

DILLON RIDGE MARKETPLACE BLOCK 6 PUD AMENDMENT AND SITE PLAN PROPOSAL

Presented by:

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DILLON RIDGE MARKETPLACE BLOCK 6 PUD AND SITE PLAN



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BRIEF NARRATIVE

- 100% residential use; limited setback variance
- Transition zone between commercial and residential
- Long term rental apartments – 36 two-bedroom apartments in three 12 unit buildings
- 18 deed restricted long-term local rental units
 - Must work 30 hrs per week in Summit County
 - Rental rates will achieve 100% AMI average
 - Units will be dispersed equally across all 3 buildings

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SITE DESIGN

- Building orientation to take advantage of mountain views
- 2 parking spaces per unit
- Landscaping per code, including snow storage area
- Community gathering space
- Pedestrian connectivity

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DESIGN CONCEPTS

- Mountain Lake Architecture design theme
- Attractive and sustainable building design
- Practical and efficient unit footprints and floor plans utilizing a modern open floor plan design
- Utilization of durable materials to increase the longevity of exterior appearance in our harsh climate
- Simple but effective sustainability strategies that make sense now and into the future

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COMMUNITY MEETING WITH LOOKOUT RIDGE

- Developed exhibits to depict view corridors with building perspectives
- Commitments made to Lookout Ridge residents
 - Parking – assign parking spaces to units; lease to restrict 2 cars per unit; install No Parking signs at Lookout Ridge overflow spaces
 - Landscaping – split rail fence in lieu of buck ‘n rail; provide for community gathering space
 - Develop lease restrictions to ensure good neighbor policies
 - Agreed to meet with HOA representative on a periodic basis during construction to minimize impacts

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BENEFITS

- Provides new rental apartments to a market in which there is a severe shortage
- No short term rentals (6 month min.)
- Central location provides for access to restaurants, bars, grocery stores, entertainment and transportation
- 18 new rental apartments restricted to local employees

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CONCLUSIONS

- Meets the needs of the community and addresses the need for local housing
- Complies with Comp Plan by providing:
 - Long term rental units
 - Transition zone between commercial and residential
 - Open space requirements are met through the combination of unit decks and a community gathering area
- Meets architectural guidelines and requirements