

**September 30, 2025**

Town of Grand Lake Planning Commission  
1026 Park Avenue  
Grand Lake, CO 80447

**RE:** Planning Commission Review — 900 Grand Avenue

Dear Commissioners:

On behalf of our four-member ownership team at 900 Thousand, LLC, we want to thank you for your continued collaboration on our proposed mixed-use building at 900 Grand Avenue. We are grateful for the Planning Commission's thoughtful feedback on our designs, and we look forward to continuing the process in a way that ensures this project can both preserve and enhance the unique character of Grand Lake. Our goal for this meeting is to outline the design standards that will guide our project.

### **Background**

As you know, we are proceeding with this project as a Minor Development under the code. We have fortunately already received substantial feedback on our project from Town staff, the Planning Commission, and the Board of Trustees as part of that process. Since submitting our Plan Set to the Grand County Building Department on July 6, we have met with Town staff and their partners at Ayres Associates; presented to the Planning Commission on August 20; presented to the Board of Trustees on August 25; revised our plans in collaboration with Ayres team; and presented again to the Board of Trustees on September 8. The September 8 meeting concluded with the Board of Trustees voting to send the project back to the Planning Commission for further review and discussion on October 8. The Board of Trustees specifically asked us to consider our project in light of the historical design overlay the Town has been discussing.

### **Next Steps**

We recognize and appreciate that the Board of Trustees wants to see projects take into account the historical design overlay, even though it is still in early planning stages. We also think it is important to note that the code explains what rules apply to applications like ours. Section 12-9-4(E)5.(b)3 states that the “only basis for rejection of a final Development Application shall be its non-conformance to adopted rules, regulations and Sections of the Municipal Code currently in force and effect and the lack of conformance with the approved Preliminary Development Application.” We believe this means the Town is required to hold applications to the terms of the

current code, not future proposals that may or may not become part of the code. Nevertheless, as the Board of Trustees suggested, we want to work together with the Town to find a path forward that works for the Town and for our project.

Our sincere hope is that this meeting allows us, in partnership with the Planning Commission, to come up with a set of mutually agreeable standards to guide our project. We want nothing more than to be a good partner to the Town, and we will be able to do this most effectively with a clear set of expectations for navigating the coming rounds of reviews and approvals.

Specifically, we are hopeful that this meeting can achieve the following shared goals of 900 Thousand and the Planning Commission:

- Setting the historic design guidelines that will apply to our project
- Determining how the Town will evaluate whether we have furthered those guidelines
- Identifying any specific elements of our designs the Planning Commission would like to see modified to promote the guidelines

Our goal in developing the space at 900 Grand Avenue is to contribute to the Grand Lake community in a meaningful, positive way by introducing both new business and new housing opportunities while honoring the western heritage of the Town. We envision this space as one shared by locals and visitors, one which offers four-season amenities and adds to the growing vibrancy of this singular place.

We thank you once again for your collaboration and partnership, and we look forward to continuing our work together during this meeting and throughout the remainder of the development process. Please feel free to contact us with any questions you may have.

Sincerely,

Will & Kaylee Wallesen  
Managing Partners  
900 Thousand LLC

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