by the Town of Dillon at 29,312 SF of living area. Condominium residences consisting of 6 three bed and 12 two bed units of between approximately 1,200 and 1,500 SF are located above parking and is stepped back from the street above parking.

The Dillon Urgent Care brings “extended hours” medical care as an affordable alternative to Emergency Room services to Summit County residents and visitors. Dillon Imaging proposes advanced imaging to include CAT scans, Ultrasound X-ray and MRI services at costs substantially less than current alternatives within a 50-mile radius. The Dillon Urgent Care Facilities and The Residences assist the county-wide affordable housing initiative by providing 3 deed restricted residences. Architecturally fresh and vibrant, the modern design with mountain influence is an exciting catalyst for new development in the Town of Dillon.

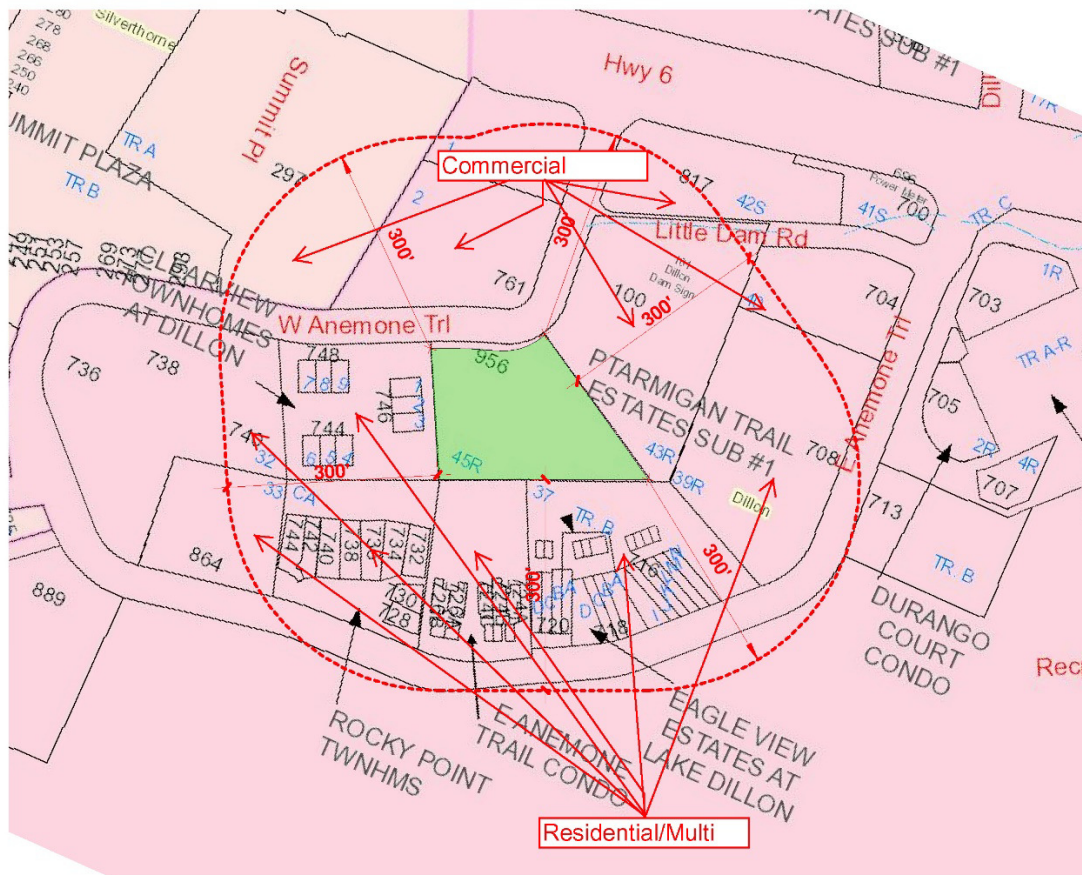
The primary purpose of the 18 “For Sale” residences is to provide funding for the Urgent Care and Imaging services and facilities. The Urgent Care Facilities will be owned and operated by Dr. Nizar Assi, a long-time Summit County resident who has perceived a need for these services and his “hands on” traditional; approach to patient care and medicine in Summit County.

The Project Manager for the Project is Michael Rath of Trilogy Partners of Summit County. ESA Architects of Boulder, Colorado provides architectural services.

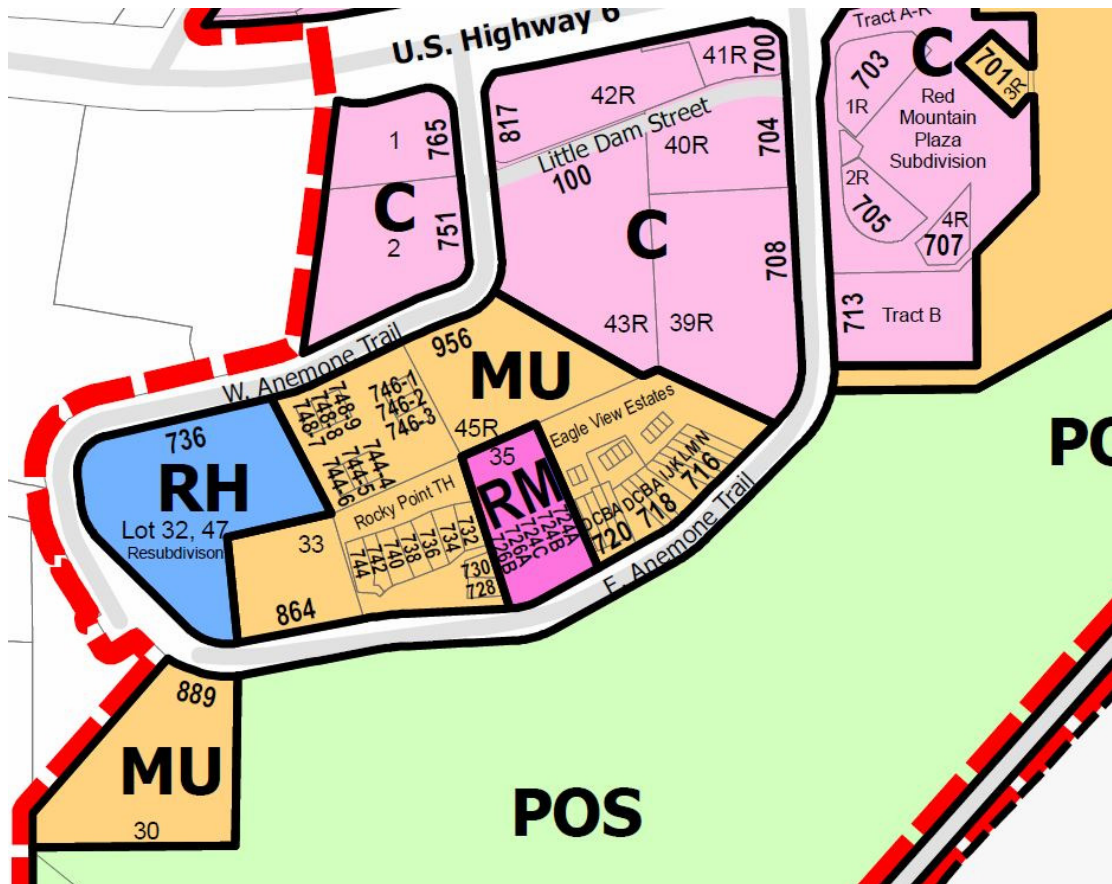
The Dillon Urgent Care project includes 3 residential units designated specifically to provide year round housing for staff of the Urgent Care Center. This housing is essential to the full operational capabilities of an extended hours medical facility in Summit County that operates regardless of weather 365 days per year. In addition, the owner (Dr. Nizar Assi) intends to occupy one additional housing unit so that he can directly oversee and operate the UCC.

The current existing properties surrounding the site include both Multi-Family Residential West, South and East of the property and Commercial to the North and East of the property. The Dillon Urgent Care and Residences fit in very well with this residential and commercial mix of existing properties surrounding the site.

Land Use - 300' Surrounding 956 W ANEMONE TRAIL, DILLON, CO 80435



The Dillon Urgent Care and Residences Project underlying zone is MU, as shown on the attached zoning map (see below):



The Dillon Urgent Care and Residences project establishes the permitted Commercial and Residential land uses of the underlying MU zoning. The project also meets, exceeds or is slightly over the setbacks, heights and maximum and/or minimum percent coverage standards of the underlying MU zoning.

Since a portion of Dillon Urgent Care and Residences project property in the MU zone is adjacent to the RM zone at the South portion of the property, that portion of the rear setback per the MU zoning is 25' and the majority of the rear setback is a 20' rear setback. The required and provided setbacks for the MU zone are:

Front setback: MU zone required 25' Provided 25'

Side setbacks: MU zone required 10' Provided 10' West side & 20" East side

Rear setback: MU zone required 20' Adjacent to RM required 25' Provided 20'

Building Height MU zone required 35' Majority of building height under 35' with portion of roof overhang and elevator tower above 35'

Lot coverage MU zone required 40% Provided 43.8%.

The PUD regulations allow for some deviation of the underlying zoning standards and this project complies with this. The Dillon Urgent Care and Residences project furthers the objectives of the Comprehensive Plan by providing redevelopment in the Mixed Use Zoning District and by maintaining commercial for service

oriented businesses. The Urgent Care and Imaging Facility will provide an extremely important community based service by providing more affordable health care for Dillon and other Summit County residents and for visitors to the community.

The total site property area is 44,555 SF or 1.023 acres. See Drawing sheet A103 for a colored area diagram. The following is a table showing the total number of acres and square footage of floor areas and the percentage of the total area which is designated for each type of land use, including off street parking, streets, parking lots and open space:

GROUND LEVEL AREA		
Name	Area	PERCENTAGE
ALL BUILDING	19,520 ft ²	43.8%
DRIVE & PARKING	5,343 ft ²	12.0%
OPEN SPACE	4,933 ft ²	11.1%
SETBACK AREA	14,759 ft ²	33.1%
Grand total	44,555 ft ²	

The total residential density for the Dillon Urgent Care and Residences Project is 21 units on the 1.023 acre site. This is 20.5 units per acre. There are 6 three bedroom units which is 5.8 three bedroom units per acre, 12 two bedroom units which is 11.7 two bedroom units per acre and 3 one bedroom units which is 2.9 one bedroom units per acre

The site snow management plan has been revised from snow melt to snow storage for all exposed exterior parking/drive/sidewalk paving. See new snow storage plan drawing sheet A104 with snow storage area calculations.

Per review with the Town of Dillon, the Design standards for landscaping, architecture, signage and outdoor lighting will be provided at a future date.

The possible street frontage along the arc of the property line at Anemone Trail between the surface parking and the Utility Easement along the East property line is 75.5’.

The Urgent Care building with the 3 deed restricted residential units has a street frontage of 83.1’ which is 110% of the Anemone Street Frontage based on the way the building is oriented to the Anemone Trail frontage. This commercial component includes the 3 residential deed restricted residential units that serve the one level Urgent Care facility. The portion of the Urgent Care Building without the 3 deed restricted residential units has a street frontage of 41.2’ which is 55% of the Anemone Street Frontage

The Dillon Urgent Care project includes 3 residential units designated specifically to provide year round housing for staff of the Urgent Care Center. This housing is essential to the full operational capabilities of an extended hours medical facility in Summit County that operates regardless of weather 365 days per year. In addition, the owner (Dr. Nizar Assi) intends to occupy one additional housing unit so that he can directly oversee and operate the UCC.

A total of 1,950 SF of open space is required for multi-family housing for this project. A total of 9,284 SF of open space is provided for the Dillon Urgent Care and Residences project which is over 400% of the open space required. This includes 4,351 SF of the rooftop terrace above the one level Urgent Care Building.

The mix of commercial with the Urgent Care Facility and the Residential units of the project furthers the objectives of the PUD regulations, The Comprehensive Plan and the specific PUD development plan by providing the following:

We strongly believe the Dillon Urgent Care and Residences project will be a very positive addition to the Dillon Community and the surrounding developments. The building scale is low (one story including rooftop deck above) to Anemone Trail with taller building forms as the building steps back away from Anemone Trail. The buildings embrace the Mountain Lakestyle architectural character with the fresh, more contemporary style and building elements. This project will provide infill and connectivity to the surrounding residential and commercial properties that surround the property

For questions, please contact Michael at michaelr@trilogybuilds.com or 970-453-2230.

Thank you,

TOM JARMON

ESA ARCHITECTURE . PLANNING
1919 7TH STREET, BOULDER CO 80302
303.442.5458 www.esapc.com