

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
COMMERCIAL AREA MASTER PLAN (CAMP) AMENDMENT

Advisory Group Meeting Minutes

Wednesday, January 17, 2018

Attendees: Clark Atkinson, Dom Eymere, August Hasz, Chris Hawkins, Brett Henderson, Margaret Loperfido, Jeff Moffit, Eric Roemer, Rich Saperstein

Public in Attendance: Wes Bellamy, Chris Laggis

Dom called the meeting to order at 6:11 pm and welcomed all in attendance. Clark and Rich joined the meeting via conference call.

Approval of Minutes: Dom requested updates and/or corrections to the November CAMP Meeting minutes. A quorum was not present in order to approve the November minutes.

Continued Review and Discussion of the Crested Butte South Special Area Regulations and Commercial Area Master Plan

Chris provided a quick project update. The objective for tonight's meeting will be to review and discuss the viable business and mixed use building envelopes within the Commercial Core. Chris' 3D model was developed from the existing lot plan, providing a visual of what the structures might look like within the Commercial Core as a tool to provoke discussion. It was noted that this model should not be considered as architecturally accurate; it is conceptual only.

The floor area ratio (FAR) was determined by entering the existing lot dimensions into a spreadsheet. This data allowed Chris to create the building massing concepts. The approved FAR for the commercial core is 1.68. Within the platted Pioneer Plaza, this model supports the current FAR and Chris believes this to be the correct ratio.

The 3D model for the non-platted area of Block 6 was developed using building designs provided by the developer which included dedicated commercial and residential along with mixed use buildings. Modeling concepts estimated around 160 residential units which are equal to 324 bedrooms, at a significantly lower FAR (.7).

Chris opened up the discussion for questions regarding the model. August inquired whether the higher FAR include items such as trees, snow storage and parking. Chris responded that the model's first draft was just to help initiate discussion. It does not take into account for public areas or such items as required fire codes, easements or circulation. Those details were not in the scope for this 3D model.

The discussion shifted to the Section 8: CB South Village Center Design Standards. Rich suggested we focus on the commercial and residential mix requirements. Chris kicked off the discussion with a review of CB South Village Center goals. These goals were developed based on feedback provided by the CAMP survey from April 2017. The survey provided the

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guidelines and direction for the SAR rewrite. Survey results from participants, agreed the current SAR provided too large of a commercial core and were in favor of a mix of residential and commercial. The work done to date would significantly reduce the commercial core from the previous square footage, as written- 390,000 to 400,000 square feet to a proposed, 50,000 to 60,000 square foot minimum range. Clark points out that the future buildout of the residential lots within the subdivision and number of residents will be the true indicator of how much commercial space is required. This is an unknown at this time. However, the rewrite of the SAR provides a more realistic square footage range than the current. As residential development occurs, a variance process will be in place to address the changing needs of the commercial core. Flexibility is being built in for the future undetermined development.

Eric requested confirmation that we may change to 100% residential within the platted lots of Pioneer Plaza. It was confirmed as acceptable as well as development for mixed use or 100% commercial. Eric emphasized that current ownership has to be permitted to build out based on past requirements because purchased lots were, based on an owner's specific visions and needs. Rich summarized that in order for items like parking and/or public dedication spaces to be agreed upon, Pioneer Plaza members need to clearly understand the needs as well as the benefits for them to consider and approve these requests. Chris will create a list for discussion, of possible negotiable items for all stakeholders of Pioneer Plaza, the north half of Block 6 as well as the Board of Directors to review.

Clark provided some final comments about the north end of Block 6. The current master plan and zoning have obviously been a challenge to develop so the efforts put forth from this group are appreciated. The current master plan shows most of the public dedication to be within the north end of Block 6 and is approximately a half-acre in size, which is 10%-12% of developable land; current zoning does not require any open space. Clark suggests developing an area to maximize the potential for year round use. Further discussion and negotiations regarding the public dedication area will be continued between Adagio Properties and the POA.

The meeting session continued with a review of specific sections within the Design Standards section.

8.8 Dimensional Standards – Maximum lot area was removed. Maximum Width of Front Façade will be relocated as a design standard. It was clarified that Single Family Homes are only permitted within the Commercial perimeter.

8.9 Minimum Setbacks – Discussion ensued regarding setbacks and inquiries were made regarding snow storage. Dom clarified that this will also be reviewed during the design review process. Chris will revise the document to include an additional 5' requirement in between the on street parking and the sidewalk.

8.11 Building Design – In the interest of time, Chris asked the Group to review the section on their own since it has been reviewed in previous sessions.

8.13 Parking Regulations – Parking spaces for two or more bedroom units were revised from 1.5 to 2 spaces per unit. Requirements for the Restaurant, Bar and Assembly Areas will also be



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analyzed as the current requirements are too low. Language will be included to enable the Board of Directors amendment rights on the parking requirements through the public hearing process.

The SAR review concluded after the parking regulation discussion. Cascadia Partners will be reviewing the Special Area Regulations over the next month and taking a look at the code as well as economic feasibility.

Chris will make changes and updates discussed this evening, compile the list of items discussed earlier and have the documents ready for the next Board of Directors review. After the Board review, the next step will be to present to the Planning Commission, which may require two meetings, and then to the Board of County Commissioners for adoption.

Chris Laggis asked about a change in Section 8.17 regarding driveway widths. The information shown did not conform to the County fire code requirements. Chris requested Dom to forward the standards and Chris will make the necessary adjustments.

Next meeting – March was identified for the next meeting. A specific date will be determined and meeting notices will be issued to the group.

Adjourn – 8:05 pm