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Project Impact Statement

Project: Rocky Mountain Repertory Theatre – Off-Broadway Housing

General Info:

The Rocky Mountain Repertory Theatre currently houses their seasonal staff in existing cabins located on a 0.516-acre site at 450 Broadway Street in Grand Lake. The Repertory Theatre would like to demolish and replace eight of the nine existing cabins with two new 2-story buildings. Each of the new proposed buildings will have three units, for a total of six units between the two buildings. Each unit will have four bedrooms for a total of (24) bedrooms between the six units.

Use and Character of the Project:

The new proposed buildings will maintain the existing use, and every attempt has been made to make the buildings fit the architectural vernacular of the Town of Grand Lake as to not affect the character of the development. The proposed design includes building elements like covered boardwalks, complex rooflines, and overall massing in keeping with buildings and building elements seen throughout the Town. Additionally, material and color choices meet Three Lakes design criteria.

Overall Coverage of the Structures:

The existing buildings on the site have a combined total area of 7,385 square feet. One of the nine existing cabins on the site (Judy's House) is to remain and has a total area of 3,152 square feet spread across three levels. The total combined area of existing buildings to be demolished is 4,233 square feet. The new proposed 2-story buildings have a combined total area of 8,288 square feet.

Intensity and Density of Use:

The existing cabins – excluding Judy's House, which is to remain – have (19) bedrooms and can accommodate the same amount of people. Judy's House has (6) bedrooms, each of which has two beds, for a total of (12) people. Between the existing cabins to be demolished and Judy's House, the existing buildings can accommodate a total of (31) people.

The new proposed buildings can house a total of (24) people, which is a net gain of five people over the existing cabins to be demolished. With the (12) beds in Judy's House, plus (24) new proposed beds, the reconfigured campus can accommodate (36) people total.

Traffic Circulation and Public Utilities/Drainage:

The total number of required off-street parking spaces – before consideration of on-street parking credits – is (21) spaces. On-street parking credits have been calculated at (24.99) credits which is greater than the required number of off-street parking spaces.

The existing gravel parking lot South of Judy's House is to remain and will be undeveloped beyond any required regrading for proper drainage. The new proposed design includes the addition of (2) handicap accessible spaces and (12) standard parking spaces on the site, despite them not being required by Town Code.

All existing trees in the Town Right-of-Way are to be preserved and there will be no downstream impact to neighboring properties. The total disturbance area for the project is less than a half-acre, with the proposed design improving the existing conditions. The site has been graded to follow historic drainage patterns, with no additional burden on any of the adjacent properties. No storm sewer infrastructure is available in the area, which limits drainage design options. Following historic drainage patterns with no increase in runoff is the best option. Runoff on the northerly portion of the site will continue to travel west to the roadside ditch along the easterly right-of-way of Broadway. Drainage on the southerly portion of the site will drain to a small, proposed infiltration area south of Building B and north of Lake Avenue to reduce runoff from crossing the public street as it does in the current condition. In the event of a significant event and the capacity of the infiltration area is exceeded, runoff will sheet flow across Lake Ave and follow its historic drainage pattern to the south. There is no additional burden on the property on the south side of Lake Avenue.

Utility service sizes and locations have yet to be finalized.